

THE COMMONWEALTH OF MASSACHUSETTS

Town of Wareham

WAREHAM TOWN CLERK
2024 JAN 24 PM4:16

BOARD OF APPEALS

Petition No. : 56-23
Book: 46228 Page: 0219
Date: January 10, 2024

Certificate of Granting of Special Permit and/or Variance
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Wareham hereby certifies that a Special Permit and/or Variance has been granted:

To: Jennifer C. Noyce & Douglas C. Eifert

Address: 34 Fourth Street

City or Town: Norwood, MA 02062

Affecting the rights of the owner with respect to land or buildings at 24 East Boulevard, Wareham, MA
Assessor's Map 1 Lot 152

The Board of Appeals certifies that the decision attached hereto is a true and correct copy of its decision to grant a Special Permit and/or Variance and that copies of said decision, and of all plans referred to in the decision, have been filed with the ZBA, Conservation Commission, and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 provides that no special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the Registry of Deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The owner or applicant shall pay the fee for such recording or registering. A copy of the registered decision shall be returned to the Board of Appeals as proof of filing.

Any person aggrieved by this decision may appeal to the Superior Court of Land Court as in Section 17 of Chapter 40A, M.G.L. by filing a NOTICE OF ACTION AND COMPLAINT within twenty (20) days of the date of filing of this decision.

James W. Eifert Chairman
Clerk

TOWN OF WAREHAM
Board of Appeals
CLERK'S RECORD OF NOTIFICATION

WAREHAM TOWN CLERK
2024 JAN 24 PM 4:16

No. 56-23

Petition of: Jennifer C. Noyce & Douglas C. Eifert

Location of Property: 24 East Boulevard, Wareham, MA

Date of Notification of Hearing: December 21, 2023 & December 28, 2023

Date of Hearing: January 10, 2024

Date of Notification of Decision: January 11, 2023

DECISION: See attached

REASON:

Name and Address of Abutting Owners: Certified Abutters List Attached

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Board of Appeals

NOTICE OF DECISION OF THE WAREHAM ZONING BOARD OF APPEALS

Petition: 56-23

Applicant: Jennifer C. Noyce & Douglas C. Eifert

Owner: same

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

Subject Property Address: 24 East Boulevard, Wareham, MA

Subject Property Parcel ID: Map 1 Lot 152

Date of Public Hearing: January 10, 2024

Date of Notice: January 11, 2024

Decision/Reason:

The Zoning Board of Appeals held a hearing on January 10, 2024 to hear from the applicant and to take testimony regarding the applicant's proposal to replace a wrap-around front porch with a replacement deck and roof exactly as it is currently located in the OV-2 district. Since the deck encroaches on the required side and rear setback, this requires a Special Permit if it is not substantially more detrimental to the neighborhood.

The Board found that the proposed reconstruction was not more detrimental to the neighborhood and so granted the Special Permit, with the following conditions.

Conditions:

1. The addition to the dwelling is to be constructed per the plans submitted with the application, entitled "Plan to Accompany Special Permit/Variance Application" prepared for Jennifer C. Noyce & Douglas C. Eifert, by G.A.F. Engineering, Inc. and dated December 6, 2023.
2. The reconstruction will be in the same position as the existing deck, with no further encroachment on the setbacks.
3. Upon completion, an "As Built" plan is to be submitted to the Building Department with a copy provided to the Board of Appeals.
4. Any relief not expressly granted hereunder is hereby denied.
5. For this decision to become effective, a copy of said decision and notice thereof must be filed at the Plymouth County Registry of Deeds and must bear the certification of the Town Clerk that twenty (20) days have elapsed and no appeals have been filed, or that if such appeal has been filed, that it has been dismissed or denied. A certified copy of said recording must be thereafter filed with the Board of Appeals.
6. If substantial use or construction permitted by this Special Permit has not commenced within two years from the date of which a copy of this decision is filed with the Town Clerk, excluding the amount of time required for an appeal period to expire and the amount of time required to pursue and await the determination of any such appeal, then this Special Permit/Variance shall expire in so far as the foregoing statement is modified by Chapter 195 of the Acts of 1984. Any person exercising rights under a duly appealed Special Permit/Variance does so at the risk that a court may reverse the permit and any construction performed under the permit may be ordered undone.
7. Any person aggrieved by this decision of the Zoning Board of Appeals may file an appeal pursuant to the provisions of M.G.L. Chapter 40A, section 17 within twenty (20) days of the filing of this decision in the office of the Town Clerk. If no appeal is taken within the allotted time, the Clerk will so certify.
8. If the applicant wishes to modify the approved Record Plans, it shall submit proposed modifications in accordance with the provisions of this paragraph. Where such modification is deemed substantial, the same standards and procedures applicable to an original

application for approval shall apply to such modification and a public hearing shall be required by the ZBA; provided, however, that the ZBA may determine that a proposed modification is insubstantial and approve the same without the need for any further ZBA approval.

VOTE: (5-0-0) By the Wareham Zoning Board of Appeals

ZONING BOARD OF APPEALS DECISION SHEET

Petition Number: 56-23

Petitioner Name: Jennifer Noyce and Douglas Eifert

Map: 1

Lot: 152

Address: 24 East Boulevard, Wareham, MA

Project: Proposing to replace the rap-around porch with a full deck and roof

Special Permit and/or **Variance** **Both (Circle one)**

Reason for granting/denying the application:

Conditions:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

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

49 Renee Atkins

ASSESSORS OFFICE

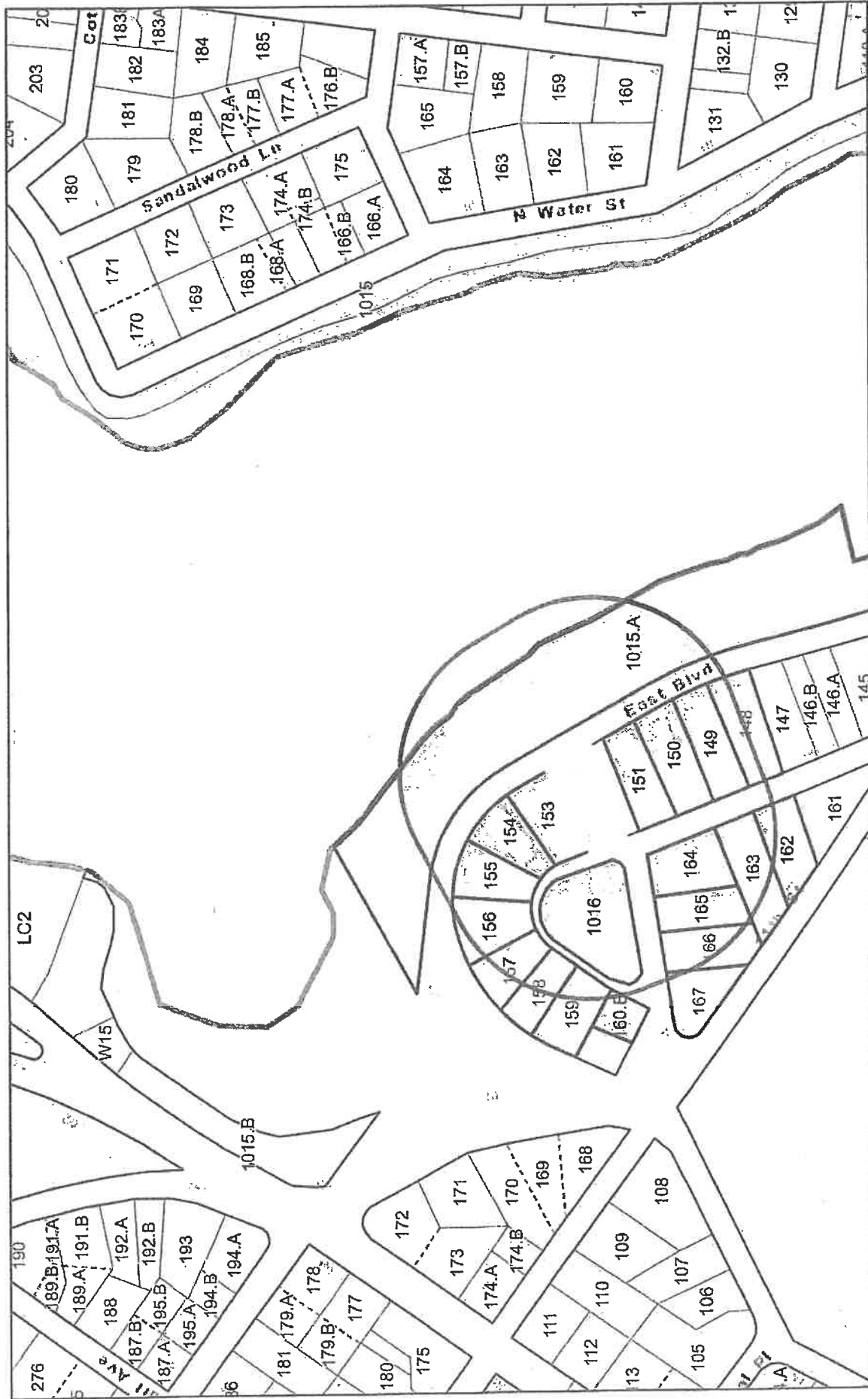
REQUESTED BY

BOB ROGERS

508 295-6600

BOB@GAFENGINC.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

