



THE LAW OFFICES OF BELLO & MORTON, LLC

184 Main Street Wareham, Massachusetts 02571 · 508-295-2522

February 16, 2024

Wareham Zoning Board of Appeals
54 Maron Road
Wareham, MA 02571

Re: Variance/Appeal Application for Joseph Sergi, Property Located at 2 Sarabeth Lane, Wareham, MA; Assessor's Map 114D, Lot SB1

Dear Members of the Board of Appeals:

Please find enclosed the following information and exhibits:

1. Petitioner and Record Owner:

Joseph Sergi
2 Sarabeth Lane
Wareham, MA 02571

2. Current Deed:

Plymouth County Registry of Deeds Book 35185, Page 247, Deed attached as Exhibit A.

3. Building Inspector's Denial Letter:

Violation/Cease and Desist Letter attached here as Exhibit B.

4. Certified Abutters List:

Copy Attached as Exhibit C.

5. Site Plan:

Copy Attached as Exhibit D.

Dear Members of the Board,

My client Mr. Joseph Sergi owns 2 Sarahbeth Lane and a small landscaping business. He stores his equipment and vehicles at his residence here in Town. He also handles his bookkeeping at his residence and has a home office.

In this case, the Building Commissioner has stated that Mr. Sergi is operating a *Commercial Use, Service establishment not involving manufacturing on site*.

The Site itself is located in the R-130 zoning district and is a conforming size lot at 144,279 sf. Mr. Sergi and his family live there- this is not a Commercial Principal use.

This is a residential district and such we contend that the use that is closer to the requested relief is:

Article 3: Use Regulations

320 Table of Principal Use Regulations, Residential Uses, Home Office of profession or trade conducted by a resident of the premise – this is permitted by Special Permit by the Zoning Board of Appeal.

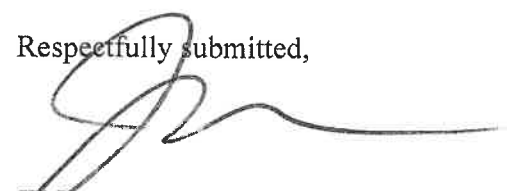
Therefore, we are seeking a Special Permit from the Zoning Board of Appeals to allow the home office of SERGI'S LANDSCAPING & CONSTRUCTION LLC at 2 Sarahbeth Lane.

The storage of equipment for the landscaping is located on my client's property and located away from the abutters. Many property owners here in Wareham have commercial vehicles at their primary residences and storage of their equipment. They have plows, landscaping equipment etc. This is not a small lot and, in the minority, conforms with the size requirements of over 3 acres in R-130 district. Allowing this will not set a precedent or a slippery slope of other contractors having their businesses on site. The property is unique, and the circumstances are specific to Mr. Sergi- who simply stores his equipment and vehicles on site. There is no "landscaping or construction" occurring on site.

The use will not be substantial detrimental to the neighborhood as it does not increase traffic to the property – there are no customers coming to the home- Mr. Sergi goes on site for quotes and the actual work.

We petition the Board for the relief of a Special Permit for this site which is on a dead-end road and will allow my client to continue his livelihood.

Respectfully submitted,



JULIAN A. MORTON, ESQ.

508-295-2522

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:

- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o 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 a 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 Wareham Week in the amount of \$100.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.90 per certified letter to each abutter. 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: 2 Sarabeth Lane LOT: SB1 MAP: 114D
ZONING DISTRICT: R130
USE REQUESTED: Home Occupation
OWNER OF LAND & BUILDING: Joseph Sergi TEL.# _____
ADDRESS OF OWNER: 2 Sarabeth Lane, Wareham, MA 02571
PERSON(S) WHO WILL UTILIZE PERMIT: Joseph Sergi
ADDRESS: 2 Sarabeth Lane, Wareham, MA 02571
DATE: 2/15/24 SIGNATURE: [Signature]
This application was received on the date stamped here:

WAREHAM TOWN CLERK
2024 MAR 14 PM 4:05

Town Clerk: _____ Date: _____
Tax Collector: [Signature] Date: 2-22-24
Planning/Zoning Dept.: Venita Raposo Date: _____
Application fee paid: 300.00 Check #: 5372 Receipt: _____
Advertising fee paid: 150.00 Check #: 5374 Receipt: _____
Abutters fee paid: 18.56 Check #: 5373 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: Joseph Sergi

Applicant's Address: Attorney Jilian Morton, 184 Main St., Wareham, MA 02571

Telephone Number: 508-295-2522

Cell Phone Number: _____

Email Address: jam@mortonlawllc.com

Address of Property/Project: 2 Sarabeth Lane, Wareham, MA 02571

Landowner's Name: Joseph Sergi

Owner's Address: 2 Sarabeth Lane, Wareham, MA 02571

Telephone Number: N/A

Contact Person: Jilian Morton, Esq. Telephone Number: 508-295-2522

Map 114D Lot SB1 Zone R130

Date Approved _____ Date Denied _____

Comments: _____

EXHIBIT A

102488
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
15 OCT 2007 03:35PM
JOHN R. BUCKLEY, JR.
REGISTER
Bk 35185 Pg 247-248

QUITCLAIM DEED

JAS REALTY, LLC, of 2854 Cranberry Highway, East Wareham, Plymouth County, Massachusetts

for consideration paid, and in full consideration of ONE HUNDRED AND NINETY-FIVE THOUSAND (\$195,000.00) DOLLARS,

grants to JOSEPH SERGI, of 13 Hideaway Lane, East Wareham, Plymouth County, Massachusetts, Individually, with Quitclaim Covenants, the land in Wareham, Plymouth County, Massachusetts, bounded and described as follows:

Lot 1, as shown on a plan of land entitled "Definitive Subdivision Plan of Land of Charge Pond Estates in Wareham, Massachusetts," prepared for Louise Marotta and prepared by JC Engineering, Inc., dated September 26, 2005, revised March 13, 2006, which plan is recorded with the Plymouth County Registry of Deeds in Plan Book 52, Pages 575-576.

Containing 144,279 square feet of land more or less according to said plan.

Said premises are conveyed subject to the Rights, Reservations and Restrictions of Charge Pond Estates as recorded with said Registry in Book 34970, Page 280.

Said premises are conveyed subject to an Easement and Right of Way to Comcast of Massachusetts Inc., as recorded with said Registry in Book 35035, Page 82.

Said premises are conveyed subject to an Easement to Commonwealth Electric Company, d/b/a NStar Electric, and Verizon New England, Inc., as recorded with said Registry in Book 33916, Page 51.

Said premises are conveyed subject to and with the benefit of an easement shown on a "Plan of Land Showing Easements to be Created at Sarahbeth Lane, Wareham, MA" prepared for JAS Realty, LLC by JC Engineering and dated September 10, 2007, recorded with said Registry in Plan Book 53, Page 608.

Subject to any and all other easements and restrictions of record to the extent they are in force and applicable.

See also a Performance Covenant recorded with said Registry in Book 33697, Page 200 and a Certificate of Lot Release recorded with said Registry in Book 34387, Page 296.

Property!
2 Sarahbeth Lane, Wareham

There is excluded from the within conveyance the fee and soil in Sarahbeth Lane; however said premises is conveyed with the right to use Sarahbeth Lane as shown on said plan together with others lawfully entitled thereto in and over the same.

For Grantor's title see Deed from Louise M. Marotta dated October 31, 2006, recorded in the said Registry in Book 33697, Page 202.

Property Address: 2 Sarahbeth Lane, Wareham, MA

Executed as a sealed instrument this 15th day of OCTOBER, 2007.

JAS REALTY, LLC,

By: 
JOHN L. CHURCHILL JR., MEMBER

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 15th day of October, 2007, before me, the undersigned notary public, personally appeared JOHN L. CHURCHILL JR., MEMBER OF JAS REALTY, LLC, proved to me through satisfactory evidence of identification, which was, VALID MASS. DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me he signed it voluntarily for its stated purpose.

CANCELLED
PLYMOUTH
DEEDS REG#18
PLYMOUTH

10/15/07 3:27PM 01
000000 #7717

FEE \$889.20

CASH \$889.20

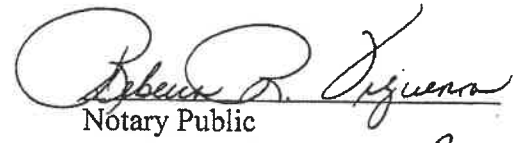


Notary Public
My Commission Expires: Aug 20, 2010


EXHIBIT B



TOWN of WAREHAM
Massachusetts
BUILDING DEPARTMENT
54 Marion Road
Wareham, MA 02571

Paul E. Turner
Director of Inspectional Services
Building Commissioner
Zoning Enforcement Officer

January 18, 2024

CERTIFIED MAIL
REGULAR USPS
EMAIL: sergij@vmail.com

Mr. Joseph Sergi
2 Sarabeth Lane
Wareham, Massachusetts 02571

Richard Bowen, Town Council
EMAIL: richbowen1@hotmail.com

RE: 2 Sarabeth Lane / Map 114D Lot SB-1

**SECOND AND FINAL NOTICE OF
VIOLATION/CEASE AND DESIST**

Mr. Sergi,

It has been reported and verified by this department that Sergi Landscaping and Construction LLC is conducting a multi facet business from this location. Activities include garaging and staging of numerous lettered commercial vehicles. Storage of commercial equipment related to landscaping/ lawn care, sanding/salting/plowing. This business is not allowed in the R-130 zoning district.

You are in violation of the following section(s) of the Town of Wareham's Zoning By-Laws;

Article 3: Use Regulations


**320 Table of Principal Use Regulations, Principal Use,
Commercial Uses, *Service establishments not involving manufacture on site;***

NOT ALLOWED

REMEDY: Within thirty (30) days upon receipt of this letter all activities related to Sergi Landscaping and Construction LLC needs to be discontinued and any related equipment removed from the site or file an application with the Zoning Board of Appeals for relief. Contact this office when either task has been completed. If no action is taken by you within the allotted time frame the Town of Wareham will begin legal action to have the business removed from the site.

The subject dwelling is located in **R-130** zoning district.

Respectfully,


Paul E Turner
Building Commissioner

Zoning Enforcement Officer
508-291-3100 Ext. 3190
Pturner@wareham.ma.us

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.

In accordance with the provisions of the Town of Wareham By-Laws 1442.2: Any person, firm or corporation violating any provisions of the By-Law shall be liable for a fine of not more than three hundred dollars (\$300.00) for each violation. Each day that a violation shall constitute a separate offence.

EXHIBIT C

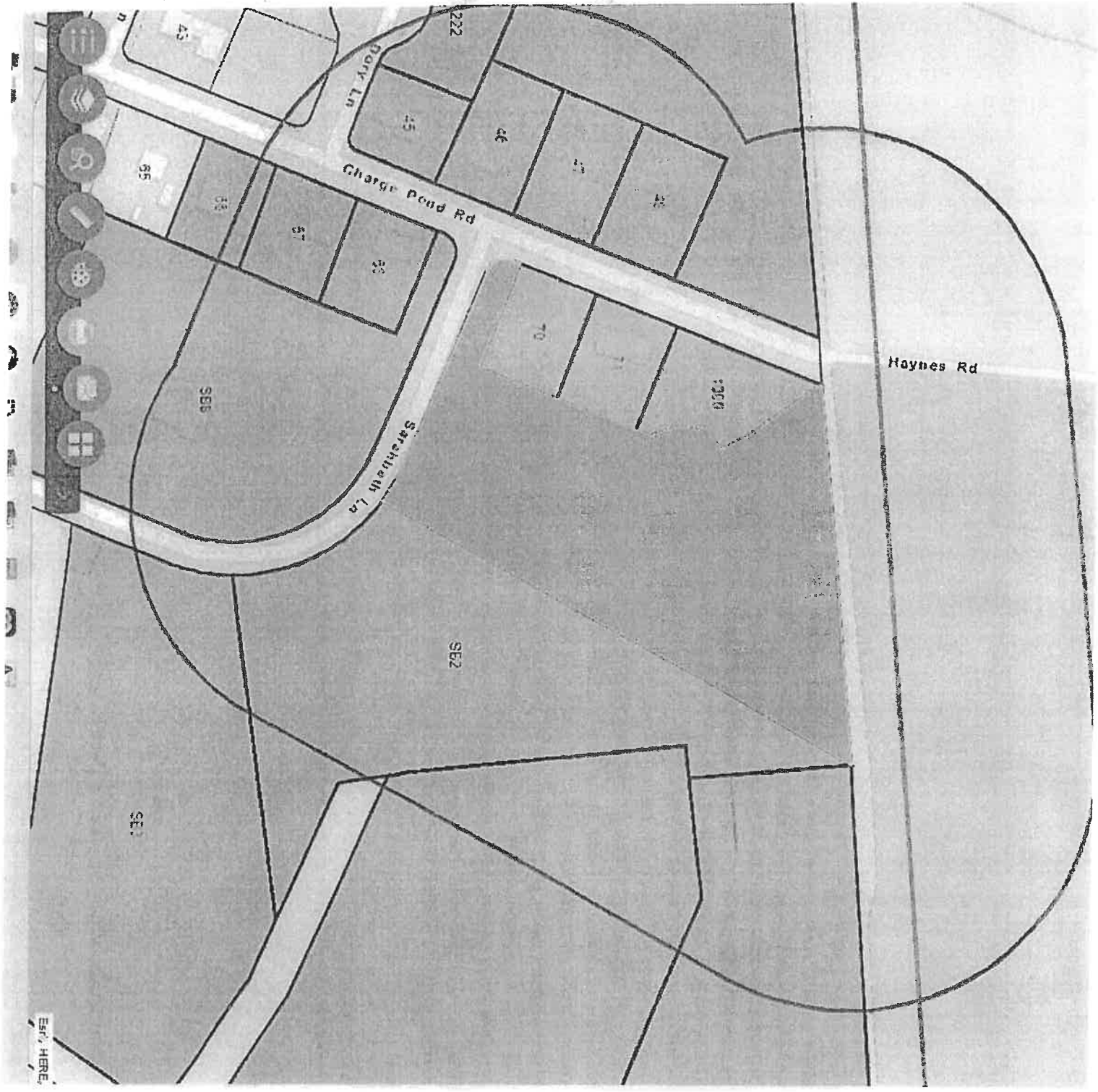
TOWN OF WAREHAM ABUTTERS
 MAP 114D LOT SBI
 OWNER JOSEPH SERGI

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
114B-0-222	CATHCART JOSEPH, CATHCART MARIA	3 DORY LN,	WAREHAM, MA	02571
114C-1-45	ORMSTON TAMMY R, ORMSTON STEVEN J	304 CHARGE POND RD,	WAREHAM, MA	02571
114C-1-46	RODGERS JACOB M, PETERSON CARA J & SUSAN	306 CHARGE POND RD,	WAREHAM, MA	02571
114C-1-47	SWIAATEK KIMBERLY A TR OF MYLES, & JARED REALTY TRUST	154 PINE ST	ROCHESTER, MA	02770
114C-1-48	SWIAATEK BRETT W SR, SWIAATEK KIMBERLY A	310 CHARGE POND RD,	WAREHAM, MA	02571
114C-1-66	GULA THOMAS W, GULA ROSALYN	299 CHARGE POND RD,	WAREHAM, MA	02571
114C-1-67	LEBLANC STEVEN M, LEBLANC BARBARA J	301 CHARGE POND RD,	WAREHAM, MA	02571
114C-1-68	KEARNIS KATHLEEN,	303 CHARGE POND RD,	WAREHAM, MA	02571
114C-1-70	BARNETT ROGER, BARNETT JENNIFER	307 CHARGE POND RD	WAREHAM, MA	02571
114C-1-71	NAGEL THEODORE W, NAGEL CHARLENE CO TRUSTEES	309 CHARGE POND RD,	WAREHAM, MA	02571
114D-0-1000	WAREHAM FIRE DISTRICT,	2550 CRAN HWY,	WAREHAM, MA	02571
114D-0-SB1	SERGI JOSEPH,	2 SARAHBETH LN,	WAREHAM, MA	02571
114D-0-SB2	PINA JOHN, PINA MARY	4 SARAHBETH LN,	WAREHAM, MA	02571
114D-0-SB3	ZIGOURAS MICHAEL, ZIGOURAS CARI	6 SARAHBETH LN,	WAREHAM, MA	02571
114D-0-SB8	SEVEN HILLS COMMUNITY SERVICES INC,	81 HOPE AVE,	WORCESTER, MA	01608
114E-0-PG19	PINE GROVE HOMEOWNER'S ASSOCIATION INC	9 JORDAN RD,	WAREHAM, MA	02571

CERTIFIED ABUTTERS AS THEY APPEAR
 ON OUR TAX ROLLS AS OF 1/29/2024

J.P. Xenu
 ASSESSORS OFFICE

REQUESTED BY
 CHERYL SILVA
 508 295-2522
 CHERYL@MORTONLAWLLC.COM



CURRENT OWNER		TOPO	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT	
SERGI JOSEPH		1 Level	5 Well 6 Septic	1 Paved	2 Suburban	Code 1010 1010 1010	Assessed 500,700 146,100 2,000
2 SARAHBETH LN	MA 02571	AIT Prcl ID		32-08,66 &19-07,5		Total 648,800	
WAREHAM		Total Ac	Assoc. Parcels		VISION		
		District	Assoc Pid#				
		S.C.E.					
		GIS ID					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SERGI JOSEPH		35185	10-15-2007	U	V	195,000	1P	Year	Code	Assessed	Year	Code	Assessed
JAS REALTY LLC		33697	11-17-2006	U	V	800,000	1G	2024	1010	500,700	2023	1010	441,000
MAROTTA LOUISE M		10555	10-29-1991	U		100,000		1010	1010	146,100	1010	1010	134,300
								1010	1010	2,000	2,000	1010	1,900
		Total						Total	Total	648,800	577,300	Total	490,500

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Code	Description	Amount
			Comm Int
			Amount

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	Tracing	Batch
0071			
Total 0.00			

BUILDING PERMIT RECORD			
Permit Id	Issue Date	Type	Description
R08045	07-16-2007	ND	Nw Dwelling
		% Comp	Amount
		100	84,000
		Date Comp	Comments
		02-06-2008	2241 COL

LAND LINE VALUATION SECTION			
B#	Use Cod	Description	Zone
1	1010	SINGLE FAMILY	R13
1	1010	SINGLE FAMILY	R13
		Front	Depth
		0	0
		Land Units	Land Units
		43,560 SF	2,310 AC
		Unit Price	Unit Price
		2,27	8,000.00
		I. Factor	I. Factor
		1.00000	1.00000
		S.A.	S.A.
		5	5
		AcreD	AcreD
		1.00	0.95
		CFact	CFact
		1.00	1.00
		St.Idx	St.Idx
		0071	1.30
		Adj.	Adj.
		1.00	1.00
		ESMNT	ESMNT
		Notes	Notes
		Special Pricing	Special Pricing
		0	0
		S. AdjF	S. AdjF
		1.0000	1.0000
		Adj Unit	Adj Unit
		Land Valu	Land Valu
		128.50	17.60
		Total Land Value	Total Land Value
		146.10	146.10

VISIT / CHANGE HISTORY			
Date	Id	Type	Purpose/Result
08-05-2019	MT	50	Vision Review
08-01-2018	KG	01	Measured & Notice
07-11-2014	WG	50	Vision Review
07-01-2008	SS	25	Field Review Increase
08-24-2007	SS	25	Field Review Increase

114D/SB1
 FORMERLY PART OF 114D/38+
 CO=02/06/08

INFO FROM PLAN
 FUS=3BRR B
 BAS=LR K DR FR DN .75B

Appraised Bldg. Value (Card) 500,700
 Appraised Xf (B) Value (Bldg) 2,000
 Appraised Ob (B) Value (Bldg) 146,100
 Appraised Land Value (Bldg) 648,800
 Special Land Value
 Total Appraised Parcel Value
 Valuation Method

Total Appraised Parcel Value 648,800

This signature acknowledges a visit by a Data Collector or Assessor

APPROXIMATE VALUE SUMMARY

500,700
 2,000
 146,100
 648,800

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500,700
 2,000
 146,100
 648,800

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500,700
 2,000
 146,100
 648,800

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Style: 03	Colonial		
Model: 01	Residential		
Grade: 05	Above Ave		
Stories: 2			
Occupancy: 1	Vinyl Siding		
Exterior Wall 1: 25	Gable/Hip		
Exterior Wall 2: 03	Asphalt Shing		
Roof Structure: 03	Drywall		
Interior Wall 1: 05	Hardwood		
Interior Wall 2: 12	Oil		
Interior Fir 1: 02	Forced Hot Air		
Interior Fir 2: 04	Central		
Heat Fuel: 03	3 Bedrooms		
Heat Type: 03			
AC Type: 03	Average		
Total Bedrooms: 03	Average		
Total Bthrms: 0			
Total Half Baths: 0			
Total Xtra Fixtrs: 1			
Total Rooms: 8			
Bath Style: 02			
Kitchen Style: 02			
# of Fireplaces: 1			
Fireplace Type: 02			
Finish Bsmt SF			
Fin Bsmt Qual			

CONSTRUCTION DETAIL (CONTINUED)	
Element	Description
Parcel Id	C
Adjust Type	B
Condo Fir	S
Condo Unit	Factor%

COST / MARKET VALUATION	
Building Value New	544,241
Year Built	2007
Effective Year Built	2012
Depreciation Code	A
Remodel Rating	8
Year Remodeled	0
Depreciation %	0
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	92
Condition %	500,700
Percent Good	
RCNLD	
Dep % Ovr	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L)/XF - BUILDING EXTRA FEATURES(B)					
Code	Description	Units	Unit Price	Yr Bilt	Cond. Cd
SHD1	SHED/FRAME	L	192	15.00	2018
					70
					0.00
					2,000

BUILDING SUB-AREA SUMMARY SECTION					
Code	Description	Living Area	Floor Area	EIF Area	Unit Cost
BAS	First Floor	1,384	1,384	0	0
CCL	Cath Clg	0	16	0	0
FGR	Garage	0	576	0	0
FUS	Upper Story	1,008	1,008	0	0
UBM	Basement Unfin	0	1,384	0	0
WDK	Deck, Wood	0	370	0	0
Ttl Gross Liv / Lease Area		2,392	4,738		

2 SARAHBETH LN

Location 2 SARAHBETH LN

Mblu 114/D / SB1/ /

Acct#

Owner SERGI JOSEPH

Assessment \$648,800

Appraisal \$648,800

PID 11532

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$502,700	\$146,100	\$648,800

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$502,700	\$146,100	\$648,800

Owner of Record

Owner SERGI JOSEPH
Co-Owner
Address 2 SARAHBETH LN
 WAREHAM, MA 02571

Sale Price \$195,000
Certificate
Book & Page 35185/0247
Sale Date 10/15/2007
Instrument 1P

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SERGI JOSEPH	\$195,000		35185/0247	1P	10/15/2007
JAS REALTY LLC	\$800,000		33697/0202	1G	11/17/2006
MAROTTA LOUISE M	\$100,000		10555/0152		10/29/1991

Building Information

Building 1 : Section 1

Year Built: 2007
Living Area: 2,392
Replacement Cost: \$544,241
Building Percent Good: 92

Replacement Cost \$500,700
 Less Depreciation:

Building Attributes

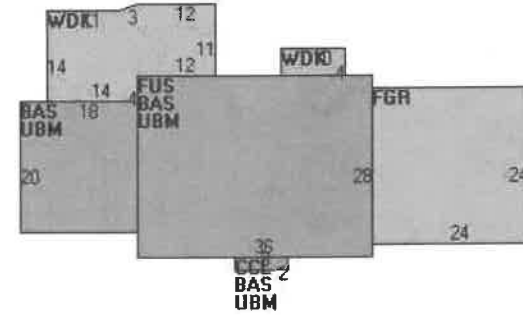
Field	Description
Style:	Colonial
Model	Residential
Grade:	Above Ave
Stories:	2
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shing
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Hot Air
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average
# of Fireplaces	1
Fireplace Type	02
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos2/WarehamMAPPhotos/A0010514195.jpg>)

Building Layout



(https://images.vgsi.com/photos2/WarehamMAPPhotos/Sketches/11532_11)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,384	1,384
FUS	Upper Story	1,008	1,008
CCL	Cath Clg	16	0
FGR	Garage	576	0
UBM	Basement Unfin	1,384	0
WDK	Deck, Wood	370	0
		4,738	2,392

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone R130
Neighborhood 0071
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 3.31
Frontage 0
Depth 0
Assessed Value \$146,100
Appraised Value \$146,100

Outbuildings

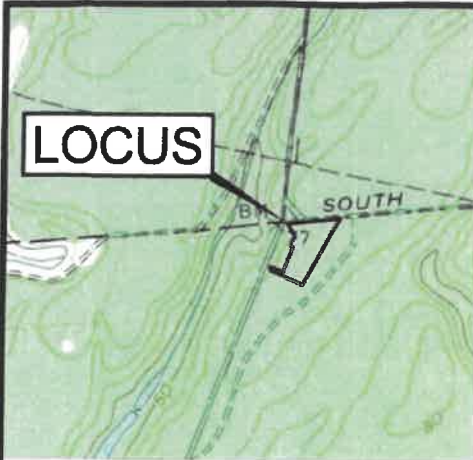
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED/FRAME			192.00 S.F.	\$2,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$502,700	\$146,100	\$648,800
2023	\$443,000	\$134,300	\$577,300
2022	\$356,200	\$134,300	\$490,500

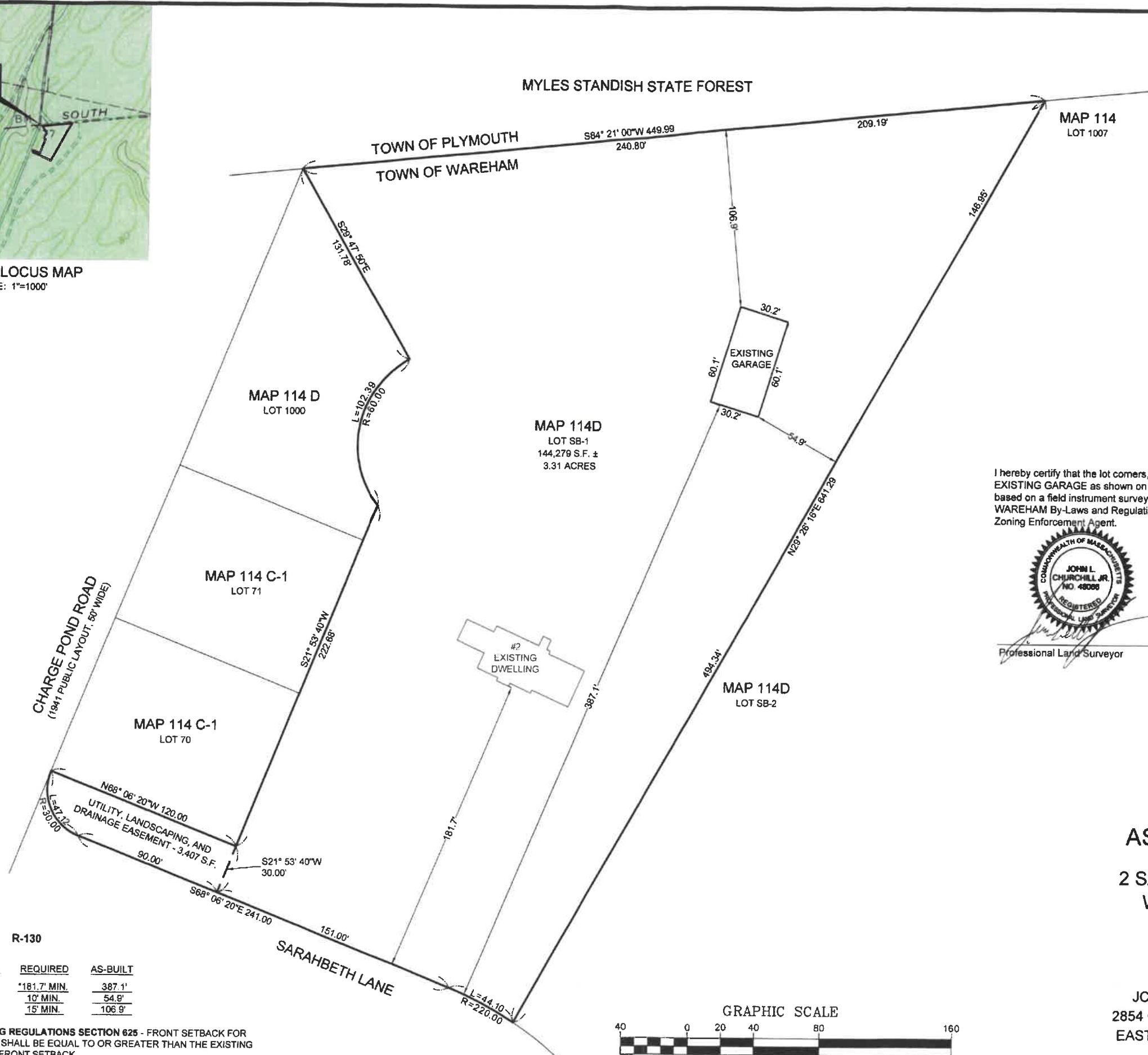
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$502,700	\$146,100	\$648,800
2023	\$443,000	\$134,300	\$577,300
2022	\$356,200	\$134,300	\$490,500

EXHIBIT D



U.S.G.S LOCUS MAP
SCALE: 1"=1000'

PLAN BK. 52, PG. 576



OWNER OF RECORD:
JOSEPH SERGI
2 SARAHBETH LANE
WAREHAM, MA 02571

FEMA FLOOD ZONE:
X

FEMA MAP NUMBER:
25023C0491K

ASSESSOR'S MAP & LOT:
MAP 114D, LOT SB-1

DEED REFERENCE:
BOOK 35185, PAGE 247

PLAN REFERENCES:
PLAN BOOK 52, PAGE 576
PLAN BOOK 53, PAGE 608
PLAN BOOK 56, PAGE 960

I hereby certify that the lot corners, dimensions, and setbacks to the EXISTING GARAGE as shown on this plan are correct and were based on a field instrument survey. Conformance to the Town of WAREHAM By-Laws and Regulations shall be determined by the Zoning Enforcement Agent.



Professional Land Surveyor

12/4/23
DATE

**GARAGE
AS-BUILT PLAN**
AT
2 SARAHBETH LANE
WAREHAM, MA

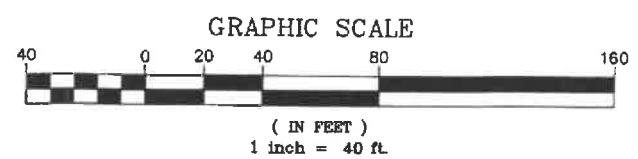
PREPARED FOR:
JOSEPH SERGI

PREPARED BY:
JC ENGINEERING, INC.
2854 CRANBERRY HIGHWAY
EAST WAREHAM, MA 02538

ZONING DISTRICT: R-130

ACCESSORY BUILDING	REQUIRED	AS-BUILT
FRONT SETBACK =	*181.7' MIN.	387.1'
SIDE SETBACK =	10' MIN.	54.9'
REAR SETBACK =	15' MIN.	106.9'

*PER WAREHAM ZONING REGULATIONS SECTION 625 - FRONT SETBACK FOR ACCESSORY BUILDING SHALL BE EQUAL TO OR GREATER THAN THE EXISTING PRINCIPAL BUILDING'S FRONT SETBACK.



SCALE: 1" = 40' DECEMBER 4, 2023