



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

December 11, 2023

Attn: Mr. Kenneth Buckland, Director of Planning and Economic Development
Town of Wareham Zoning Board of Appeals
54 Marion Road
Wareham, MA 02571

Re: Special Permit/Variance Application
24 East Boulevard, Onset
Jennifer C. Noyce & Douglas C. Eifert
Map 1 Lot 152
G.A.F. Job No.: 23-10103

Dear Zoning Board of Appeals Members,

G.A.F. Engineering, Inc., on behalf of our clients, Jennifer C. Noyce & Douglas C. Eifert, hereby submits the following materials which comprise our application for a Special Permit/Variance.

- Plan to Accompany Special Permit/Variance Application dated December 6, 2023. (10 copies)
- Application for a Variance and/or Special Permit. (9 copies)
- Building Department Denial Letter dated October 23, 2023. Including contractor prepared details of construction
- Applicant/contractor/representative information sheet
- 300' Certified Abutters list
- Tax Verification Form
- Copy of quitclaim deed
- Filing fee of three hundred dollars (\$300.00)
- Advertising fee of one hundred fifty dollars (\$150.00)
- Building photographs
- National Flood Hazard Layer FIRMette
- Survey field sketch dated December 31, 1987
- Mortgage Plot Plan dated October 6, 1997

The project consists of a replacement covered porch and big foot/sonotube pier support system and access stairs as shown on the referenced plan. Refer to the Building Department denial letter dated October 23, 2023 for specific references to the applicable sections of the Zoning By-Laws from which relief is requested.

We respectfully request that this application be scheduled for your next available public meeting. Please contact me directly if you have any questions.

Very truly yours,

William F. Madden, P.E.
bill@gafenginc.com

WFM/jlc

Enclosures

Cc: Dana Ward
Town Clerk

Town of Wareham
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

- Complete this form.
- Complete information packets.
- Submit application form and packet to Town Clerk for signature.
- Submit application form and packet to Town Collector for signature.
- Submit completed form, packets, and appropriate fees**to the Zoning Board of Appeals secretary.

**Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

**A check to cover two (2) legal advertisements for the public hearing should be made payable to the Wareham Week in the amount of \$150.00.

**The applicant will also be responsible for the cost of sending out abutter notifications by Certified Mail. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 24 East Boulevard **LOT #** 152 **MAP:** 1

ZONING DISTRICT: Onset Village 2 (OV2) **USE REQUESTED:** Residential

OWNER OF LAND & BUILDING: Jennifer C. Noyce & Douglas C. Eifert **TEL.** 508-916-0194 ?

ADDRESS OF OWNER: 34 Fourth Street, Norwood, MA 02062

PERSON(S) WHO WILL USE THE PERMIT: Jennifer C. Noyce & Douglas C. Eifert

ADDRESS: 34 Fourth Street, Norwood, MA 02062

DATE: 12/11/23 **SIGNATURE** Jennifer C. Noyce

WAREHAM TOWN CLERK
2023 DEC 18 AM 11:04

This application was received on the date stamped here:

Town Clerk: _____

Date: _____

Tax Collector: [Signature]

Date: 12-11-23

Planning/Zoning Dept.: Dorinda Raposo

Date: 12.18.23

Application fee paid: 200.00 **Check#:** 1951

Receipt: _____

Advertising fee paid: 150.00 **Check#:** 1953

Receipt: _____

Abutters fee paid: 16.38 **Check#:** _____

Receipt: _____

Town of Wareham

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check One: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due: _____

Applicant's Name: Jennifer C. Noyce & Douglas C. Eifert

Applicant's Address: 34 Fourth Street, Norwood, MA 02062

Telephone Number: 508-916-0194 DANA WARD CONTRACTOR
508-566-2807

Cell Phone Number: _____

Address of Property/Project: 24 East Boulevard, Onset

Email Address: JENNNOYCE@gmail.com contractor
callidany08@yahoo.com

Landowner's Name: Jennifer C. Noyce & Douglas C. Eifert

Owner's Address: 34 Fourth Street, Norwood, MA 02062

Telephone Number: 508-916-0194 contractor DANA WARD
508-566-2807

Contact Person: Robert Rogers (G.A.F. Engineering, Inc.) Telephone Number: 508-295-6600

Map 1 Lots 152 Zone Onset Village 2 (OV2)

Date Approved _____ Date Denied _____

Comments: _____



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

October 23, 2023

Mr. Dana Ward
198 Club Valley Drive
Falmouth, Massachusetts 02536

RE: 23 East Boulevard / Map 1, Lot 152

Mr. Ward,

I have reviewed your Building Permit application B-23-599, submitted September 26, 2023 with a description of work stating "replace rap around porch with full deck and roofed over" located at 24 East Boulevard, Wareham, Massachusetts. It is my understanding that you will be rebuilding the porch exactly as it is presently located. The porch currently encroaches the side and rear setbacks.

Your application is being denied under the following sections of the Wareham Zoning By-Laws:

Article 6: Density and Dimensional Regulations,

Section 628

Existing Small Lots, Category 1, Lawfully existing lots in the Village Districts;

Side and rear setback; 10 feet

Article 13: Zoning Protection,

Section 1352

If the Building Official determines that a proposed addition, alteration, or extension to a lawfully non-conforming single or two family residential structure increases the non-conformity nature of the structure, a denial letter will be issued and the applicant must make application to the Board of Appeals for a new determination in order to proceed. If the Board of Appeals affirms the Building Official's decision, no such alteration or extension may occur unless the Board of Appeals issues a **Special Permit** for alteration or extension after finding that the alteration or extension will not be substantially more detrimental to the neighborhood than the existing non-conformity. An addition, alteration, or extension that increases the non-conformity nature would include but not be limited to:

2. A structure that continues along the same line as an existing encroachment without increasing the encroachment.

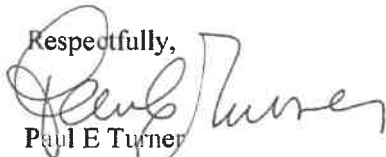
Section 1353

An addition, alteration, extension, or structural change that is found to increase the non-conforming nature of the structure and is found by the Zoning Board of Appeals to be substantially more detrimental to the neighborhood will require a **Variance**.

Therefore, a **Special Permit** or a **Variance** must be secured from the Zoning Board of Appeals in order to proceed with your application.

The subject dwelling is located in **OV2** zoning district.

Respectfully,



Paul E Turner
Building Commissioner
Zoning Enforcement Officer

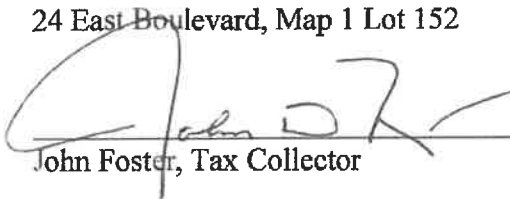
It is the owners' responsibility to check with other departments to ensure full compliance.

In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that Jennifer C. Noyce & Douglas C. Eifert (applicant) is up to date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner, same, is up to date on taxes on all properties he/she owns in the Town of Wareham.

24 East Boulevard, Map 1 Lot 152

 11/29/2023
John Foster, Tax Collector

[Home](#) » [Departments](#) » [Assessing Department](#) » [Abutter Request Form - Online](#) » [Webform results](#)

Submission #244

[View](#) [Delete](#)

Your current password appears in [HIBP](#), an online database of previous data breaches. You should change your password.

Welcome to the website. For Help Documentation & Videos, please visit our [Municipal User Center](#) or, for schools, visit our [Schools User Center](#). **It is recommended you write down the following credentials to login to the User Center - Username: "CivicOpen" and Password: "ClientUser10!"**

[Previous submission](#) [Next submission](#)

[Print](#) [Resend e-mails](#)

Submission information

Form: [Abutter Request Form - Online](#)
Submitted by Anonymous (not verified)
November 22, 2023 - 1:35pm
2603:3005:261c:0:e922:b6c1:84b7:3a7c

Contact Information

Bob Rogers

Phone Number:

508-295-6600

Email Address:

bob@gafenginc.com

Date of Request:

November 22, 2023

Owners Name:

Jennifer Noyce & Douglas Eifert

Property Location:

24 East Boulevard

Map/Lot

1 / 152

Distance Required

300'

Which Board are you appearing before?

Zoning Board of Appeals

[Previous submission](#) [Next submission](#)

TOWN OF WAREHAM ABUTTERS

MAP 1 LOT 152

OWNER JENNIFER NOYCE & DOUGLAS C EIFERT

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
1-0-148	TOWNSEND GREGORY D,	PO BOX 951,	ONSET, MA	02558
1-0-149	BENOIT HANNAH E,	36 KENWOOD ST,	DORCHESTER, MA	02124
1-0-150	FERTMAN CYNTHIA,	9 OXFORD ST,	WINCHESTER, MA	01890
1-0-151	CURTIN EILEEN PAIGE,	23 KILBURN RD,	W NEWTON, MA	02465
1-0-152	NOYCE JENNIFER C, EIFERT DOUGLAS C	34 FOURTH ST,	NORWOOD, MA	02062
1-0-153	LEVINE KATHLEEN,	PO BOX 823	MARION, MA	02738
1-0-154	RODERICK JESSICA L	28 EAST BLVD, GENERAL DELIVERY	ONSET, MA	02558
1-0-155	COGLIANO WILLIAM D, COGLIANO SUSAN M	PO BOX 998	ONSET, MA	02558
1-0-156	ALONGI MARK A, ALONGI TANIA A	PO BOX 708,	ONSET, MA	02558
1-0-159	CALITRI PETER A, CALITRI WENDY L	PO BOX 1042,	ONSET, MA	02558
1-0-160.B	PETRILLO HARRIET L, PETRILLO JOSEPH A	PO BOX 1111,	ONSET, MA	02558
1-0-162	IKKELA KRISTINE E & TIMOTHY A, IKKELA JACK T	PO BOX 965	ONSET, MA	02558
1-0-164	BOWMAN FRANK E, BOWMAN JUDITH E	21 SPRINGVALE RD,	NORWOOD, MA	02062

CERTIFIED ABUTTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 11/27/2023

W. Renee Atkins

ASSESSORS OFFICE

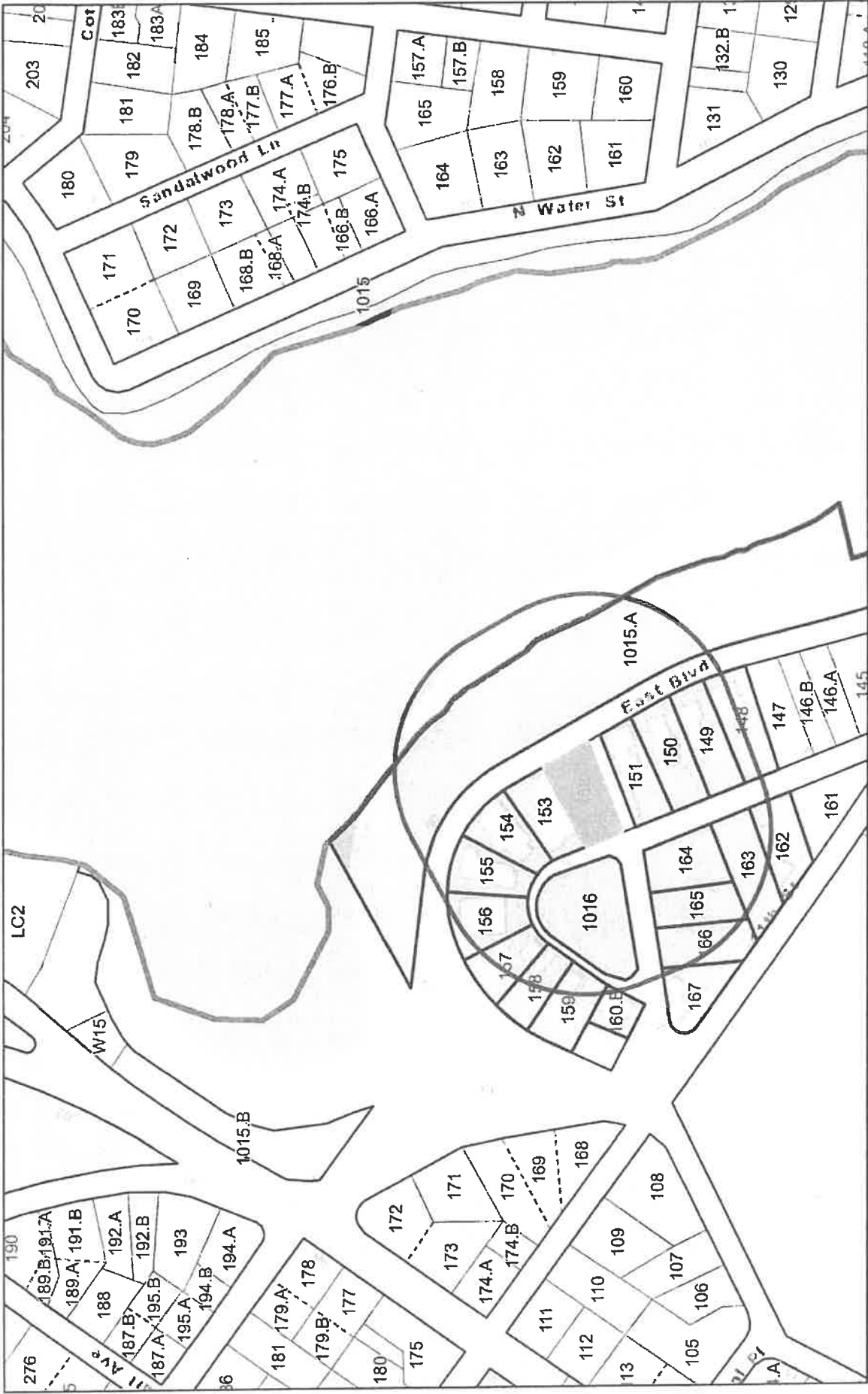
REQUESTED BY

BOB ROGERS

508 295-6600

BOB@GAFENGING.COM

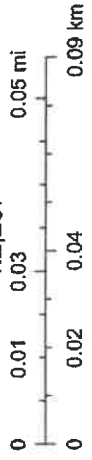
ArcGIS Web Map



11/27/2023, 11:33:17 AM

- Parcels with CAMA Data
- Town Line
- Parcel Lines
- Common Line
- PWater
- Property Line
- Public Road
- Miscellaneous Lines
- PropNotPar

1:2,257



Esri, HERE, Garmin, INCREMENT P, NGA, USGS



Bk: 46228 Pg: 219 Page: 1 of 2
Recorded: 11/02/2015 09:39 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

WE, Michael J. Scipione and Susanne I. Scipione, of Onset, Massachusetts, for consideration paid, and in full consideration of ONE HUNDRED EIGHTY-TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars (U.S. \$182,500.00) grant to Jennifer C. Noyce and Douglas C. Eifert, Joint Tenants With Rights of Survivorship, of 24 East Boulevard, Wareham, Massachusetts 02571, *with quitclaim covenants:*

The land in that part of Wareham known as Onset, Plymouth County, Massachusetts together with the buildings thereon and being Lot 152 as shown on plan entitled "Plan of Land Prepared for Lenord G. Cubellis, East Boulevard, Wareham, (Onset) MA, Scale 1" = 10', September 18, 1997, Charles L. Rowley * Associates, Civil Engineers & Surveyors, West Wareham, MA." Filed with the Plymouth County Registry of Deeds, Plan Book 40, Page 727.

Together with all rights, privileges and easements connected therewith and subject to restrictions and easements of record and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

Being the same premises conveyed to us in a deed recorded at the Plymouth County Registry of Deeds at Book 16663, Page 335.

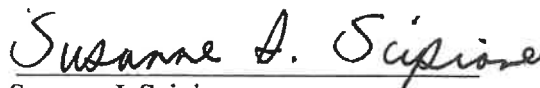
MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 11/02/2015 09:39 AM
Ctrl# 086534 11630 Doc# 00091426
Fee: \$832.20 Cons: \$182,500.00

CANCELLED

Property Address: 24 East Boulevard, Wareham, MA.

Witness our hands and seal this 27th day of October, 2015.

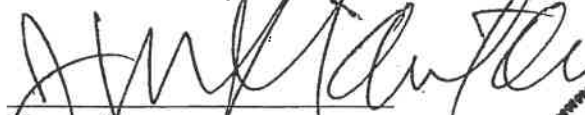

Michael J. Scipione


Susanne I. Scipione

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 27th day of October, 2015, before me, the undersigned notary public, personally appeared Michael J. Scipione and Susanne I. Scipione, each of whom is personally known to me to be the person whose name is/are signed on this deed, and each of whom acknowledged to me that he and she signed this deed voluntarily for its stated purpose.


Notary Public:
My Commission Expires: 2/12/21



National Flood Hazard Layer FIRMette

70°39'39"W 41°44'52"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AG, AH, AI, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone 1
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/22/2023 at 12:03 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



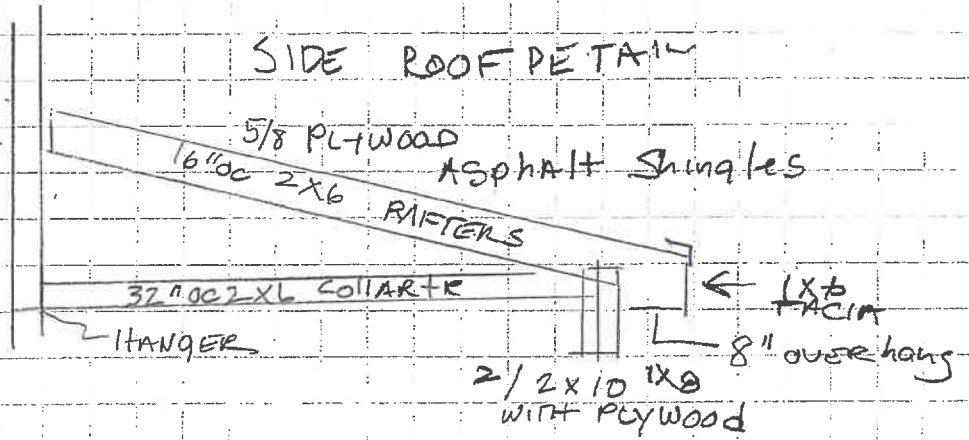
70°39'39\"/>

LEFT side
Roof detail

Jenn Noyce
24 WEST BLVD

ONSET MA,
02558

SIDE ROOF DETAIL



Rubber ROOF
FUTURE DECK

SNOW ICE

5/8 plywood

2x10 WITH 2" SLOPE

4x6 PT
POST

5'-0" OC

2x4 TOP CAP

2x6 RAIL

2x2
SPIN.

2x8 JL 16" OC

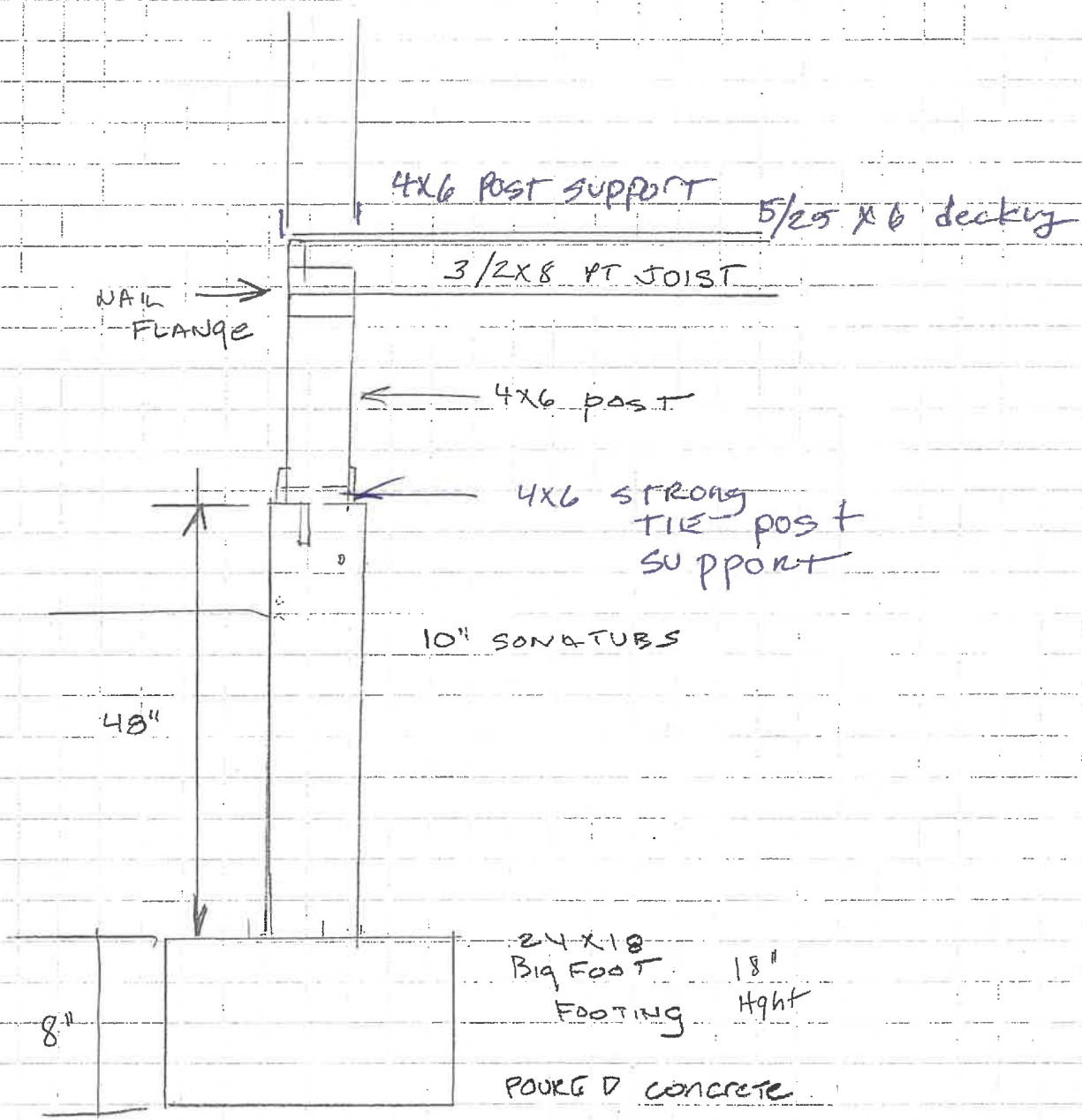
ANCHOR
STRAP

3/2x8 JOIST
HEADER

FRONT ROOF DETAIL

Noyes - 24 West Blvd

Footing Post detail



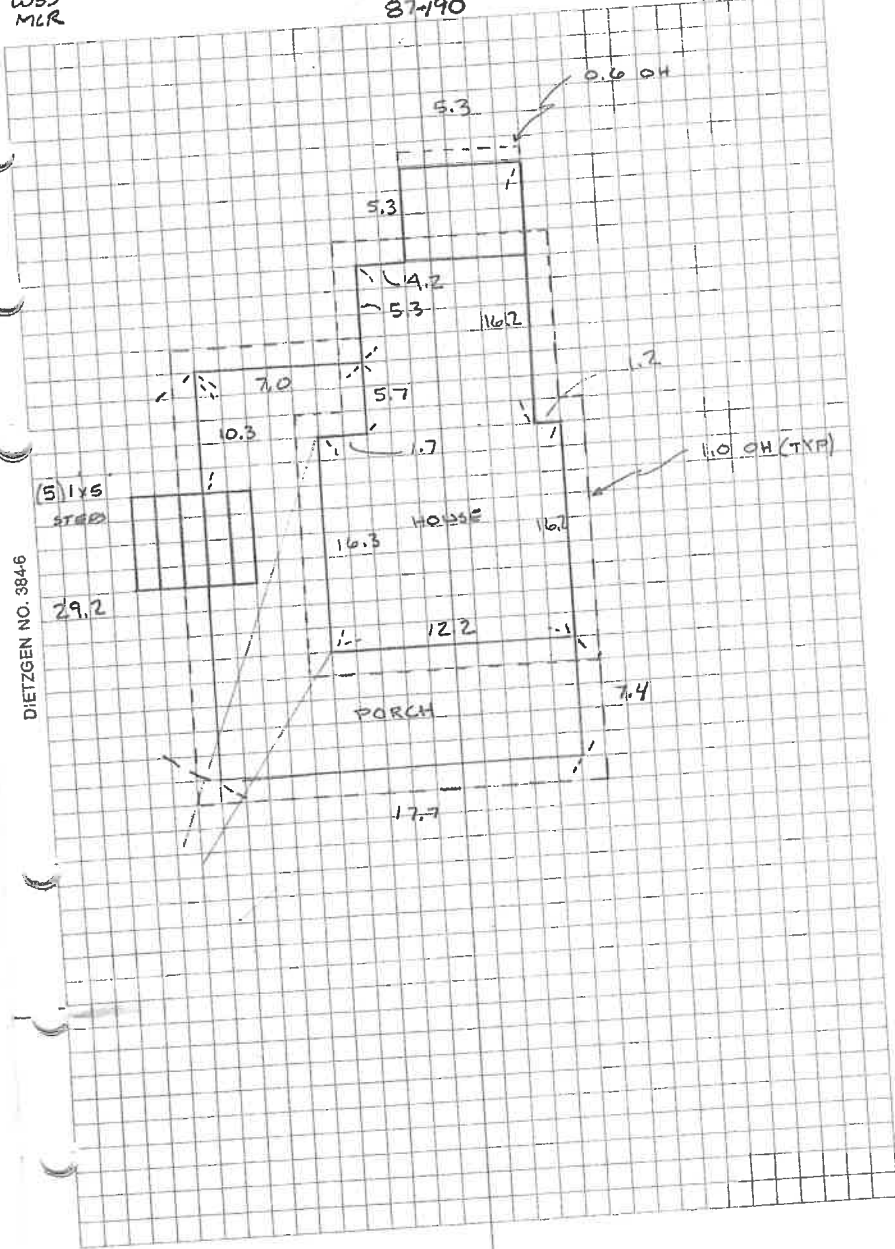
WRH
WSS
MCR

COLON

2/9

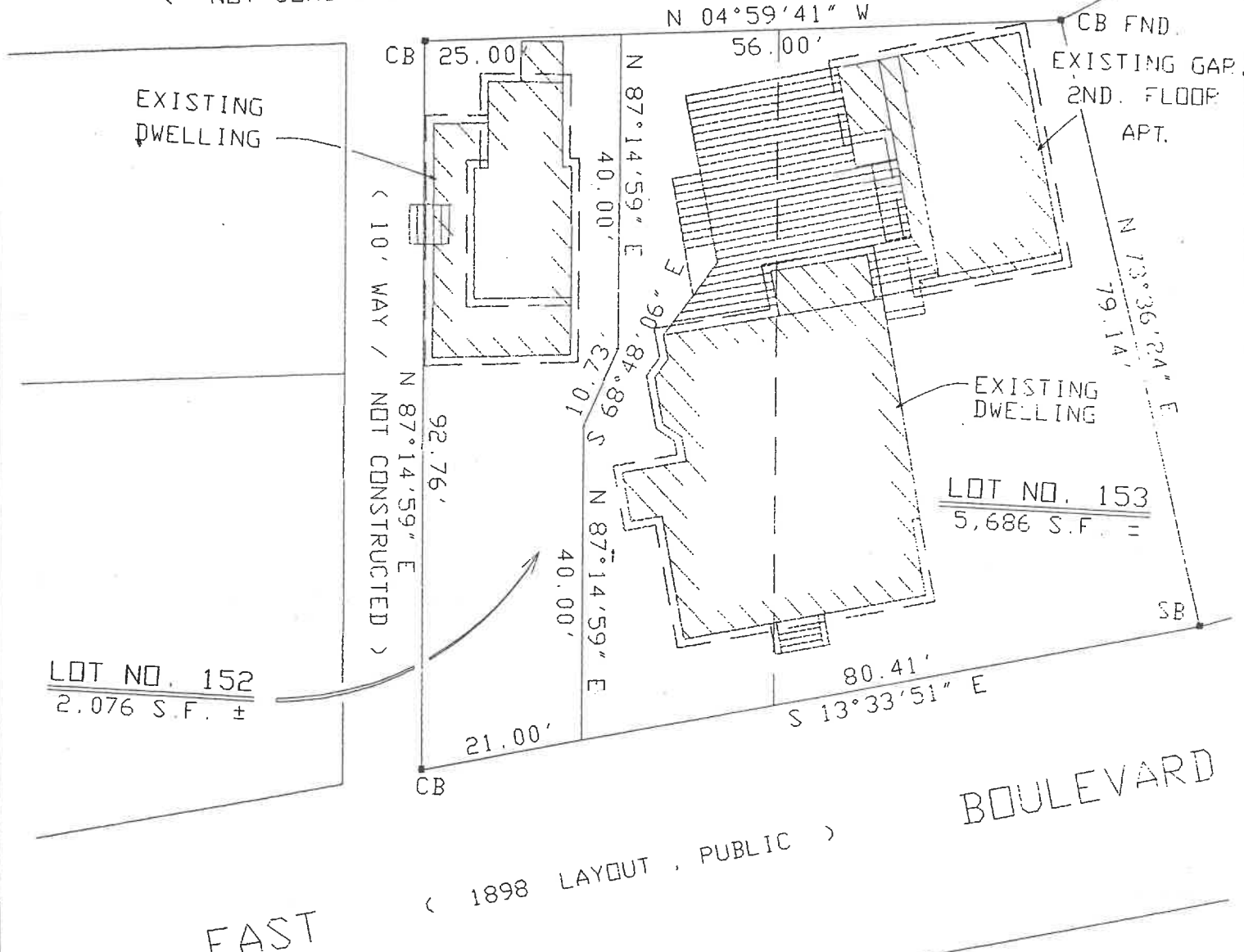
87-190

12-31-87



DIETZGEN NO. 384-6

(FORMERLY GLEN STREET)
LANDING WAY
 (NOT CONSTRUCTED)



I CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE LOCATED ON THE GROUND AS DEPICTED. LOT 153 IS LOCATED IN ZONE "X" (NOT A DESIGNATED FLOOD HAZARD ZONE) AS SHOWN ON FIRM 255223, PANEL 0015D, WAREHAM, MA DATED JULY 15, 1992. BUILDING LOCATIONS WERE DETERMINED FROM FIELD SURVEY.

THIS CERTIFICATION IS MADE TO LAWYERS TITLE INSURANCE COMPANY AND THE PLYMOUTH MORTGAGE COMPANY.

REF: PLAN BOOK 1 / PAGE 58 / DEED BOOK _____ / PAGE _____
 PLYMOUTH COUNTY REGISTRY OF DEEDS.

MORTGAGE PLOT PLAN
 LOT 153, EAST BOULEVARD
 ONSET, MA
 prepared for
RICHARD AND JOSEPHINE POST

Scale: 1" = 20'	W.O. No. 97-134
Date: OCT. 6, 1997	Plan No. L-344
Drawn by: JSH/CLR	Folio No. 148

Charles L. Rowley & Associates
 Civil Engineers & Surveyors
 West Wareham, Ma.

10/6/97

