



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: 26 Blissful Lane MAP: 119 LOT: 95

ZONING DISTRICT: R-130

USE REQUESTED: \_\_\_\_\_

OWNER OF LAND & BUILDING: Constitution Properties LLC

ADDRESS OF OWNER: 967 N. Main St. Randolph MA. 02368

PERSON(S) WHO WILL UTILIZE PERMIT: JB6C Inc.

ADDRESS: 11 Bedford St. Burlington, MA. 01803

DATE: 11/13/2023 SIGNATURE: [Signature]

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_

Tax Collector: [Signature] Date: 11-15-23

Planning/Zoning Dept.: Yonina Raposo Date: 11.30.23

Application fee paid: 300.00 Check #: 9526 Receipt: \_\_\_\_\_

Advertising fee paid: 150.00 Check #: 9527 Receipt: \_\_\_\_\_

Abutters fee paid: 145.80 Check #: 9528 Receipt: \_\_\_\_\_

WAREHAM TOWN CLERK  
2023 NOV 30 AM 9:05

**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: JBG Inc.

Applicant's Address: 11 Bedford St. Burlington, MA. 01803

Telephone Number: 857-251-5404 - John

Cell Phone Number: "Same" Email-JBGcontractor@gmail.com

Email Address: Ashley.Owen@HomeVestors.com

Address of Property/Project: 26 Blissful Lane

Landowner's Name: Constitution Properties, LLC

Owner's Address: 967 N Main St. Randolph MA 02368

Telephone Number: 781-963-2274

Contact Person: Ashley Owen Telephone Number: 508-386-7364

Map 119 Lot 95 Zone R-130

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address: 26 Blissful Lane, Wareham, MA 02538

\*\*\* Electronic Recording \*\*\*  
Doc#: 00061341  
Bk: 58298 Pg: 266 Page: 1 of 2  
Recorded: 09/21/2023 01:52 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Plymouth District ROD #11 001  
Date: 09/21/2023 01:52 PM  
Ctrl# 168122 32478  
Fee: \$1,219.80 Cons: \$267,300.00  
\*\*\*\*\*

**QUITCLAIM DEED**

I, ROBERT C. KEITH, a single man, of 84 Standish Road, Haverhill, MA 01832, in consideration of TWO HUNDRED SIXTY-SEVEN THOUSAND THREE HUNDRED AND 00/100 Dollars (\$267,300.00) GRANT TO CONSTITUTION PROPERTIES, LLC, a Massachusetts Limited Liability Company with a principal place of business of 967 North Main Street, Randolph, MA 02368

With *QUITCLAIM COVENANTS*

A certain parcel of land situated on Shangri-La Lane, Wareham, MA as shown as Lot 95 on Plymouth County Registry of Deeds Plan 177 of 1962, recorded in Plan Book 12 as Plan 500.

Said premises are conveyed subject to easements, restrictions and options contained in "Clerk's Certificate of Vote" recorded with Plymouth County Registry of Deeds at Book 3373, Page 139, and as Land Court Document No. 113202.

Said premises are conveyed together with the right in common with all others entitled thereto to use the streets, ways, and beach areas as shown on the aforementioned plan.

For grantor's title see deed dated July 24, 1998 and recorded in the Plymouth County Registry of Deeds at Book 16481, Page 325. Also see Death Certificates for Robert A. Keith and Beatrice T. Keith recorded herewith.

Grantor(s) release all rights of homestead in the premises and state(s) under penalties of perjury that no person(s) are entitled to homestead rights in the property being transferred.

Executed as a sealed instrument this 21st day of September, 2023.

  
\_\_\_\_\_  
ROBERT C. KEITH

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss.

On this 21st day of September, 2023, before me, the undersigned notary public, personally appeared ROBERT C. KEITH, the above-named and proved to me through satisfactory evidence of identification being  Mass. driver's license or  \_\_\_\_\_, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.



*[Handwritten Signature]*  
Notary Public: *[Handwritten Signature]*  
My Commission Expires: 5/13/27





# Constitution Properties, LLC

967 North Main Street • Randolph, MA 02368  
Phone: (781) 819-2050 • Fax: (617) 507-8440

November 13<sup>th</sup>, 2023

Zoning Board of Appeals  
Town of Wareham  
54 Marion Road  
Wareham, MA. 02571

Dear Zoning Board of Appeals:

Constitution Properties, LLC owns the single-family property at 26 Blissful Lane.

We purchased this property on 9/21/2023. We have a building permit and are currently renovating the property. We are applying for the variance so that we can add a deck to the main living floor of the property.

Currently there are two sliding glass doors on the main floor and the proposed deck will allow these to be used. Webby Engineering Associates, Inc. has created a proposed plan for this project. The plan shows that the proposed deck would be in the back of the property. We hope that by adding this deck to the main living floor it will make the property safer to exit in an emergency and functionally more appealing.

Please let me know if you need additional information or have any questions. Thank you for your time and consideration.

Sincerely,



Constitution Properties, LLC  
Ashley Owen  
Manager



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul Turner  
Director of Inspectional Services

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November 7, 2023

Mr. Joao Baia  
42 Harriett Avenue  
Burlington, Massachusetts 01803

**RE: 26 Blissful Lane / Map 119, Lot 95**

Mr. Baia,

I have reviewed your Building Permit application B-23-678, submitted November 1, 2023 with a description of work stating "replacing existing and add new to existing deck" located at 26 Blissful Lane, Wareham, Massachusetts. The existing dwelling and proposed porch encroache the side setback.

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

**Article 6: Density and Dimensional Regulations,**

**Section 628**

**Existing Small Lots, Category 2, Lawfully existing lots in the Residential Districts;**

**Side setback; 10 feet**

**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.

**Section 1353**

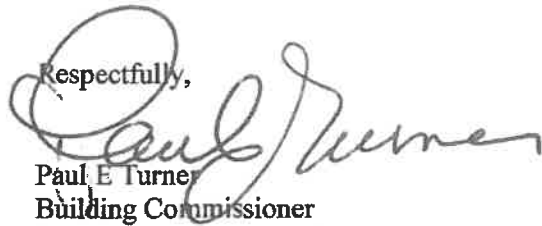
An addition, alteration, extension, or structural change that is found to increase the non-conforming nature of the structure and is found by the Zoning Board of Appeals to be substantially more detrimental to the neighborhood will require a **Variance**.



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.**

[Home](#) » [Departments](#) » [Assessing Department](#) » [Abutter Request Form - Online](#) » [Webform results](#)

# Submission #240

[View](#)

[Delete](#)

Welcome to the website. For Help Documentation & Videos, please visit our [Municipal User Center](#) or, for schools, visit our [Schools User Center](#). **It is recommended you write down the following credentials to login to the User Center - Username: "CivicOpen" and Password: "ClientUser10!"**

[Previous submission](#)

[Next submission](#)

[Print](#)

[Resend e-mails](#)

### Submission information

Form: [Abutter Request Form - Online](#)  
Submitted by Anonymous (not verified)  
November 13, 2023 - 4:54pm  
198.0.167.141

### Contact Information

Ashley Owen

### Phone Number:

7819632274

### Email Address:

Ashley.Owen@homevestors.com

### Date of Request:

November 13, 2023

### Owners Name:

Constitution properties, LLC

### Property Location:

26 Blissful Lane

### Map/Lot

119 - 95

### Distance Required

300'

### Which Board are you appearing before?

Zoning Board for Variance

**RECEIVED**

NOV 13 2023

**TOWN OF WAREHAM  
ASSESSING DEPARTMENT**

[Previous submission](#)

[Next submission](#)

TOWN OF WAREHAM ABUTTERS

MAP 119 LOT 95

OWNER CONSTITUTION PROPERTIES LLC

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
119-0-1013	EARLEY WILLIAM, EARLEY AUDRENE T	24 LEISURE LN,	E WAREHAM, MA	02538
119-0-133	VASQUEZ FRANCISCO JR, VASQUEZ DIANE M	27 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-135	HIGGINS THEODORE H, HIGGINS CATHERINE M TRUSTEES	25 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-137	WHITE JAMES A, SHORT KELLI J	21 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-139	CURTIN NANCY E,	17 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-140	WILKINSON DANIEL,	13 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-156	UMBRELLO SHERRIE L,	18 LEISURE LN,	E WAREHAM, MA	02538
119-0-157	STEPHENS NICHOLAS D,	20 LEISURE LN,	E WAREHAM, MA	02538
119-0-91	COLAMETA MICHAEL J, COLAMETA THERESA M	86 FAIRWAY DR,	TEWKSBURY, MA	01876
119-0-92	MATTUCHIO MICHAEL A, MATTUCHIO ELAINE M	103 LOWELL RD APT 113	N READING, MA	01864
119-0-93	SILVEIRA JOSE L,	22 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-95	CONSTITUTION PROPERTIES LLC	967 NORTH MAIN ST	RANDOLPH, MA	02368
119-0-97	HIGGINS THEODORE H, HIGGINS CATHERINE M TRUSTEES	25 BLISSFUL LN,	E WAREHAM, MA	02538
119-0-98	LOERCHER ELLEN H, C/O DIANA PAZICKY	30 CROWN TERR,	YARDLEY, PA	19067

CERTIFIED ABUTTERS AS THEY APPEAR ON  
OUR TAX ROLLS AS OF 11/14/2023

*Ashley Owen*  
ASSESSORS OFFICE

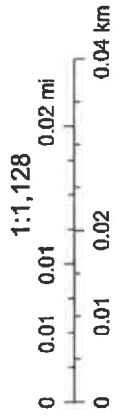
REQUESTED BY  
ASHLEY OWEN  
781 963-2274

ASHLEY.OWEN@HOMEVESTORS.COM

# ArcGIS Web Map



11/14/2023, 8:09:24 AM



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

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

# 26 BLISSFUL LN

**Location** 26 BLISSFUL LN

**Mblu** 119 / 95 / /

**Acct#**

**Owner** KEITH ROBERT A

**Assessment** \$336,900

**Appraisal** \$336,900

**PID** 11849

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$191,400	\$145,500	\$336,900

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$191,400	\$145,500	\$336,900

## Owner of Record

<b>Owner</b>	KEITH ROBERT A	<b>Sale Price</b>	\$1
<b>Co-Owner</b>	KEITH BEATRICE T LIFE ESTATE	<b>Certificate</b>	
<b>Address</b>	C/O ROBERT C KEITH 84 STANDISH RD HAVERHILL, MA 01832	<b>Book &amp; Page</b>	16481/0325
		<b>Sale Date</b>	08/06/1998
		<b>Instrument</b>	1F

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KEITH ROBERT A	\$1		16481/0325	1F	08/06/1998
KEITH ROBERT A	\$1		3624/0781		01/01/1901

## Building Information

### Building 1 : Section 1

**Year Built:** 1971  
**Living Area:** 864  
**Replacement Cost:** \$240,809  
**Building Percent Good:** 78  
**Replacement Cost**  
**Less Depreciation:** \$187,800

### Building Attributes

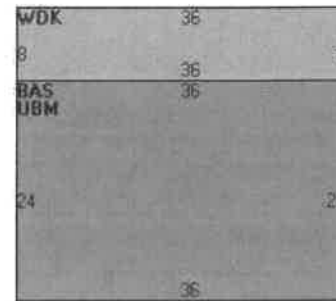
Field	Description
Style:	Ranch
Model	Residential
Grade:	Ave
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shing
Interior Wall 1	Drywall
Interior Wall 2	Panel
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Average
Kitchen Style:	Average
# of Fireplaces	
Fireplace Type	
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



(<https://images.vgsi.com/photos2/WarehamMAPhotos/\00\04\83\25.jpg>)

### Building Layout



([https://images.vgsi.com/photos2/WarehamMAPhotos/Sketches/11849\\_11](https://images.vgsi.com/photos2/WarehamMAPhotos/Sketches/11849_11))

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	864	864
UBM	Basement Unfin	864	0
WDK	Deck, Wood	288	0
		2,016	864

### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

**Land****Land Use**

**Use Code** 1010  
**Description** SINGLE FAMILY  
**Zone** R130  
**Neighborhood** 0050  
**Alt Land Appr** No  
**Category**

**Land Line Valuation**

**Size (Acres)** 0.15  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$145,500  
**Appraised Value** \$145,500

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
DCK1	DOCKS-RES AV-F			96.00 S.F.	\$1,700	1
DCK1	DOCKS-RES AV-F			64.00 S.F.	\$1,900	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$191,400	\$145,500	\$336,900
2022	\$153,900	\$145,500	\$299,400
2021	\$146,800	\$145,500	\$292,300

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$191,400	\$145,500	\$336,900
2022	\$153,900	\$145,500	\$299,400
2021	\$146,800	\$145,500	\$292,300