



This form was received on the date stamped here:

TOWN OF WAREHAM

ZONING BOARD OF APPEALS APPLICATION FOR A:

- VARIANCE
- SPECIAL PERMIT ✓
- SITE PLAN REVIEW
- APPEAL

Certain uses are allowed in 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. Permits may be issued only after a public hearing. To apply for a public hearing for a Permit from the Zoning Board of Appeals, please do the following:

- Complete this form.
- Read information packets. (Directions attached)
- Submit application form and packet of information to Town Clerk for signature.
- Submit application form to Town Collector for signature.
- Submit completed form, packets, and appropriate fees** to the Planning and Community Development Office.

** See Directions for fees, or ask at the Planning and Community Development Office.

I hereby apply for a [check applicable]: _____ Variance Special Permit _____ Site Plan
_____ Appeal for a use at the following place:

STREET & NUMBER: 4 Wareham Lakeshore Dr. MAP: 120 LOT: 35

ZONING DISTRICT: R130

USE REQUESTED: _____

OWNER OF LAND & BUILDING: Robert + Jeannine Perry

ADDRESS OF OWNER: Same

PERSON(S) WHO WILL UTILIZE PERMIT: Robert + Jeannine Perry

ADDRESS: Same

DATE: 1/29/24 SIGNATURE: [Signature]

WAREHAM TOWN CLERK
2024 FEB 7 AM 10:18

Town Clerk:	_____	Date:	_____
Tax Collector:	<u>[Signature]</u>	Date:	<u>1-29-24</u>
Planning/Zoning Dept.:	<u>[Signature]</u>	Date:	<u>2-07-24</u>
Application fee paid:	<u>300.00</u>	Check #:	<u>742</u>
Advertising fee paid:	<u>150.00</u>	Check #:	<u>741</u>
Abutters fee paid:	<u>14.08</u>	Check #:	<u>743</u>
		Receipt:	_____

SHEET NOT TO BE POSTED
FOR OFFICE USE ONLY

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check Applicable: _____ Variance Special Permit _____ Site Plan _____ Appeal _____

Date stamped in: _____ Date decision is due _____

Applicant's Name: Robert + Jeannine Perry

Applicant's Address: 4 Wareham Lake Shore Dr.

Telephone Number: 781-267-2258 505-273-7640

Cell Phone Number: 781-267-2258

Email Address: RJP3757@aol.com

Address of Property/Project: 4 Wareham Lake Shore Dr.

Landowner's Name: Same

Owner's Address: Same

Telephone Number: Same

Contact Person: Robert Perry Telephone Number: 505-273-7640

Map 120 Lot 35 Zone R-130

Date Approved _____ Date Denied _____

Comments: _____



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul Turner
Director of Inspectional Services

January 29, 2024

Mr. Robert Perry
4 Wareham Lake Shores
Wareham, Massachusetts 02538

RE: 4 Wareham Lake Shores / Map 120, Lot 35

Mr. Perry,

I have reviewed your Building Permit application B-23-458, submitted July 24, 2023 with a description of work stating "removing existing 7' x 9' block and brick front entry stairs. Rebuilding and enclosing on existing foot print" located at 4 Wareham Lake Shores, Wareham, Massachusetts. The proposed rebuilding and enclosure of the front steps will be intensifying the existing front setback encroachment and the height of the structure. At this time I must deny your request.

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

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:

1. A non-conforming structure built in the same footprint to an increased building height.

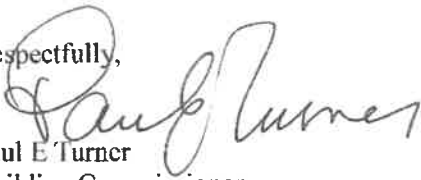
Section 1353

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 R-130 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.

CERTIFIED TRUE COPY
OF ORIGINAL DOCUMENT

ATTORNEY AT LAW

QUITCLAIM DEED

We, FRANCINE ROBERTSON, MARIE LOUGHLIN, FRANK GIARAMITA, CAMILLE RUFFO of 11 Lincoln Road, Billerica, MA 01821 and LEONARDA GIANNINO ~~ASIA~~ now known as LEONARDA D'AMICO, of 70 Hudson Street, Sommerville, MA 02144

in consideration of NINETY EIGHT THOUSAND FIVE HUNDRED (\$98,500.00) DOLLARS

grant to ROBERT J. PERRY & JEANNINE PERRY* of 4 Wareham Lake Shores Drive, East Wareham, MA 02538

* husband and wife, as tenants by the entireties
with quitclaim covenants

A certain parcel of land with the buildings situated in Wareham, Plymouth County, Massachusetts, as shown on Plan entitled "Proposed Subdivision Section 1 Wareham Lake Shores, Wareham, Mass.", dated March 7, 1958, Walter E. Rowley, Surveyor, recorded with the Plymouth County Registry of Deeds, being Lot numbered 35, as shown on said Plan being recorded as Plan No. 333 of 1958.

Together with the benefit of the right to use the ways shown on said plan and other plans of Wareham Lake Shores as access to the premises, and any and all beaches shown on said plans in common with others lawfully entitled thereto.

Being a portion of the premises conveyed to the Grantor herein by the Deed of Wareham Lake Shores, Inc., dated July 18, 1958, and recorded with said Plymouth County Registry of Deeds on July 21, 1958 in Book 2613, Page 258.


For my title see Deed from Josephine M. Ferro, the former Josephine M. Giaramita dated October 20, 1992, recorded with Plymouth County Registry of Deeds, Book 11391, Page 017. Also see Deed recorded with Plymouth County Registry of Deeds, Book 2769, Page 397.

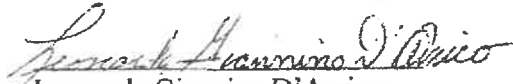
In Witness thereof, We, FRANCINE ROBERTSON, MARIE LOUGHLIN, FRANK GIARAMITA and CAMILLE RUFFO hereto set our hand and seal this 14th day of November, 1999.

Francine Robertson
Francine Robertson

Marie Loughlin
Marie Loughlin


Frank Giaramita


Camille Ruffo


Leonarda Giannino D'Amico
& filia Leonarda Giannino

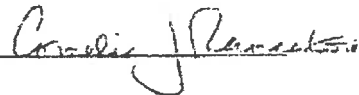
COMMONWEALTH OF MASSACHUSETTS

Middlesex
~~XXXXXXXX~~

ss:

November 4, 1999

On this 4 day of November, 1999, there appeared before me Francine Robertson,
Marie Loughlin, Frank Giaramita, Camille Ruffo and Leonarda Giannino D'Amico who
acknowledged the foregoing to be their free act and deed,

Before me, 

My Commission Expires:
October 19, 2001



1/28/24

Remove existing 7'x9'
Front Entry and staircase.
Rebuild and Enclose
on same foot print with
exception of 3'x4'
Landing with stairs facing
south instead of west.
Existing stairs need to
be removed for installation
of new septic.
"Conservation Approved"



Mr. Robert J. Perry
4 Wareham Lake Shore Dr.
East Wareham, MA 02538-1412



Town Of Wareham Assessors Office

Request for Abutters List

Contact Information

Robert & Jeannine Perry

Phone

781-267-2258

Email

JPGreeneyes58@aol.com

Date of Request

9/12/23

Property Information

Owners Name

Robert & Jeannine Perry

Property Location

4 Wareham Lake Shore Dr

Map/Lot

120-35

Distance Required

Direct

100'

300' ✓

500'

Which Board are you appearing before?

ZBA

PLEASE ALLOW 7-10 DAYS FOR PROCESSING

1-29-24

4 Wareham Lake Shores Dr 300'

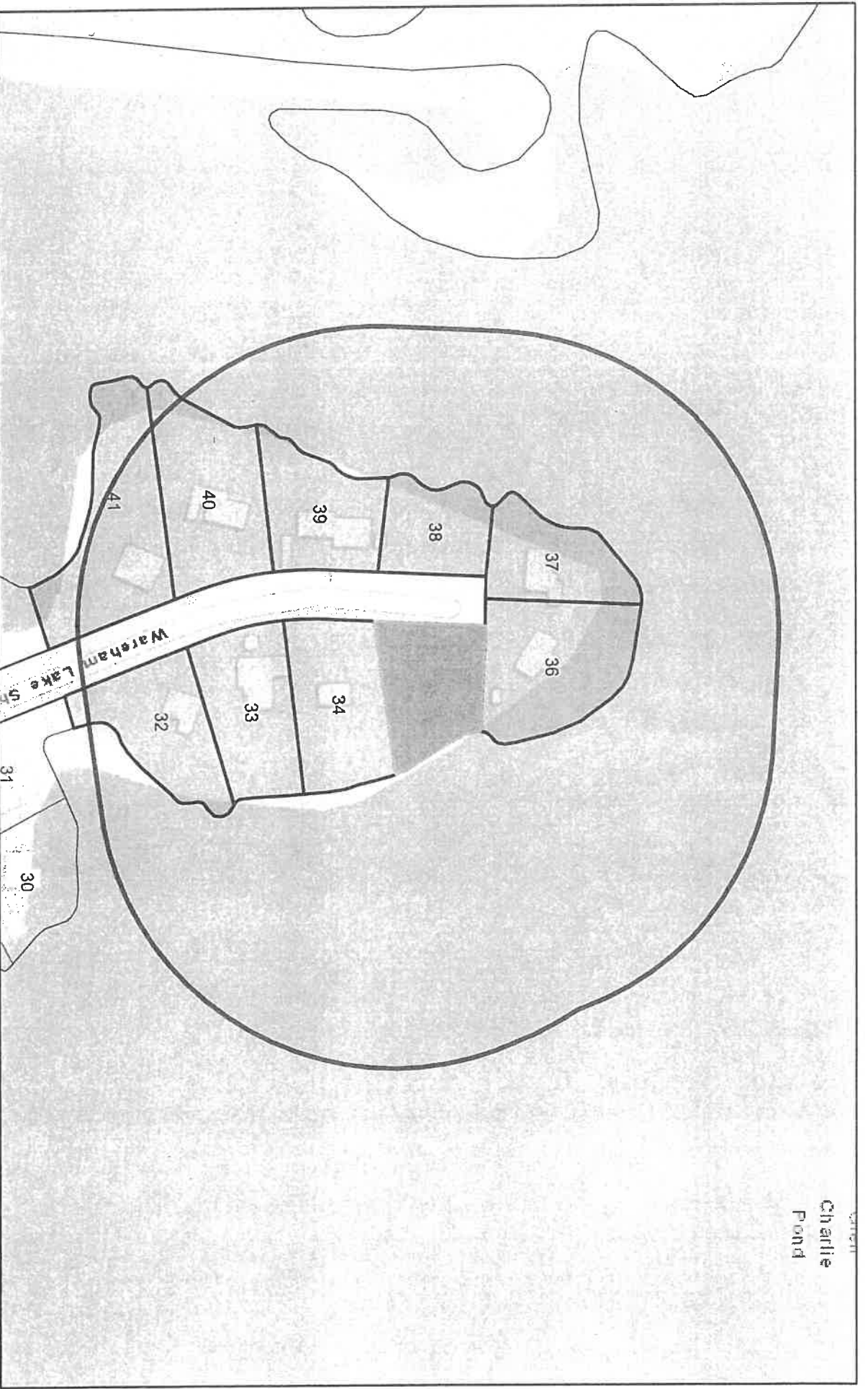
RECEIVED

JAN 29 2024

**TOWN OF WAREHAM
ASSESSING DEPARTMENT**

TOWN OF ABUTTERS					
MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE	
MAP 120 LOT 35					
OWNERS ROBERT J + JEANNINE PERRY					
120-0-32	LOMP ROBERT N, LOMP PATRICIA A	10 WAREHAM LAKE SHORE DR	E WAREHAM, MA	02538	
120-0-33	WILSON ELIZABETH A,	68 LAURIE AVE,	W ROXBURY, MA	02132	
120-0-34	SOCHA CHRISTOPHER + TARA M, SOCHA COREY D	6 WAREHAM LAKE SHS DR,	E WAREHAM, MA	02538	
120-0-35	PERRY ROBERT J, PERRY JEANNINE	4 WAREHAM LAKE SHORE DR,	E WAREHAM, MA	02538	
120-0-36	FERIOLI-LOCKHART JILL M, FERIOLI CAROL J TRUSTEES	2 WAREHAM LAKE SHS DR,	E WAREHAM, MA	02538	
120-0-37	SHANNON MATTHEW D, SHANNON KATHLEEN	1 WAREHAM LAKE SHORE DR,	E. WAREHAM, MA	02538	
120-0-39	HAYES WILLIAM M, HAYES NANCY L	5 WAREHAM LAKE SHORES DR,	E WAREHAM, MA	02538	
120-0-40	CASSIDY CHARLES FRANCES, CASSIDY CATHERINE F	7 WAREHAM LAKE SHORES DR	E WAREHAM, MA	02538	
120-0-41	GOMES SCOTT,	9 WAREHAM LAKE SHORES DR,	E WAREHAM, MA	02538	
CERTIFIED ABUTTERS AS THEY APPEAR					
ON OUR TAX ROLLS AS OF 1/29/2024					
<i>Gy Renee Atkins</i>					
ASSESSORS OFFICE					
REQUESTED BY					
ROBERT PERRY					
7811 267-2258					
JPGREENEYES58@AOL.COM					

ArcGIS Web Map



1/30/2024, 12:55:16 PM

Parcels with CAMA Data

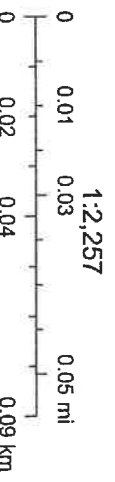
PWater

Public Road

Parcel Lines

Property Line

Common Line



Est. HERE, HERE, INCREMENT P, NGA, USGS

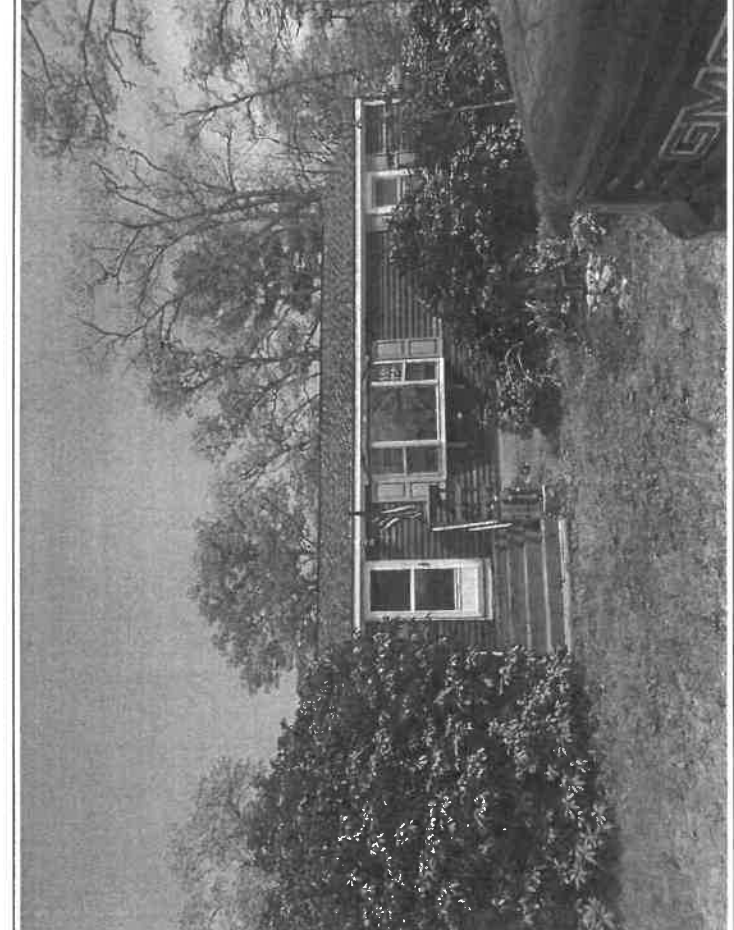
CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
01	Ranch		
01	Residential		
04	Ave		
1	1 Story		
1	Occupancy		
25	Exterior Wall 1		
11	Exterior Wall 2		
03	Roof Structure:		
03	Asphalt Shing		
05	Drywall		
14	Interior Wall 1		
14	Interior Wall 2		
12	Interior Flr 1		
12	Interior Flr 2		
03	Heat Fuel		
05	Hot Water		
01	None		
03	3 Bedrooms		
1	Total Bthrms:		
0	Total Half Baths		
5	Total Xtra Fixtrs		
02	Total Rooms:		
02	Bath Style:		
02	Kitchen Style:		
	# of Fireplaces		
	Fireplace Type		
	Finish Bsmt SF		
	Fin Bsmt Qual		

CONSTRUCTION DETAIL (CONTINUED)		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
36	WDK	36	WDK
12	Parcel Id	12	Parcel Id
36	Adjust Type	36	Adjust Type
45	Condo Fir	45	Condo Fir
45	Condo Unit	45	Condo Unit
20	BAS	20	BAS
20	CRL	20	CRL

CONSTRUCTION DETAIL (CONTINUED)		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
269,971	Building Value New	269,971	Building Value New
1952	Year Built	1952	Year Built
2004	Effective Year Built	2004	Effective Year Built
VG	Remodel Rating	VG	Remodel Rating
16	Year Remodeled	16	Year Remodeled
0	Depreciation %	0	Depreciation %
0	Functional Obsol	0	Functional Obsol
1	External Obsol	1	External Obsol
84	Trend Factor	84	Trend Factor
226,800	Condition %	226,800	Condition %
	RCNLD		RCNLD
	Dep % Ovr		Dep % Ovr
	Dep Ovr Comment		Dep Ovr Comment
	Misc Imp Ovr		Misc Imp Ovr
	Misc Imp Ovr Comment		Misc Imp Ovr Comment
	Cost to Cure Ovr		Cost to Cure Ovr
	Cost to Cure Ovr Comment		Cost to Cure Ovr Comment

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)	
Code	Description	Unit Price	Yr Bld
FOP	DET.OPEN P	11.00	2018
CAB1	CABIN-MINIM	29.00	2018

BUILDING SUB-AREA SUMMARY SECTION		BUILDING SUB-AREA SUMMARY SECTION	
Code	Description	Living Area	Floor Area
BAS	First Floor	900	900
CRL	Crawl Space	0	900
WDK	Deck, Wood	0	432
Totl Gross Liv / Lease Area		900	2,232



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT		
Code	Description	Level	Gas	Well	Suburban	Code	Assessed	
	PERRY ROBERT J	1	4	1	2	1010	226,800	
	PERRY JEANNINE		5			1010	169,500	
			6			1010	3,100	
4 WAREHAM LAKE SHORE DR		Alt Prc'l ID	SUPPLEMENTAL DATA			Total		399,400
E WAREHAM MA 02538		Total Ac 0.28	Plan # Assoc. Parcels			Total		399,400
		District S.C.E. 10	Assoc Pld#			Total		358,800
		GIS ID M_270786_838137	SALE PRICE VC			Total		318,500

RECORD OF OWNERSHIP										
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code
18024 0183	11-05-1999	U	I	98,500	10	2024	1010	226,800	2023	1010
18024 0180	11-05-1999	U	I	0	1A	2024	1010	201,600	2022	1010
11391 0017	11-03-1992	U		0			1010	154,100		1010
Total								3,100		

EXEMPTIONS			OTHER ASSESSMENTS		
Year	Code	Description	Amount	Number	Amount
			0.00		
Total					

ASSESSING NEIGHBORHOOD		
Nbhd	Nbhd Name	Batch
0050	B	Tracing

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Date	Id	Type	Is	Cd	Purpose/Result
B23-326	07-27-2023	GR	Garage	75,000	0	0		05-21-2018	TC			00	Measur+Listed
R09112	08-15-2008	DK	Deck	1,500	100	100	20X28 GARAGE, LOFT	06-26-2014	WG			50	Vision Review
01841	04-27-2001	SD	Siding	1,000	100	100	12 X 32	09-28-2009	SS			21	BP-Measured
00724	03-01-2000	AL	Alterations	2,000	100	100	10SQ	01-03-2005	RB			01	Measured & Notice
								05-30-2002	JF			01	Measured & Notice
								07-18-2001	PD			06	Building Permit
								07-07-1995	RH			00	Measur+Listed

LAND LINE VALUATION SECTION																			
B#	Use Cod	Description	Zone	D	Front	Depth	Land Units	Unit Price	I. Factor	S.A.	Acres	CFact	St.Idx	Adj.	Notes	Special Pricing	S. AdjF	Adj Unit	Land Value
1	1010	SINGLE FAMILY	R13	1	0	0	12,400 SF	7.01	1.00000	5	1.000	1.00	0050	1.00	PF	0	1.9500	W20	169,500
Total Card Land Units 0.28 AC																			
Parcel Total Land Area 0.28																			
Total Land Value 169,500																			

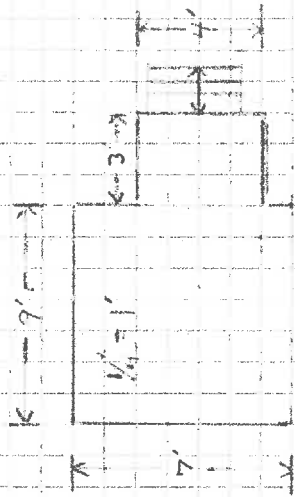
APPRaised VALUE SUMMARY									
Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value				
226,800	0	3,100	169,500	0	399,400				
Total Appraised Parcel Value 399,400									

This signature acknowledges a visit by a Data Collector or Assessor

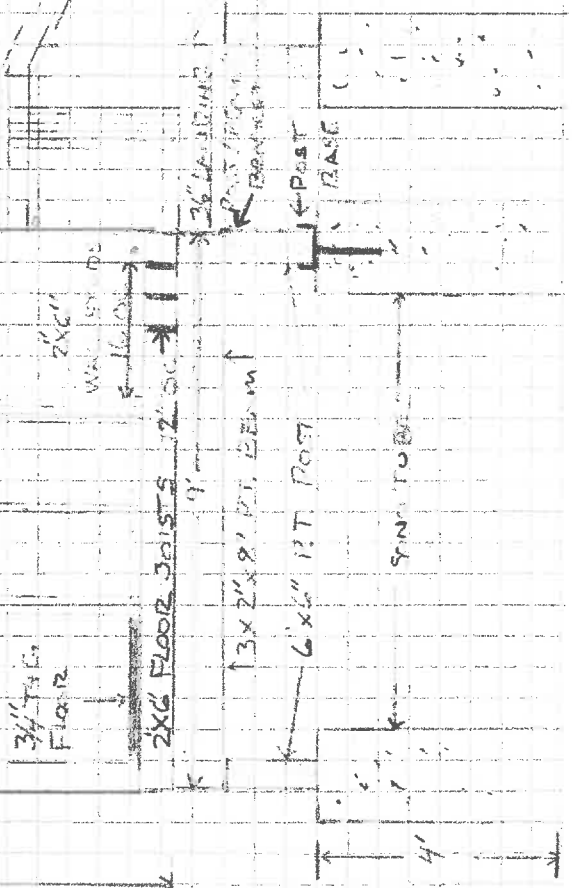
VISION

SHIELD
WATER + ICE
1/2" FIBER
WRIP EDGE
1 1/2" Root Pile

2x6 FLOOR
BOARD + HANGERS
2x6" 1/2" RNF
4 TIE'S 1/2" OC
1 1/2" FASCIA
VINYL SITTER
1x4" SOLID TIE
2x4" CEILING JOIST



2x6" HANDRAIL
2x2" PALUETER
1 1/4" HANDRAIL
2" x 12" (7) 11/16"
STEM
CEMENT
LANDING



6" FLASHING

