

Request for

VARIANCE OR SPECIAL PERMIT

to the

WAREHAM ZONING BOARD OF APPEALS

JOYCE & ROBERT BECKETT

6 Hammond St.

**Point Independence
Wareham, MA**

INDEX

1. SPECIAL PERMIT / VARIANCE APPLICATION

- APPLICATION FORM
- APPLICANT INFORMATION SHEET
- BUILDING DEPARTMENT DENIAL LETTER
- ZONING NARRATIVE

2. ABUTTERS

- CERTIFIED LIST OF ABUTTERS
- ASSESSOR'S MAP 2 SEGMENT
- ASSESSOR'S NOTIFICATION MAP

3. EXHIBITS & ATTACHMENTS

- ASSESSOR'S FIELD CARD
- DEED
- 780CMR CEILING HEIGHT REQUIREMENTS
- WEBSTER'S DEFINITION OF DORMER
- EXISTING BUILDING PHOTOS
- DRAWING A1 EXCERPT

POCKETS

- EXISTING / PROPOSED SITE PLAN
F.W. Westgate & Associates (2.2.24)
- PROPOSED PLAN
Lockwood Architects 1356 A1 (3.5.24)



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 \$20.00 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: 6 HAMMOND ST. LOT: 2 MAP: 21B
ZONING DISTRICT: OV2
USE REQUESTED: RESIDENTIAL
OWNER OF LAND & BUILDING: JOYCE & ROSE BRESNELL # 617.513.7183
ADDRESS OF OWNER: 6 OAK TREE LANE, FRANKLIN, MA 02038
PERSON(S) WHO WILL UTILIZE PERMIT: OWNER
ADDRESS: 6 OAK TREE LANE, FRANKLIN, MA 02038
DATE: 3/25/24 SIGNATURE: [Signature]

This application was received on the date stamped here:

WAREHAM TOWN CLERK
2024 APR 9 AM 11:57

Town Clerk:	_____	Date:	_____		
Tax Collector:	<u>Batly King</u>	Date:	<u>3/25/24</u>		
Planning/Zoning Dept.:	<u>Sonia Raposo</u>	Date:	<u>4.9.24</u>		
Application fee paid:	<u>300.00</u>	Check #:	<u>1161</u>	Receipt:	_____
Advertising fee paid:	<u>150.00</u>	Check #:	<u>1162</u>	Receipt:	_____
Abutters fee paid:	<u>26.88</u>	Check #:	<u>1163</u>	Receipt:	_____

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: **William H. Lockwood R.A., of Lockwood Architects, LLC**

Applicant's Address: **PO Box 95 Onset, MA 02558**

Telephone Number: **508.273.0111**

Cell Phone Number: **508.221.1843**

Email Address: **lockwoodarch@gmail.com**

Address of Property/Project: **6 Hammond St.**

Landowner Name: **Joyce & Robert Beckett**

Owner's Address: **6 Oak Tree Lane, Franklin, MA 02038**

Telephone Number: **617.513.7983**

Contact Person: **William H. Lockwood**

Telephone Number: **508.273.0111**

Map **2** Lot **59B**

Zone **OV2**

Date Approved _____ Date Denied _____

Comments:



TOWN of WAREHAM
Massachusetts
BUILDING DEPARTMENT

Paul E. Turner
Director of Inspectional Services

March 5, 2024

William Lockwood
P.O. Box 95
Onset, Massachusetts 02558

RE: 6 Hammond Street/ Map 2, Lot 59-B

Mr. Lockwood,

I have reviewed your building permit application, B-24-72, submitted February 13, 2024 with a scope of work stating; "second floor bathroom addition" located at 6 Hammond Street, Wareham Massachusetts.

The proposed addition is being constructed on a pre-existing nonconforming structure. The proposed work will take place in the rear and side set back. The work will be intensifying the nonconformity by building the structure to an increased height. The existing Floor Area Ratio is 52%. The proposed F.A.R. is 63%.

In your application requested relief from this structure by citing section 1392.1 from the By-Laws. In my opinion the structure that you are proposing is a second floor addition not a dormer. The structure does have some attributes of a dormer, but the structure as a whole meets the definition of a second floor. The Zoning By-Laws and the Building Code does not define "second floor" or "dormer". The Bylaws direct us to Webster's Dictionary. According to Webster's Dictionary the meaning of a dormer is *a window set vertically in a structure projecting through a sloping roof* and defines *a second floor as the floor just above the lowest floor.*

ARTICLE 13: ZONING PROTECTION

1390 DE MINIMIS

1391

Regardless whether there are increases in the non-conforming nature of a structure, the following alterations, enlargements, extensions, or structural changes to lawfully existing single or two family residential structures may be allowed in accordance with the procedures set forth below; provided that:

1. Relief is limited solely to that portion of the building or structure which is presently dimensionally nonconforming.
2. The resulting changes on the non-conforming side will be no closer than five feet from the side or rear property line.
3. The resulting distance to the nearest residence at the side where the proposed construction will take place is equal to or greater than the sum of the required setbacks of the adjacent lots.
4. The resulting construction will meet all building, fire, safety, conservation, and health requirements for said zoning district.

1392

In accordance with the aforementioned provisions, the following de Minimis alterations are allowed:

1. Dormers that do not extend above the height of the existing roof peak and do not add more than 400 square feet of floor area.
2. Enclosing an existing porch of any size.
3. Bay windows in the side and rear setbacks which are cantilevered and do not have foundations.

4. Bay windows which protrude no more than two feet into the required front yard setback and are no less than five feet from the front property line.
5. A balcony or bay window limited to half the length of the building: not more than two feet.
6. Open terrace or steps, stoop, or similar structure under four feet in height: up to half the required setback.
7. Window sill, chimney, roof eave, fire escape, fire tower, storm enclosure or similar architectural structures or steps or stoops over four feet in height: not more than two feet.

Your application is being denied under the following sections of the Wareham Zoning Bylaws;

ARTICLE 6: DENSITY AND DIMENSIONAL REGULATIONS

628 EXISTING SMALL LOTS

CATEGORY 1 CATEGORY 2 CATEGORY 3

Lawfully existing Lots in RESIDENTIAL DISTRICTS

Lot Area range, in square feet	0-5,000	5,001-10,000	10,001-15,000
Front Setback min, in feet	AA	20	20
Side Setback min, in feet	10	10	10
Rear Setback min, in feet	10	10	10
FAR max, by percentage	30	25*	17*

Lawfully existing Lots in VILLAGE DISTRICTS

Lot Area range, in square feet	0-5,000	5,001-10,000	10,001-15,000
Front Setback min, in feet	AA	AA	AA
Side Setback min, in feet	10	10	10
Rear Setback min, in feet	10	10	10
FAR max, by percentage	25	20*	17*

AA = Average Alignment

* Total floor area shall not be less than the maximum allowed by the prior, smaller size category

ARTICLE 13: ZONING PROTECTION

1350 NON-CONFORMING STRUCTURES;

1352
 If the Building Official determines that a proposed addition, alteration, or extension to a lawfully nonconforming single or two family residential structure increases the non-conforming 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-conforming nature would include but not be limited to:

1. A structure that continues along the same line as an existing encroachment without increasing the encroachment.
2. A non-conforming structure rebuilt that decreases the pre-existing non-conforming setback.
3. **A non-conforming structure built in the same footprint to an increased building height.**

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 for the construction of the structure and a **Variance** for excess Floor Area Ratio from the **Zoning Board of Appeals** in order to proceed with your application.

The subject project is located in the **OV-2** 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.

NARRATIVE REGARDING PROJECT

RE: **JOYCE & ROBERT BECKETT**

6 Hammond St.
Map 2, Lot 59B

SITE DESCRIPTION

The subject property is located in the Point Independence section of Wareham in an OV2 residential zone. The property is located in a VE19 flood zone. The lot is 1590 square feet which is not quite 32% of the 5,000 square feet prescribed by the zone. The lot has 32.38 feet of frontage.

The structure was built about 1940 which predates zoning,

At least two on-site parking spaces are currently provided. The property is served by Town water and Town sewer.

PROJECT DESCRIPTION

A second floor addition of about 167 useable square feet is proposed for purpose of providing a bathroom and mechanical space. An additional 60 square feet of low headroom attic space is also included. There are currently two bedrooms and that is not proposed to be changed. The house will remain a single family residence.

REASONS FOR GRANTING THE VARIANCE/SPECIAL PERMIT

Relief is being sought from the north, west and east side setbacks to allow construction of the second floor addition. The (pre)existing non-conforming structure is only 5.9 feet off north property line, 6.0 feet off the west property line and about 5.5 feet off the east property line. The addition will be constructed entirely above the existing structure. Construction would occur within the setback, but it would not increase these existing non-conformities.

Relief is sought from the Floor Area Ratio (FAR) requirement of 25% to allow an increase from the existing condition of about 52% to a proposed condition of about 63%. Although this creates an apparent increase in the non-conformity, it does not create a new non-conformity. The Petitioners feel that the 167 square foot excess area is of little concern (DeMinimus).

If the project were allowed to be constructed as a "dormer" it would be in fact a "By Right" project under the "De Minimis" rules of Section 1392.1 which allows an increase of up to 400 square feet so long as it does "not extend above the height of the existing roof peak." This project complies with both of those criteria.

The Building Commissioner states that although "The structure does have some attributes of a dormer, but the structure as a whole meets the definition of a second floor." He goes on to cite the Webster's Dictionary definition of a "dormer," which is quite limited. In common usage the definition is much broader. In fact, the rest of the Webster's definition that was not cited states "also: the roofed structure containing such a window." The Webster's page is included as an exhibit in Part 3 of this filing.

In his second paragraph (and by emphasis in red of cited sections 1352.3 and 1392.1) the Building Commissioner states that "The work will be intensifying the non-conformity by building the structure to an increased height." This is not the case. Drawing A1, in the pocket, and the excerpt from that drawing, which is included in the exhibits, both show that the new roof is designed to be about 3 inches lower than the existing ridge.

This project is a small addition to a small house on a small lot. It is, however, a big project for the Petitioners. The project was carefully designed to fit within the four corners of 1392.1, otherwise it would have been design differently. It satisfies the crucial criteria of size, height, and yes we believe, being a dormer.

WAREHAM ZONING BOARD OF APPEALS
KIM & MARK ARON
84 Pinehurst Dr., Wareham

The obvious purpose and intent of the Section 1390 is to allow a path forward for small projects such as this without the burden of full compliance with all other zoning provisions. In other words, DeMinimus, of little concern.

The language of this section mimics that of the Majority opinion of Bjokland v. The Zoning Board of Appeals of Norwell [450 Mass. 357] (2008) which states "... Concerns over the making of small-scale alterations, extensions, or structural changes to a preexisting house are illusory. Examples of such improvements could include the addition of a dormer, the addition or enclosure of a porch or sunroom, ... Because of their small-scale nature, the improvements mentioned could not reasonably be found to increase the non-conforming nature of the structure..."

It is felt that these proposed improvements will provide an overall benefit to the petitioner, the property, the Town, and the neighborhood, and can be accomplished without substantial detriment to the public good during or after construction. It is further felt that this can be accomplished without nullifying or substantially derogating from the intent or purpose of the Wareham Zoning Bylaws.

Due to the unique size of the lot, and the shape and location of the existing structure thereon, no other possible location for a bathroom that is accessible from the bedroom without having to traverse the winder stairs exists. This creates a hardship, and potential overnight danger for the Petitioners

The petitioners intend to spend increasing amounts of time on the property, and relief will allow more beneficial enjoyment of the property by them. We, therefore believe, that in lieu of By-Right permitting, this Special Permit/Variance can be reasonably granted, and encourage the Board to favorably review this request.



TOWN OF WAREHAM ABUTTERS

MAP 2 LOT 59.B

OWNER ROBERT + JOYCE BECKETT

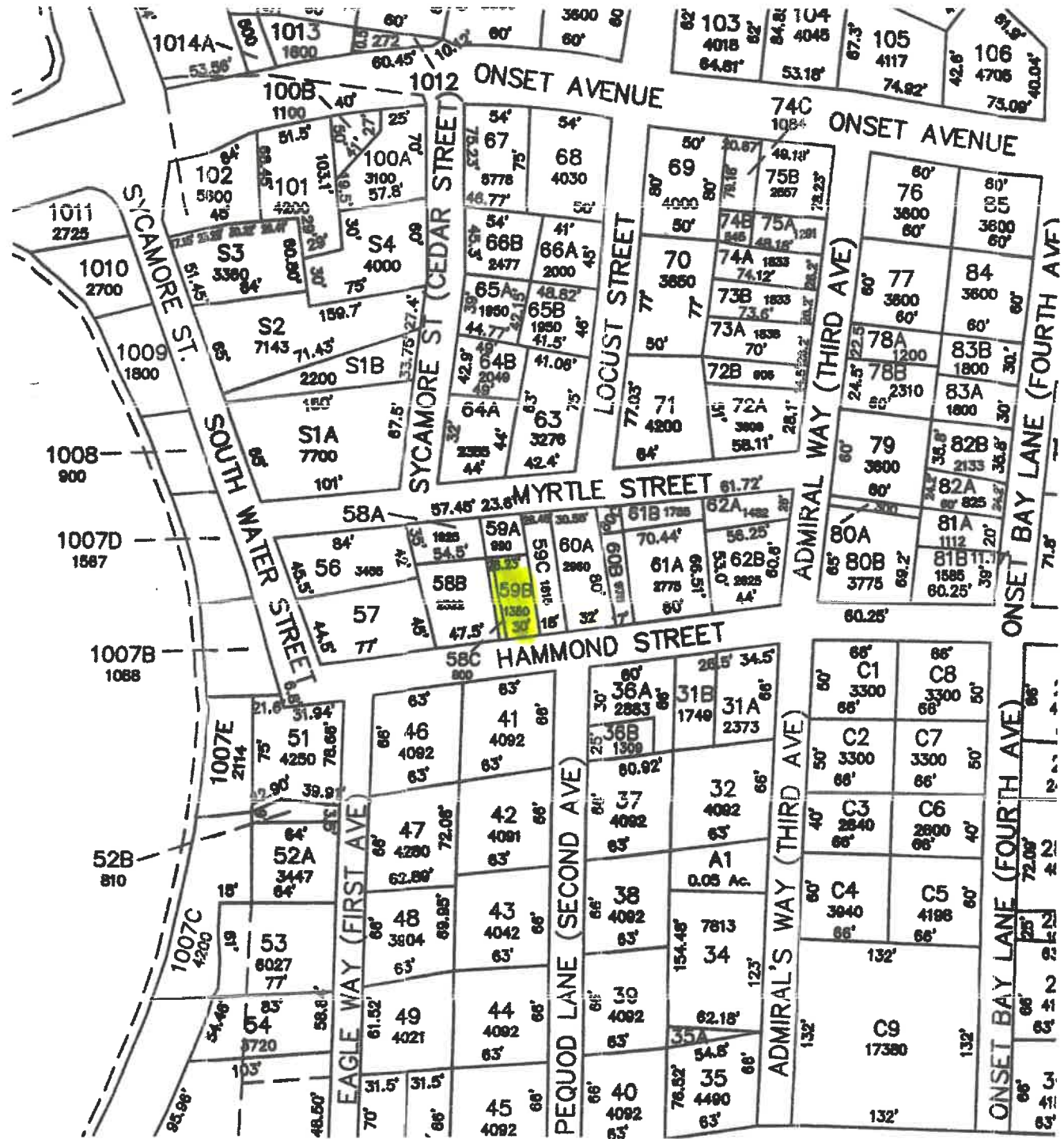
MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
2-0-31.A	PIAZZA ANTHONY J, PIAZZA BONIE A TRUSTEES	15 LORINE RD.	ATTLEBORO, MA	02703
2-0-31.B	JACOBSON PETER R TRUSTEE OF THE, ANNA P JACOBSON TRUST	7 HAMMOND ST	BUZZARDS BAY, MA	02552
2-0-32	EDE ELIAS N, EDE ERNESTINE S TRUSTEES	1041 NE 93RD ST.	MIAMI SHORES, FL	33138
2-0-36.A	MORGAN MARY J, ST GERMAIN LAWRENCE A	5 HAMMOND ST.	BUZZARDS BAY, MA	02532
2-0-37	ONEILL JUNE A TRUSTEE, JUNE ONEILL 1999 REV TRUST	135 BOW ST UNIT 10, HARBOUR PLACE	PORTSMOUTH, NH	03801
2-0-41	KRAL PATRICIA M.	241 SOUTH AVE.	WHITMAN, MA	02382
2-0-42	SADATIS PAUL JR.	22 FARADAY ST.	HYDE PARK, MA	02136
2-0-46	INFANTINO WILLIAM A, INFANTINO ELAINE S	926 HIGH ST.	BRIDGEWATER, MA	02824
2-0-47	FONITONI JOAN A, THALACKER KIM M	150 E FOXBORO ST.	SHARON, MA	02067
2-0-51	STEPHENS ELIZABETH M.	PO BOX 1259.	ONSET, MA	02558
2-0-56	CARNAHAN VIRGINIA C, CARNAHAN DAVID L TRUSTEES	671 GREAT PLAIN AVE.	NEEDHAM, MA	02492
2-0-57	BOURGALT STEPHEN J.	4 MAPLEWOOD TERR	FITCHBURG, MA	01420
2-0-58.A	TACITO CHARLES D, TACITO MAUREEN A	18 APACHE TRAIL,	MEDFORD, MA	02155
2-0-58.B	4 HAMMOND ST LLC, C/O CARLO E BORTONE	92 CHAPEL ST.	NEWTON, MA	02458
2-0-59.B	BECKETT ROBERT P JR, BECKETT JOYCE S	6 OAK TREE LN,	FRANKLIN, MA	02038
2-0-59.C	JUDD WILLIAM F, JUDD KATHLEEN M	PO BOX 601.	ONSET, MA	02558
2-0-60.B	RATACKI DONNA,	14 HAMMOND ST.	BUZZ BAY, MA	02552
2-0-60.C	MEL O STEVEN S.	10 LAKESHORE DR.	ATTLEBORO, MA	02703
2-0-62.A	NOYES ROBERT N, NOYES GLENDA H TRUSTEES	84 EAST ST.	PEPPERELL, MA	01463
2-0-62.B	SLUTPHEN MARK A + MORGAN AMY C + SIMMONS CHARLOTTE M	16 HAMMOND ST, GENERAL DELIVERY	ONSET, MA	02558
2-0-63	CABRAL MICHAEL J, CABRAL DAVID J	52 HEWITT AVE.	TAUNTON, MA	02780
2-0-64.A	MAGUIRE LAUREN L, MAGUIRE CHESTER H JR	33 DOUGLAS AVE.	BURLINGTON, MA	01803
2-0-64.B	SANBORN CATHERINE M	PO BOX 1516	ONSET, MA	02558
2-0-65.A	KENEFICK PETER J.	21 WINDY HILL DR.	S WINDSOR, CT	06074
2-0-65.B	ANDREWS LORI M	8 LOCUST ST	ONSET, MA	02558
2-0-71	HAUSER ELI, STONE MAURICE I, BOYLSTON ST PROPERTIES	C/O M STONE 6 LIBERTY SQUARE STE 99206	BOSTON, MA	02109
2-0-72.A	IANIRO MICHAEL P, IANIRO KIMBERLY A	16 PINECREST LN,	ASHLAND, MA	01721
2-0-81.A	LAFOCK JEAN-DANIEL GABRIEL	4 CHANTICLEER DR	BEVERLY, MA	01915
2-0-81.B	DINEEN JUDITH,	PO BOX 610.	ONSET, MA	02558

CERTIFIED ABUTTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 3/11/2024

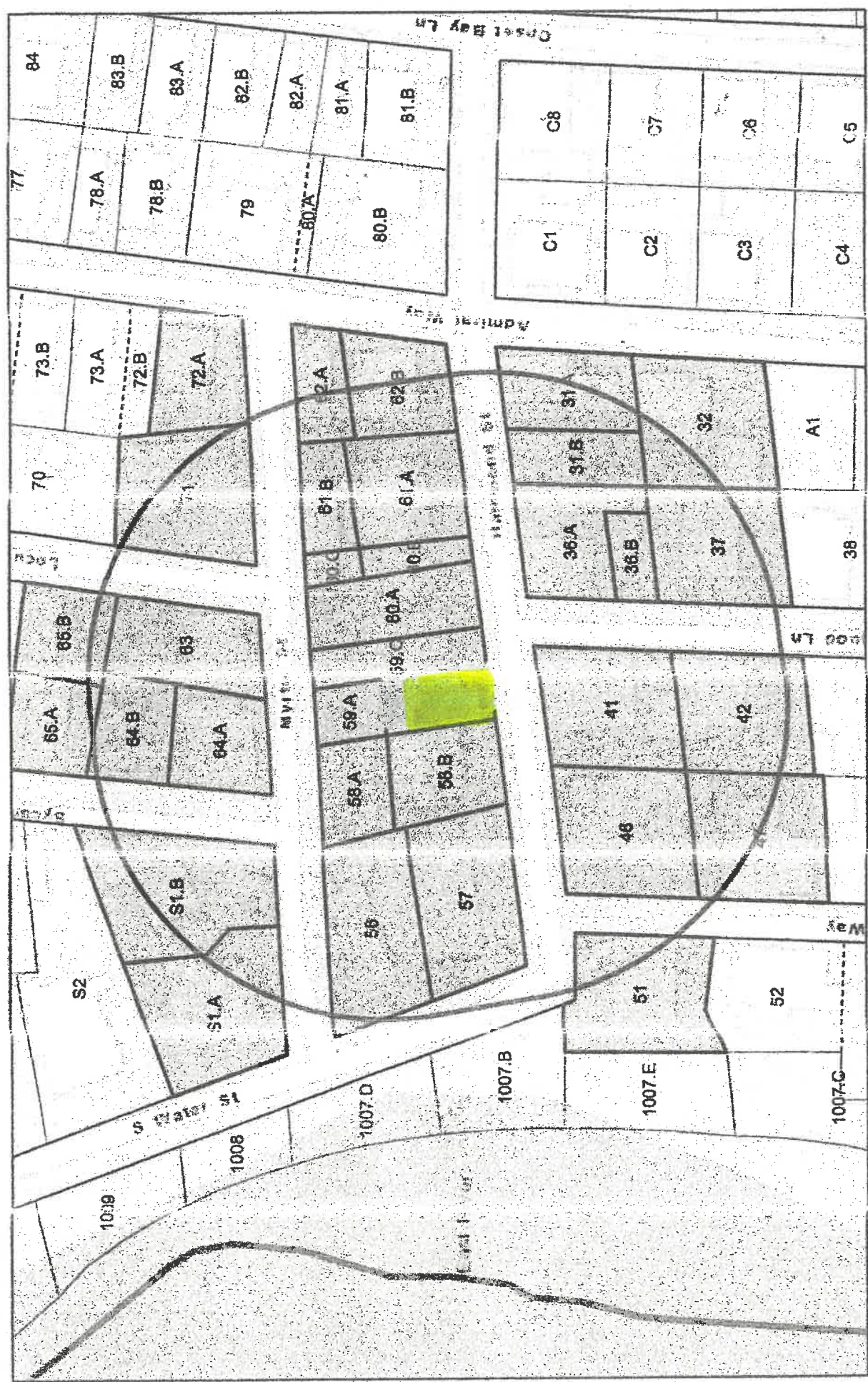
W. Kevin O'Keefe
ASSESSORS OFFICE

REQUESTED BY BILL LOCKWOOD
508 273-0111 LOCKWOODARCH@GMAIL.COM

ASSESSOR'S MAP 2 SEGMENT

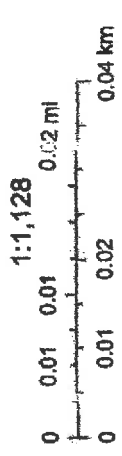


WAREHAM ZONING BOARD OF APPEALS
JOYCE & ROBERT BECKETT
6 Hammond St.



3/11/2024, 10:35:51 AM

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



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

Web AppBuilder for ArcGIS

Esri, HERE, Garmin, INCREMENT P, NGA, USGS | FEMA, MassGIS | MassDEP |

6 HAMMOND ST

Location 6 HAMMOND ST

Mblu 2 / 59/B /

Acct#

Owner BECKETT ROBERT P JR

Assessment \$349,600

Appraisal \$349,600

PID 974

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$177,800	\$171,800	\$349,600
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$177,800	\$171,800	\$349,600

Owner of Record

Owner BECKETT ROBERT P JR
 Co-Owner BECKETT JOYCE S
 Address 6 OAK TREE LN
 FRANKLIN, MA 02038

Sale Price \$225,000
 Certificate
 Book & Page 39418/0147
 Sale Date 12/16/2010
 Instrument UNKQ

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BECKETT ROBERT P JR	\$225,000		39418/0147	UNKQ	12/16/2010
VANDERVEER ELIZABETH	\$135,000		19119/0025	UNKQ	11/30/2000
DUMONT CHERYL J TRUSTEE OF	\$96,500		16504/0150	UNKQ	08/13/1998
CUBELLIS LENORD G & VIRGINIA	\$45,000		13858/0131	10	09/28/1995
GOSLING WILHELMINA H	\$1		3710/0787	UNKQ	09/23/1971

Building Information

Building 1 : Section 1

Year Built 1940

Living Area: 828
Replacement Cost: \$237,078
Building Percent Good: 75
Replacement Cost Less Depreciation: \$177,800

Building Attributes

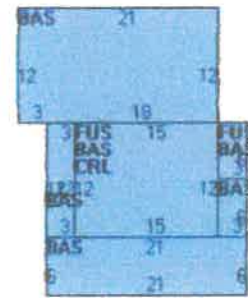
Field	Description
Style:	Conventional
Model:	Residential
Grade:	Below Ave
Stories:	2 Stories
Occupancy:	1
Exterior Wall 1:	Wood Shingle
Exterior Wall 2:	Clayboard
Roof Structure:	Gable/Hip
Roof Cover:	Asphalt Shing
Interior Wall 1:	Panel
Interior Wall 2:	Drywall
Interior Fir 1:	Carpet
Interior Fir 2:	Pine/Soft Wood
Heat Fuel:	Gas
Heat Type:	Forced Hot Air
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fodr:	
Total Rooms:	6 Rooms
Bath Style:	Average
Kitchen Style:	Average
# of Fireplaces:	
Fireplace Type:	
Finish Bsmt SF:	
Fin Bsmt Qual:	
Num Park:	
Fireplaces:	
Frnt Crdn:	
Basement:	

Building Photo



<https://images.vgsi.com/photos2/WarhamMAPhotos/70003109130.jpg>

Building Layout



https://images.vgsi.com/photos2/WarhamMAPhotos/Sketches/974_974_2

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	630	630	
FUS	Upper Story	198	198	
CRL	Crawl Space	180	0	
		1,008	828	

Extra Features

Extra Features

Legend

No Data for Extra Features

Land Use

Use Code 1010
Description SINGLE FAMILY
Zone OVR
Neighborhood 0061
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.03
Frontage 0
Depth 0
Assessed Value \$171,800
Appraised Value \$171,800

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
	\$177,800	\$171,800	\$349,600
2023	\$161,800	\$156,200	\$318,000
2022	\$126,100	\$156,200	\$282,300

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$177,800	\$171,800	\$349,600
2023	\$161,800	\$156,200	\$318,000
2022	\$126,100	\$156,200	\$282,300



2010 00107628
Bk: 39418 Pg: 147 Page: 1 of 2
Recorded: 12/16/2010 02:57 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

ELIZABETH VAN DER VEER, of Marion, Plymouth County, Massachusetts,

for consideration paid and in full consideration of Two Hundred Twenty Five Thousand and 00/100 (\$225,000.00),

grants to: **ROBERT P. BECKETT, JR. and JOYCE S. BECKETT**, husband and wife, as tenants by the entirety, of 6 Oak Tree Lane, Franklin, MA 02038,

with Quitclaim Covenants

The land with the buildings thereon in that part of Wareham, Plymouth County, Massachusetts, known as Point Independence, being the northerly side of Hammond Street, and being a portion of Lots 58 and 59 (said Lots 58 and 59 are shown on a plan entitled, "Plan of a Piece of Land in Wareham, Massachusetts, situated at Point Independence on Long Neck owned by Job D. Hammond, Surveyed and Drawn by G. Clinton Humphrey," recorded in Plan Book 1, Page 112, at the Plymouth County Registry of Deeds and the herein conveyed parcel is bounded and described as follows;

Beginning at a stake in the northerly sideline of Hammond Street, said point of beginning being 163 feet West, as measured along said northerly sideline of Hammond Street, from the corner of Hammond Street and Third Avenue; said point of beginning is further identified as being the southwesterly corner of land now or formerly of Sweet and formerly of Enoch W. North;

Thence Northerly in line of land now or formerly of said Sweet, and formerly of said North, 50 feet six inches;

Thence Westerly, by land formerly of Isam Mitchell, 30 feet to the easterly sideline of Lot 58, on the above mentioned plan;

Thence Southerly along said easterly sideline of said Lot 58 to a point 46 1/2 feet Northerly as measured along the sideline of Lot 58 from the northerly side of Hammond Street;

Thence Southerly 46 1/2 feet along land formerly of Marion W. Holmes, now or formerly of Kingston, to a point in the northerly sideline of Hammond Street which is 2 1/2 feet Westerly, as measured in said sideline of Hammond Street, from the southeasterly corner of said Lot 58;

Thence Easterly in the northerly sideline of said Hammond Street 32 1/2 feet to the point of beginning.

Wareham
PROPERTY ADDRESS: 6 Hammond Street, Wareham, MA 02558

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 12/16/2010 02:57 PM
Ct# 047059 30835 Doc# 00107628
Fee: \$1,026.00 Cons: \$225,000.00

CANCELLED

BEING the same premises conveyed to the grantor by deed of Cheryl J. Dumont, Trustee of DUMONT REALTY TRUST u/d/t dated July 22, 1998, recorded with Plymouth County Registry of Deeds in Book 16504, Page 145.

Witness my hand and seal this 16th day of December, 2010.


Elizabeth Van der Veer

COMMONWEALTH OF MASSACHUSETTS


Norfolk, ss.

December 16, 2010

On this 16th day of December, 2010, before me, the undersigned notary public, personally appeared the above-named Elizabeth Van der Veer, proved to me through satisfactory evidence of identification, being a Massachusetts Driver's License, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



JOHN J. ROCHE
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES MAY 23, 2014


Notary Public
My Commission Expires:
5/23/2014

**780 CMR MASSACHUSETTS STATE BUILDING CODE
REQUIREMENTS FOR CEILING HEIGHT**

**SECTION R305
CEILING HEIGHT**

R305.1 Minimum Height. Habitable space and hallways shall have a ceiling height of not less than seven feet (2,134 mm). Bathrooms, toilet rooms, laundry rooms and habitable space in basements shall have a ceiling height of not less than six feet, eight inches (2,032 mm).

Exceptions:

1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm).
2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.
3. Beams, girders, ducts or other obstructions in *basements* containing *habitable space* shall be permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor.

R305.1.1 Basements. Portions of *basements* that do not contain *habitable space* or hallways shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exception: At beams, girders, ducts or other obstructions, the ceiling height shall be not less than 6 feet 4 inches (1931 mm) from the finished floor.

don-ny-brook \ˈdɒ-nē-brūk\ *n.*, often cap [Donnybrook Fair, annual Irish event known for its brawls] : an uproarious brawl
do-nor \ˈdɒ-nər\ *n.* : one that gives, donates, or presents
donut var of DOUGHNUT
doo-dad \ˈduː-dad\ *n.* : an often small article whose common name is unknown or forgotten
doe-die \ˈduː-diː\ *v* **doe-died**; **doe-dieing** : to draw or scribble aimlessly while occupied with something else — **doodle** *n.* — **doe-dier** *n.*
doom \ˈduːm\ *n.* 1 : JUDGMENT; esp : a judicial condemnation or sentence 2 : DESTINY 3 : RUIN, DEATH — **doom** *v*
dooms-day \ˈduːmz-dē\ *n.* : JUDGMENT DAY
door \ˈdɔːr\ *n.* 1 : a barrier by which an entry is closed and opened; also : a similar part of a piece of furniture 2 : DOORWAY 3 : a means of access or participation : OPPORTUNITY
door-keep-er \-ˈkiː-pər\ *n.* : a person who tends a door
door-knob \-ˈnɒb\ *n.* : a knob that when turned releases a door latch
door-man \-ˈmæn, -ˈmæn\ *n.* : a usu. uniformed attendant at the door of a building (as a hotel)
door-mat \-ˈmæt\ *n.* : a mat placed before or inside a door for wiping dirt from the shoes
door-plate \-ˈplæt\ *n.* : a nameplate on a door
door-step \-ˈstɛp\ *n.* : a step or series of steps before an outer door
door-way \-ˈwə\ *n.* 1 : the opening that a door closes 2 : DOOR 3
do-pe \ˈdɒ-pe\ *n.* : a form of an amino acid that is used esp. in the treatment of Parkinson's disease
do-pe-amine \ˈdɒ-pe-ˈmɪn\ *n.* : an organic compound that occurs esp. as a neurotransmitter in the brain
dope \ˈdɒp\ *n.* 1 : a preparation for giving a desired quality 2 : an illicit, habit-forming, or narcotic drug; esp : MARIJUANA 3 : a stupid person 4 : INFORMATION
dope *v* **doped**; **dop-ing** 1 : to treat with dope; esp : to give a narcotic to 2 : FIGURE OUT — usu. used with *out* 3 : to take dope — **dop-er** *n.*
dop-ey also **dopy** \ˈdɒ-peɪ\ *adj* **dop-i-er**; **-est** 1 : dulled by alcohol or a narcotic 2 : SLUGGISH 3 : STUPID — **dop-i-ness** *n.*
doping *n.* : the use of a substance or technique to illegally improve athletic performance
Dopp-ler effect \ˈdɒp-lər\ *n.* : a change in the frequency at which waves (as of sound) reach an observer from a source in motion with respect to the observer
do-rag \ˈdɔː-rag\ *n.* : a kerchief worn esp. to cover the hair
dork \ˈdɔːrk\ *n.*, slang : NERD; also : JERK 2
dorm \ˈdɔːrm\ *n.* : DORMITORY
dor-mant \ˈdɔː-mənt\ *adj* : INACTIVE; esp : not actively growing or functioning (◊ buds) — **dor-mant-ly** \-ˈmæn-tli\ *adv*
dor-mer \ˈdɔː-mər\ *n.* [MF *dormeur* dormitory, fr. L *dormitorium*, fr. *dormire* to sleep] : a window built upright in a sloping roof; also : the roofed structure containing such a window
dor-mi-to-ry \ˈdɔː-mi-tɔːr-ē\ *n.*, pl **-ries** 1 : a room for sleeping; esp : a large room containing a number of beds 2 : a residence hall providing sleeping rooms
dor-mouse \ˈdɔː-ˈmaʊs\ *n.* : any of numerous Old World rodents that resemble small squirrels
dor-sal \ˈdɔː-səl\ *adj* : of, relating to, or located near or on the surface of the body that in humans is the back but in most other animals is the upper surface — **dor-sal-ly** *adv*
do-ry \ˈdɔː-ri\ *n.*, pl **dories** : a flat-bottomed boat with high flaring sides and a sharp bow
DOS abbr disk operating system
dose \ˈdɔːs\ *n.* [ME, fr. MF, fr. LL *dosis*, fr. Gk, lit., act of giving, fr. *didonai* to give] 1 : a measured quantity (as of medicine) to be taken or administered at one time 2 : the quantity of radiation administered or absorbed — **dos-age** \ˈdɔː-sij\ *n.*
dose *v* **dosed**; **dos-ing** 1 : to give in doses 2 : to give medicine to
do-sim-e-ter \ˈdɔː-si-mə-tər\ *n.* : a device for measuring doses of radiations (as X-rays) — **do-sim-e-try** \-ˈmɛ-tri\ *n.*

dos-sier \ˈdɔː-si-ər, ˈdɔː-sē-ər\ *n.* [F, bundle of documents labeled on the back, dossier, fr. *dos* back, fr. OP, fr. *dorsum*] : a file containing detailed records on a particular person or subject
dot \ˈdɔːt\ *n.* 1 : a small spot : SPECK 2 : a small mark 3 : a precise point esp. in time (be here at ~)
dot *v* **dot-ter**; **dot-ting** 1 : to mark with a dot (◊ ~) 2 : to cover with or as if with dots — **dot-ter** *n.*
DOT abbr Department of Transportation
dot-age \ˈdɔː-tij\ *n.* : feebleness of mind esp. in old : SENILITY
dot-ard \-ˈtɔːrd\ *n.* : a person in dotage
dot-com \ˈdɔːt-kəm\ *n.* : a company that markets products or services usu. exclusively via a website
dote \ˈdɔːt\ *v* **dot-ed**; **dot-ing** 1 : to be feeble esp. from old age 2 : to be lavish or excessive in attention, affection, or fondness (doted on her niece)
dot matrix *n.* : a rectangular arrangement of dots which alphanumeric characters can be formed (computer printer)
Dou-ay Version \ˈduː-ˈi-ə\ *n.* : an English translation of Vulgate used by Roman Catholics
double \ˈduː-bəl\ *adj* [ME, fr. AF, fr. L *duplex*, fr. *d* + *plus* multiplied by] 1 : TWOFOLD, DUAL (see ~ function) 2 : consisting of two members or parts : being twice as great or as many 4 : folded in two : having more than one whorl of petals (◊ roses)
double *v* **double-d**; **double-ing** 1 : to make, be, come twice as great or as many 2 : to make a bridge that increases the trick values and penalties in opponent's bid 3 : FOLD 4 : CLENCH 5 : to be bent over 6 : to take the place of another 7 : a double 8 : to turn sharply and suddenly; esp : to back on one's course
double *adv* 1 : DOUBLY 2 : two together (sleep ~)
double *n.* 1 : something twice another in size, speed, quantity, or value 2 : a base hit that enables batter to reach second base 3 : COUNTERPART, MATE; esp : a person who closely resembles another : UNDERSTUDY, SUBSTITUTE 5 : a sharp turn : see 6 : FOLD 7 : a combined bet placed on two different tests 8 *pl* : a game between two pairs of players : act of doubling in a card game
double bond *n.* : a chemical bond in which two atoms share two pairs of electrons
double cross *n.* : an act of betraying or cheating associate — **double-cross** \-ˈdɔː-bəl-ˈkrɒs\ *v* — **double-cross-er** *n.*
double-deal-ing \-ˈdɔː-bəl-ˈdiː-lɪŋ\ *n.* : DUPLICITY — **double-deal-er** \-ˈdiː-lər\ *n.* — **double-dealing** *adj*
double-deck-er \-ˈdiː-kər\ *n.* : something having two decks, levels, or layers — **double-deck** \-ˈdiː-k\ *v* — **double-decked** \-ˈdiː-kəd\ *adj*
double-dig-it \-ˈdɔː-bəl-ˈdiː-ʃt\ *adj* : amounting to two digits or more
double down *v* : to become more tenacious, more resolute
double en-ten-dre \ˈduː-bəl-ˈɛn-ˈtɛn-ˈdrɛ, -ˈdɔː-bəl-ˈɛn-ˈtɛn-ˈdrɛ\ *n.*, pl **double entendres** [same or ˈtɛn-ˈdrɛz\ *pl*; double meaning] : a word or expression capable of two interpretations with one usu. risqué
double-head-er \-ˈdɔː-bəl-ˈhe-dər\ *n.* : two games consecutively on the same day
double helix *n.* : a helix or spiral consisting of two strands (as of DNA) in the surface of a cylinder that winds around its axis
double-hung \-ˈdɔː-bəl-ˈhʌŋ\ *adj.* of a window : upper and a lower sash that can slide past each other
double-joint-ed \-ˈdɔː-bəl-ˈdʒɔɪnt-ɪd\ *adj* : having a joint that affords an exceptional degree of freedom of motion : parts joined (a ~ finger)
double-park \-ˈdɔː-bəl-ˈpɑːrk\ *v* : to park a vehicle in a row of vehicles already parked parallel to the curb
double play *n.* : a play in baseball by which two runners are put out
double pneumonia *n.* : pneumonia affecting both lungs
double standard *n.* : a set of principles that are applied more rigorously to one group of people or circumstances than to another
doublet \ˈdɔː-bliːt\ *n.* 1 : a man's close-fitting

EXISTING HOUSE PHOTOS



EXISTING VIEW FROM STREET (SOUTH)



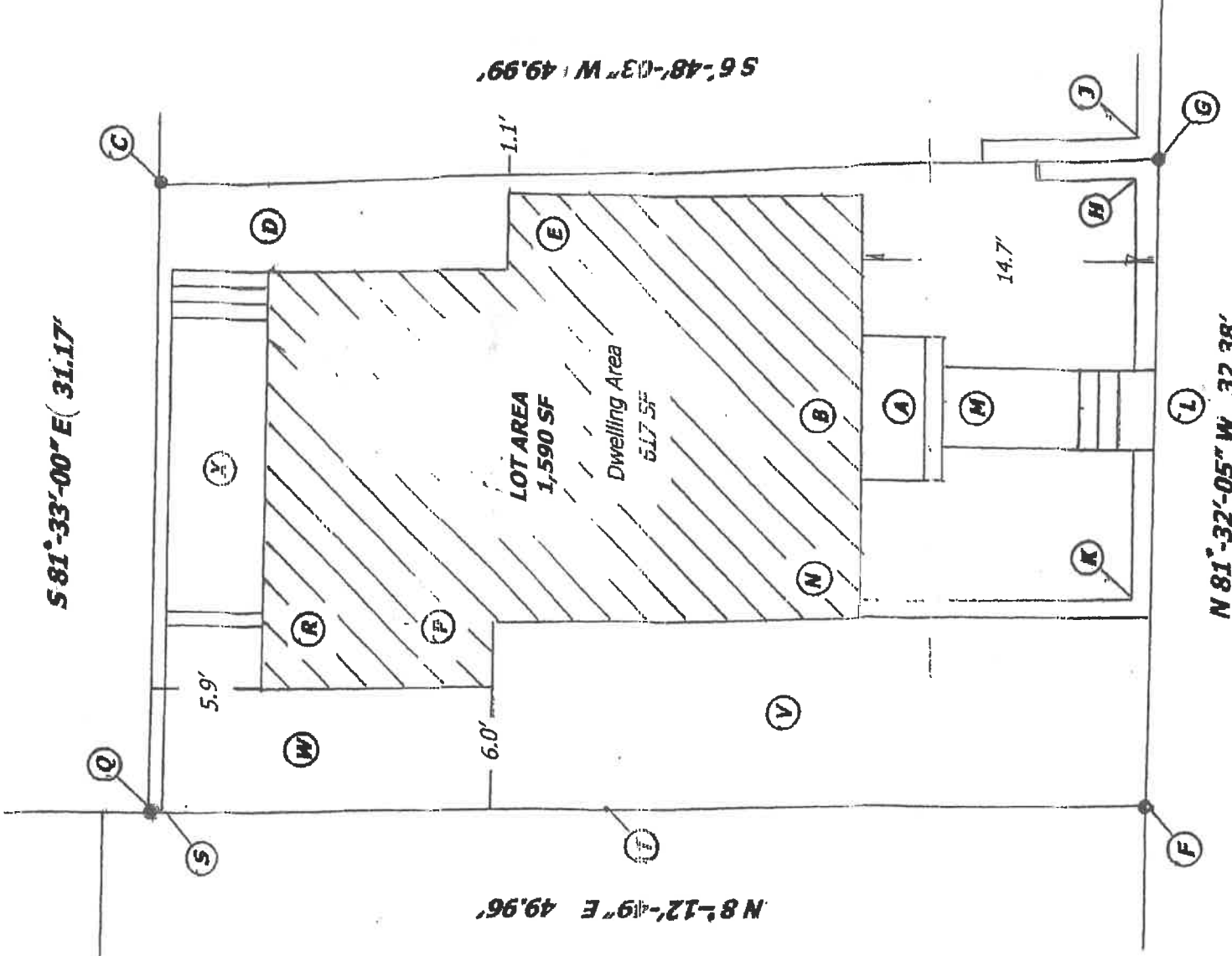
EXISTING VIEW FROM NORTH @ AREA OF ADDITION

WAREHAM ZONING BOARD OF APPEALS
JOYCE & ROBERT BECKETT
6 Hammond St.

**ANNOTATED EXCERPT FROM DRAWING A1
RE: BUILDING HEIGHT**



**WAREHAM ZONING BOARD OF APPEALS
JOYCE & ROBERT BECKETT
6 Hammond St.**



- LEGEND**
- A Deck El. 16.93'
 - B 1st Floor El. 17.48'
 - C Re-Bar El. 19.30'
 - D Pado El. 18.81'
 - E Ho. Cor. El. 18.97'
 - F Spike El. 11.51'
 - G Re-Bar El. 14.56'
 - H Ret. Wall El. 16.16'
 - J Ret. Wall El. 17.39'
 - K Ret. Wall El. 15.12'
 - L Pavement El. 13.44'
 - M Pavement El. 15.62'
 - N Ho. Cor. El. 13.61'
 - P Ho. Cor. El. 14.64'
 - Q IPost El. 14.08'
 - R Ho. Cor. El. 15.22'
 - S Curb El. 15.12'
 - T Curb El. 14.30'
 - V Shell Drive
 - W Crushed Stone
 - X Conc. Walk

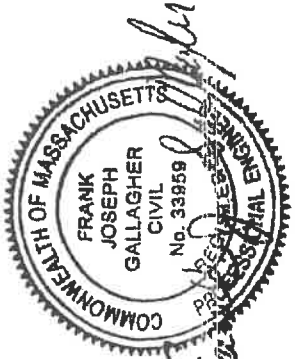
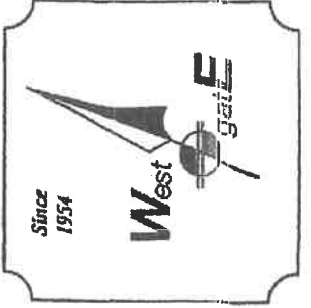
Hammond Street

NOTE
 Dwelling is wood framed and consists of 2 floors with a crawl space under. Elevations are based on FEMA flood data using MENCH RM-8.

PLOT PLAN

**6 Hammond Street
 Wareham, MA**

prepared for
Robert P. Beckett, Jr Et Ux
 Scale 1" = 8' July 15, 2023
 from the office of
F. W. Westgate & Associates
 Surveyors - Engineers - Land Planners
 134 Church Ave. Unit E12 Wareham, MA 02571
 (508) 295-8200 (774) 608-0074



REV. 2/02/24