



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

November 17, 2022

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

Re: Variance/Special Permit Application
George Gakidis
31 North Water Street
Map 2, Lot 170
G.A.F. Job No. 21-9742

Dear Members of the Zoning Board of Appeals,

G.A.F. Engineering, Inc. respectfully submits on behalf of the applicant, George Gakadis, the following application for a Variance/Special Permit.

The project consists of the construction of a 24'x 28' detached garage with an office above. The garage is proposed to be located where parking spaces are currently available on a concrete slab and gravel driveway. These features will be removed to allow construction of a paved driveway in front of the proposed garage. The garage has been offset from all property lines as required by the Zoning By-Laws for the Onset Village 2 District (OV2)

Attached herewith you will find one (1) original and seven (7) copies of the following:

- Application for Variance/Special Permit
- Applicant/Contractor/Representative Information Sheet
- Letter from Paul E. Turner, Building Commissioner, dated October 31, 2022.
- Deed of the subject property
- Certified abutters list
- Tax Verification Form
- Plan entitled "Plan Showing Proposed Garage" dated October 31, 2022.
- Check for the Town of Wareham for \$300.00 (filing fee)
- Check for Wareham Week for \$100.00 (legal ad)
- Check for Abutter Certified mail notices for \$98.56

The property is located within the Onset Village District (OV2). The Building Commissioner has determined that relief is required from Article 6 Section 622 Maximum Building Coverage, and Article 6 Section 628 category 2, Floor Area Ratio (FAR).

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

The maximum building coverage allowed in the OV2 District is 20%. This project increases the building coverage from the existing amount of 23.8% to a proposed amount of 32.9%. Despite the increase in building coverage the lot remains compliant with respect to maximum impervious coverage. The proposed building coverage is also well below many of the comparable properties in the OV2 District.

The maximum floor area ratio (FAR) in the OV2 District is 20%. This project increases FAR from the existing amount of 26.1% to a proposed amount of 35.2%. Similar to above, this increase is modest and consistent with many of the homes within the OV2 District.

Based on the above we respectfully submit that the project results in an improvement to the property, is not substantially more detrimental to the neighborhood, and therefore the project may be approved as a Special Permit.

We trust the foregoing is sufficient for your immediate needs. Please feel free to contact me with any questions, comments or should you require any additional information.

Very Truly Yours,
G.A.F. Engineering, Inc.



Robert J. Rogers
Project Manager

bob@gafenginc.com
RJR/rjr

Cc: George Gakidis

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:

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

**The applicant will also be responsible for the cost of sending out abutter notifications by Certified Mail. 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: 31 North Water Street **LOT #** 170 **MAP:** 2

ZONING DISTRICT: Onset Village 2 (OV-2) **USE REQUESTED:** Residential

OWNER OF LAND & BUILDING: Casa Mare, LLC **TEL. #** _____

ADDRESS OF OWNER: P.O. Box 375, 10 Schoolhouse Road, Edgartown, MA 02539

PERSON(S) WHO WILL USE THE PERMIT: Casa Mare, LLC

ADDRESS: P.O. Box 375, 10 Schoolhouse Road, Edgartown, MA 02539

DATE: 11/15/22 **SIGNATURE** 

This application was received on the date stamped here:

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 One: Variance Special Permit Site Plan Appeal

Date stamped in: _____ Date decision is due: _____

Applicant's Name: George Gakidas

Applicant's Address: 215 Onset Avenue, P.O. Box 1200, Onset, MA 02558

Telephone Number: 508-295-2952

Cell Phone Number: 508-922-4028

Address of Property/Project: 31 North Water Street, Onset, MA 02558

Email Address: george@gsdesigngroup.com

Landowner's Name: Casa Mare, LLC

Owner's Address: P.O. Box 375, 10 Schoolhouse Road, Edgartown, MA 02539

Telephone Number: _____

Contact Person: Brian Grady (G.A.F. Engineering, Inc.) Telephone Number: 508-295-6600

Map 2 Lots 170 Zone Onset Village 2 (OV-2)

Date Approved _____ Date Denied _____

Comments: _____



TOWN of WAREHAM
Massachusetts
BUILDING DEPARTMENT

Paul E. Turner
Director of Inspectional Service

October 31, 2022

Mr. Brian Grady
266 Main Street
Wareham, Massachusetts, 02571

RE: 31 North Water Street

Map 2, Lot 170

I have reviewed your application for a building permit to construct garage with an office above located at 31 North Water Street, Wareham, Massachusetts. At this time, I must deny your request.

The proposed structure will increase both the Building Coverage and the Floor Area Ratio. Therefore, a Special Permit will need to be secured from the Zoning Board of Appeals to proceed with your request.

Your proposal is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6: Density and Dimensional Regulations, 622 Village Districts OV2, Maximum Building Coverage.**
- **Article 6: Density and Dimensional Regulations, 628 Dimensional Standards for Small Lots, category 2, F.A.R.**

The subject dwelling 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, i.e. Health, and conservation, etc. 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.

*** Electronic Recording ***
Doc#: 00033090
Bk: 52641 Pg: 155 Page: 1 of 2
Recorded: 04/22/2020 10:30 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 04/22/2020 10:30 AM
Ctrl# 133982 26568 Doc# Plymouth County Registry
Fee: \$2,508.00 Cons: \$550,000.00

MASSACHUSETTS QUITCLAIM DEED

We, **WILLIAM F. CUMMINGS** and **MARY C. CUMMINGS**, husband and wife, of

Needham, Norfolk County, Massachusetts,

for consideration paid and in full consideration of Five Hundred Fifty Thousand and

00/100 (\$550,000.00) Dollars

grant to **CASA MARE, LLC**, a Massachusetts limited liability company with an address of PO
Box 375, 10 Schoolhouse Road, Edgartown, MA 02539

with quitclaim covenants

A certain piece or parcel of land with the buildings thereon, situated in that part of Wareham, Plymouth County, Massachusetts, called Point Independence, and being Lots numbered 170 and 171 as 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, comprising 172 lots numbered from 56 to 227, also showing outlines of 55 lots previously laid out numbered from 1 to 55, Surveyed and Drawn by G. Clinton Humphrey, Civil Engineer, Wareham, Mass." recorded in the Plymouth County Registry of Deeds in Plan Book 1, Page 112, and said lots are together bounded and described as follows: metes and bounds description as below:

TOGETHER with all rights, privileges and easements connected therewith and subject to restrictions and easements of record and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

NORTHERLY: by Cove Street, one hundred twenty and no/100 (120.0) feet;

EASTERLY: by Pleasant Street, sixty-three and no/100 (63.0) feet;

Property Address: 31 North Water Street, Wareham, MA 02558

SOUTHERLY: by lots 169 and 172 on said plan, one hundred twenty and no/100 (120.0) feet;

WESTERLY: by Water Street, sixty-three and no/100 (63.0) feet.

The Grantors hereby release all homestead rights in the property conveyed herein and warrant that there are no other persons entitled to the benefit of homestead protection pursuant to M.G.L. Chapter 188.

For Grantors' title see deed of William F. Cummings, Mary C. Cummings, Bernard R. Gillis and Clare L. Gillis to William F. Cummings and Mary C. Cummings, dated May 29, 1991, recorded in said Registry in Book 10312, Page 39.

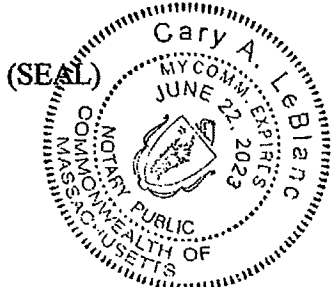
WITNESS our hands and seals this 15 day of April, 2020.

William F. Cummings
WILLIAM F. CUMMINGS

Mary C. Cummings
MARY C. CUMMINGS

COMMONWEALTH OF MASSACHUSETTS
County of Plymouth

On this 15 day of April, 2020, before me, the undersigned notary public, personally appeared **WILLIAM F. CUMMINGS** and **MARY C. CUMMINGS**, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, personal knowledge of the undersigned, oath or affirmation of a credible witness, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Cary A. LeBlanc, Notary Public
My commission expires: June 22, 2023

TOWN OF WAREHAM ABUTTERS

MAP 2 LOT 170 300'

OWNER CASA MARE LLC

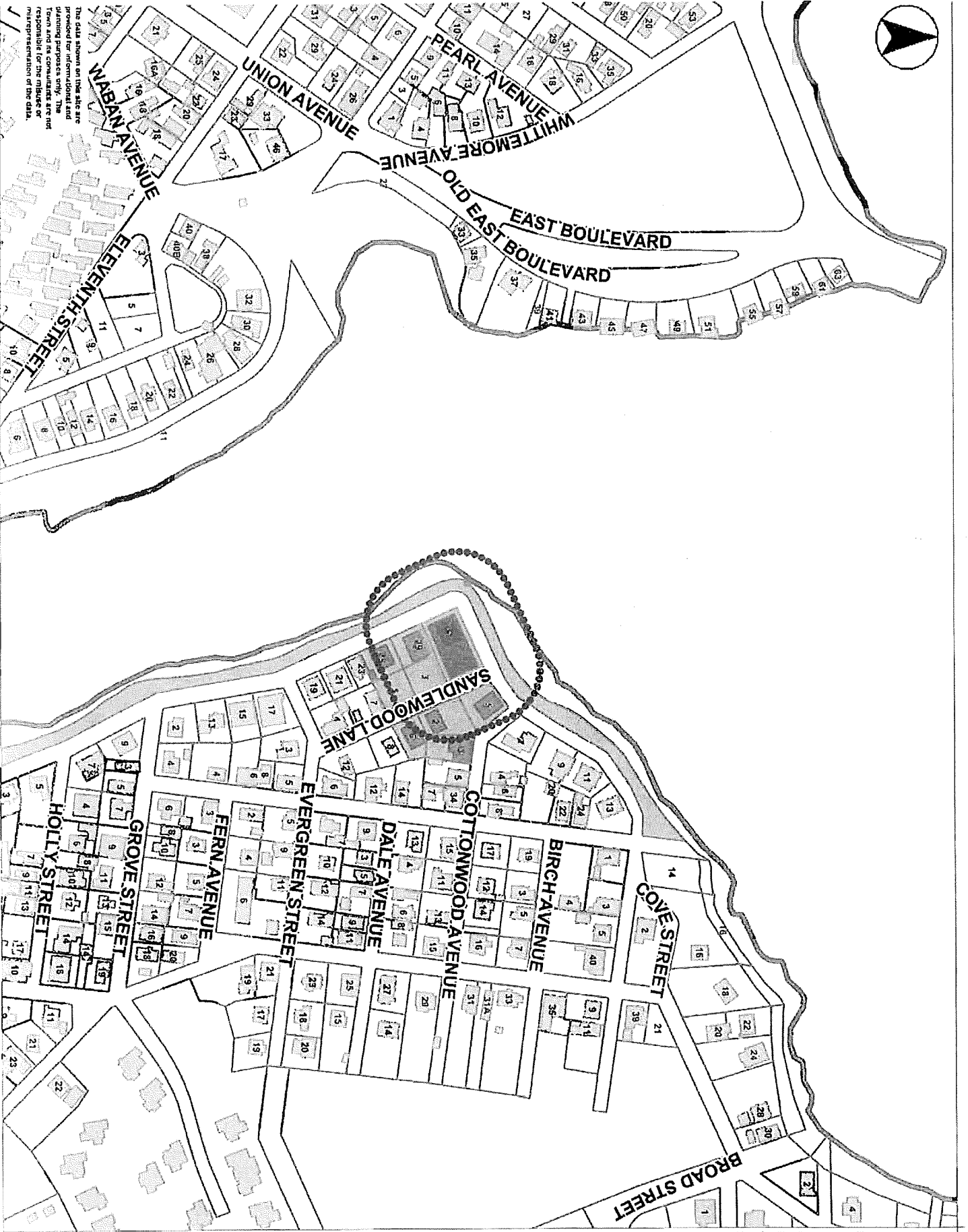
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE
2-1015	WAREHAM LAND TRUST INC		PO BOX 718	WAREHAM	MA	02571
2-169	RICHER CLIFFORD P ET AL CO-TRUSTEES	RICHER CLIFFORD P ET AL CO-TRUSTEES	122 CHENEY ST	NEWPORT	NH	03773
2-170	CASA MARE LLC		10 SCHOOLHOUSE RD	EDGARTOWN	MA	02539
2-168/B	LEVINE MARK M	BOROWSKI ALICE E	60 DALE AVE	QUINCY	MA	02169
2-180	ELDEB SANDRA TRUSTEE OF	FIVE COVE STREET TRUST	8 SWEETMEADOW DR	S EASTON	MA	02375
2-179	WENTZELL JANIS E		8 SWEETMEADOW DR	S EASTON	MA	02375
2-178/B	KAPLAN HOWARD TRUSTEE	SANDALWOOD REALTY TRUST	PO BOX 971	ONSET	MA	02558
2-181	MORIN PAUL L	MORIN GAIL V	17 CRABTREE LANE	ABINGTON	MA	02351-1627

CERTIFIED ABUTTERS AS THEY APPEAR
ON OUR TAX ROLLS AS OF 11/14/2022

By Paul Lewis
ASSESSORS OFFICE

REQUESTED BY BOB ROGERS
508 295-6600

BOB@GAFENGINC.COM



The data shown on this site are provided for informational purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

320

640 ft

Printed on 11/14/2022 at 08:42 AM

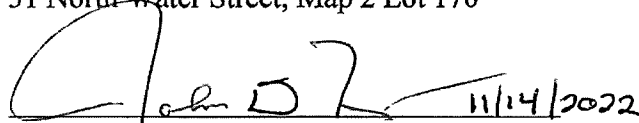
MapsOnline by PeopleGIS

- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Route
- Streets
- Bathwaterly
 - 0-31 ft
 - 32-63 ft
 - 64-95 ft
 - 96-127 ft
 - 128-159 ft
 - 160-191 ft
 - 192-223 ft
 - 224-255 ft
 - 256-287 ft
 - 288-319 ft
 - 320-351 ft
 - 352-383 ft
 - 384-415 ft
 - 416-447 ft
 - 448-479 ft
 - 480-511 ft
 - 512-543 ft
 - 544-575 ft
 - 576-607 ft
 - 608-639 ft
 - 640-671 ft
 - 672-703 ft
 - 704+ ft
- Auditing Town Labels
- Abutting Towns

PLANNING BOARD
TAX VERIFICATION FORM

This verifies that George Gakidis (applicant) is up to date on the taxes for the property(ies) he/she owns in Wareham. If the applicant is not the current owner of the property that the application addresses, the current owner, Casa Mare, LLC, is up to date on taxes on all properties he/she owns in the Town of Wareham.

31 North Water Street, Map 2 Lot 170


John Foster, Tax Collector

11/14/2022

OLD RED FARM INN 07-12

53-179-113

1061

MERCHANT ACCOUNT
PH. 508-295-6329
20 STOCKTON SHORTCUT
WAREHAM, MA 02571-2621

11/15/22
date

Pay to the order of TOWN OF WAREHAM \$ 98.56
Ninety Eight ⁵⁶/₁₀₀ dollars

GREEN INKABLE CONTACT

Eastern Bank
Boston, MA 02110
easternbank.com
1-800-EASTERN

Security Features
Included.
Details on Back.

for CASAMARE CERT MAIL

to

MP

OLD RED FARM INN 07-12

53-179-113

1062

MERCHANT ACCOUNT
PH. 508-295-6329
20 STOCKTON SHORTCUT
WAREHAM, MA 02571-2621

11/15/22
date

Pay to the order of TOWN OF WAREHAM \$ 300.00
Three Hundred ⁰⁰/₁₀₀ dollars

GREEN INKABLE CONTACT

Eastern Bank
Boston, MA 02110
easternbank.com
1-800-EASTERN

Security Features
Included.
Details on Back.

for CASAMARE APP FEE

to

MP

OLD RED FARM INN 07-12

53-179-113

1063

MERCHANT ACCOUNT
PH. 508-295-6329
20 STOCKTON SHORTCUT
WAREHAM, MA 02571-2621

11/15/22
date

Pay to the order of Wareham WEEKLY \$ 106.60
One Hundred ⁶⁰/₁₀₀ dollars

GREEN INKABLE CONTACT

Eastern Bank
Boston, MA 02110
easternbank.com
1-800-EASTERN

Security Features
Included.
Details on Back.

for CASAMARE

to

MP