

THE COMMONWEALTH OF MASSACHUSETTS

Town of Wareham

BOARD OF APPEALS

Petition No. : 7-24
Book: 18024 Page: 0183
Date: March 28, 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: Robert J. & Jeannine Perry

Address: 4 Wareham Lake Shore Dr

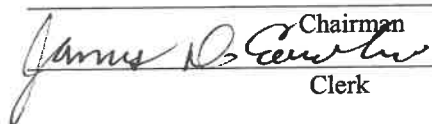
City or Town: E. Wareham, MA 02538

Affecting the rights of the owner with respect to land or buildings at 4 Wareham Lake Shore Dr.,
Wareham, MA Assessor's Map 120 Lot 35

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.


Chairman
Clerk

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

WAREHAM TOWN CLE
2024 APR 10 PM 5:11

No. 7-24

Petition of: Robert J. Perry & Jeannine Perry

Location of Property: 4 Wareham Lake Shore Dr., Wareham, MA

Date of Notification of Hearing: February 22, 2024 & February 29, 2024

Date of Hearing: March 13, 2024 & March 27, 2024

Date of Notification of Decision: March 28, 2024

DECISION: See attached

REASON:

Name and Address of Abutting Owners: Certified Abutters List Attached

.....
James H. Jacobson
.....

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.....
.....
Board of Appeals

NOTICE OF DECISION OF THE WAREHAM ZONING BOARD OF APPEALS

Petition: #7-24

Applicant: Robert & Jeannine Perry

Owner: same

Owner: 4 Wareham Lake Shore Drive, Wareham, MA

Subject Property Address: 4 Wareham Lake Shore Drive, Wareham, MA

Subject Property Parcel ID: Map 120 Lot 35

Date of Public Hearing: March 13, 2024 & March 27, 2024

Date of Notice: March 28, 2024

Decision/Reason:

The Zoning Board of Appeals held a hearing on March 27, 2024, to hear from the applicant and to take testimony regarding the applicant's proposal to rebuild and enclose the front entryway on the existing footprint by removing the existing block and brick front entry staircase.

The Zoning Board of Appeals voted to approve the project as requested and shown on the Plans Sewage Disposal System Repair- Site Plan with a final revision dated 8/16/2023.

Findings: substantially not detrimental to the neighborhood.

The Board also found that this met the standard as a Special Permit and voted to approve the Special Permit with Conditions.

Conditions:

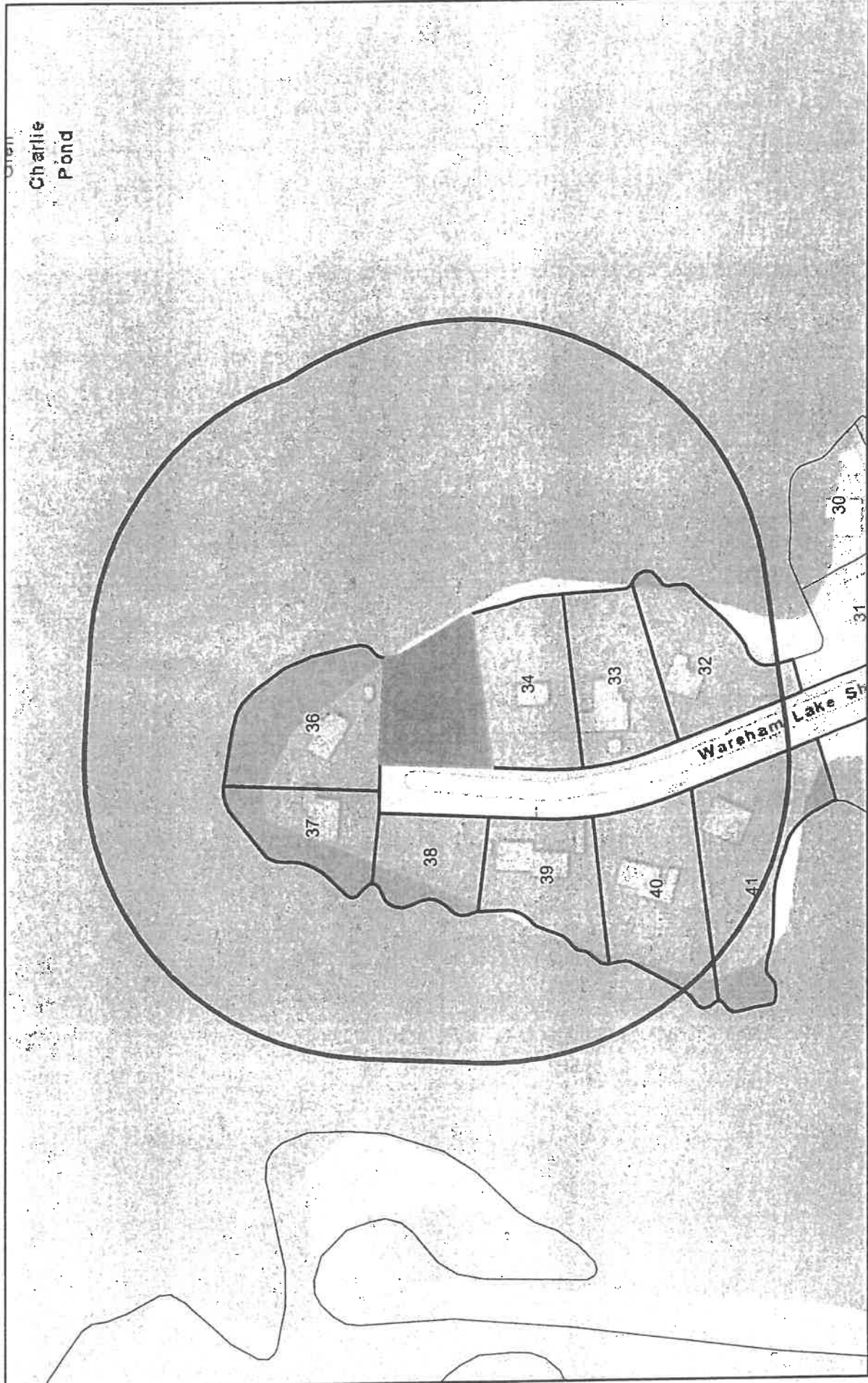
1. The addition to the dwelling is to be constructed per the architectural plans submitted with the application, prepared for Robert & Jeannine Perry, by Schneider, Davignon & Leone, Inc. and dated March 17, 2022.
2. Upon completion, an "As Built" plan is to be submitted to the Building Department with a copy provided to the Board of Appeals.
3. Any relief not expressly granted hereunder is hereby denied.
4. 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.
5. 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 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 does so at the risk that a court may reverse the permit and any construction performed under the permit may be ordered undone.
6. 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.
7. 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

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>G. Renee Atkins</i>				
ASSESSORS OFFICE				
REQUESTED BY				
ROBERT PERRY				
7811 267-2258				
JPGREENEYES58@AOL.COM				

ArcGIS Web Map



ZONING BOARD OF APPEALS DECISION SHEET

Petition Number: 7-24

Petitioner Name: Robert & Jeannine Perry

Map: 120

Lot: 35

Address: 4 Wareham Lake Shore Dr., Wareham, MA

Project: Proposing to remove the existing 7' x 9' block and brick front entry stairs, then rebuilding and enclosing on existing footprint at the subject property

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. _____