

AMENT KLAUER LLP

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July 27, 2020

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

Re: Variance application – 6 Lawrence Street, East Falmouth

Dear Chairman Elkallassi and Members of the Board:

Ament Klauer LLP represents TJP Realty LLC, the owner of 13 Over Jordan Road, Wareham, and the applicant in this matter. They are seeking to construct a barn, being an accessory structure, in excess of 20' in height at the premises, which will require a variance from §625 of the Zoning Bylaw from the Zoning Board of Appeals.

The property is a large lot, being 5.39 acres, and the location of the proposed barn is such that it will not impact views from public ways or affect abutting properties. The height of the proposed barn is to be approximately 25' to the ridge.

There would be no detriment to the bylaw in the allowance of this variance as the shape of the lot is such that it would not have an impact on surrounding properties.

To that end, enclosed are the following:

1. Petition for Variance with Applicant/Representative Information;
2. Copies of the present Deed filed with the Plymouth County Registry of Deeds;
3. Site Plan entitled "Plan to accompany Notice of Intent 13 Over Jordan Road, Wareham, MA Prepared for TJP Realty, LLC" prepared by G.A.F. Engineering, Inc. dated May 6, 2020.
4. Copies of the Abutters List.
5. Fees as follows:
 - a. Wareham Week - \$80.00 (publication notice)
 - b. Town of Wareham - \$300.00 (filing fee)
 - c. Town of Wareham - \$47.11 (mailing fee)

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Please confirm when this matter will be placed on the Board of Appeals agenda. Should you have any questions, please do not hesitate to call.

Very truly yours,



Kevin P. Klauer II

Enclosures

cc: TJP Realty LLC

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 \$80.00.

**The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.73 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: 13 Over Jordan Road MAP: 20 LOT: 1026
ZONING DISTRICT: R-60

USE REQUESTED: Accessory Structure

OWNER OF LAND & BUILDING: TJP Realty LLC TEL.# c/o Ament Klauer 508-540-6555

ADDRESS OF OWNER: 310 Kenneth Welch Drive, Lakeville, MA

PERSON(S) WHO WILL UTILIZE PERMIT: TJP Realty LLC

ADDRESS: 310 Kenneth Welch Drive, Lakeville, MA

DATE: 7/24/20 SIGNATURE: *Kelley*

This application was received on the date stamped here: Ament Klauer LLP, Kevin P. Klauer

Town Clerk: _____ Date: _____

Tax Collector: _____ Date: _____

Planning/Zoning Dept.: _____ Date: _____

Application fee paid: _____ Check #: _____ Receipt: _____

Advertising fee paid: _____ Check # _____ Receipt: _____

Abutters fee paid: _____ Check # _____ 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: TJP Realty LLC

Applicant's Address: 310 Kenneth Welch Drive, Lakeville, MA

Telephone Number: c/o Ament Klauer LLP 508-540-6555

Cell Phone Number: _____

Email Address: c/o Kevin P. Klauer, Esq. - kevin@amentklauer.com

Address of Property/Project: 13 Over Jordan Road

Landowner's Name: TJP Realty LLC

Owner's Address: 310 Kenneth Welch Drive, Lakeville, MA

Telephone Number: c/o Ament Klauer LLP 508-540-6555

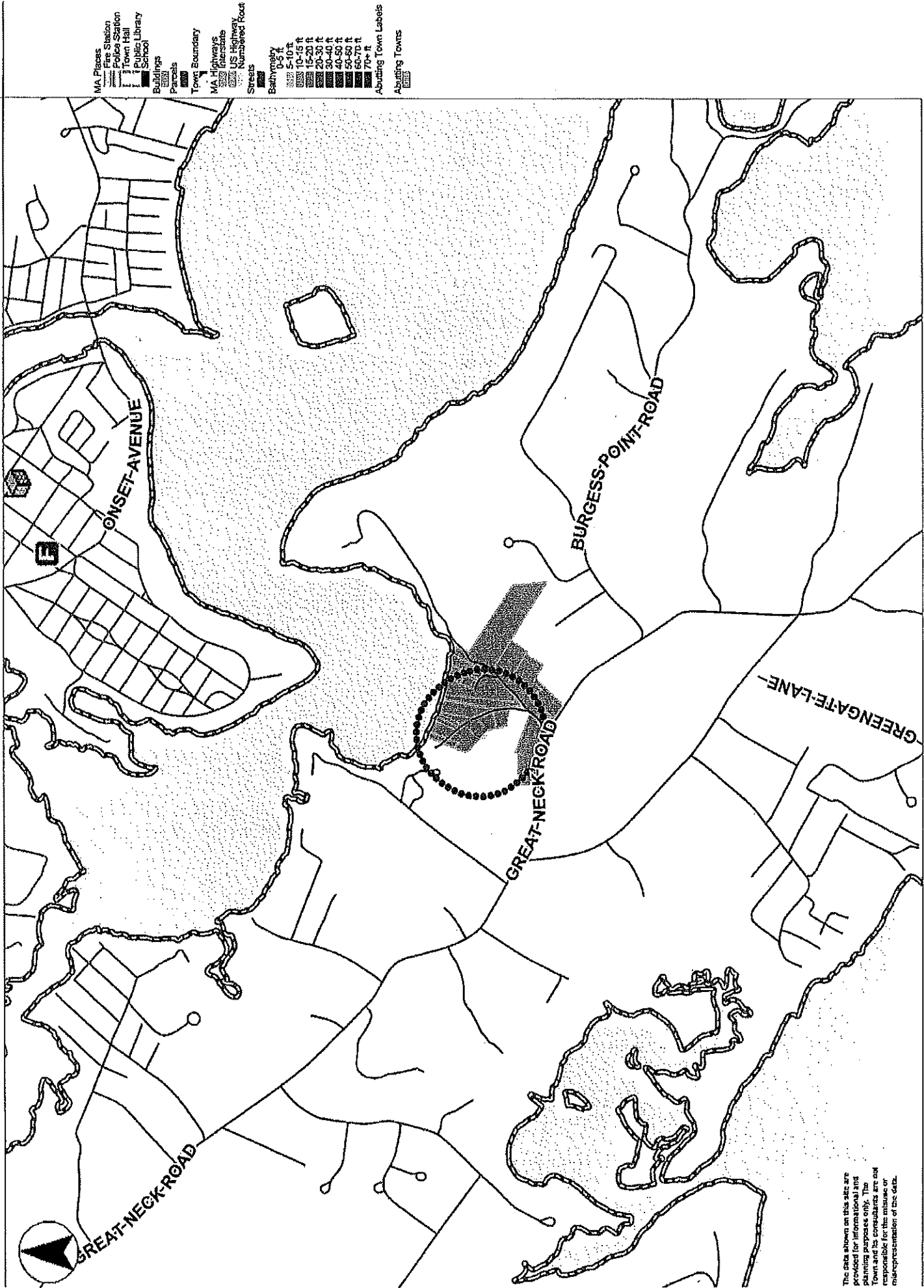
Contact Person: Kevin P. Klauer II, Esq. Telephone Number: 508-540-6555

Map 20 Lot 1026 Zone R-60

Date Approved _____ Date Denied _____

Comments: _____

TOWN OF WAREHAM ABUTTERS											
MAP 20 LOT 1035/C											
OWNER TJP REALTY LLC											
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE					
20-B4	REED CAROL L + VOLPE PAUL	C/O ROBERT G PETIX JR ESQ	100 WESTMINSTER ST STE 100	PROVIDENCE	RI	02903					
20-1052	MORGAN MARJORIE A		182 GREAT NECK RD	WAREHAM	MA	02571					
20-1053	BARRIS RICHARD J	BARRIS COURTNEY A	186 GREAT NECK RD	WAREHAM	MA	02571					
20/G	WOLETSKAS DENNIS C	MONAGHAN EMILY M	190 GREAT NECK RD	WAREHAM	MA	02571					
20-1038	COILE CHRISTOPHER C	COILE SUSAN S	12 SHELL LN	WAREHAM	MA	02571					
20-1043	PEABODY MARY		194 GREAT NECK RD	WAREHAM	MA	02571					
20-1035/A	DERMODY ROBERT J	DERMODY MARY F TRUSTEES	162 FAIR OAKS PARK	NEEDHAM	MA	02492					
CERTIFIED ABUTTERS AS											
THEY APPEAR ON OUR TAX ROLLS											
AS OF 06/31/2020											
<i>64 - Paul Ament</i>											
ASSESSORS OFFICE											
REQUESTED BY											
GABRIELE M BRUCE											
LEGAL ASSISTANT											
508 540-6555											
GBRUC@AMENTKLAUER.COM											



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