



ENGINEERING,  
INC.

ENGINEERS  
SURVEYORS

266 MAIN ST.  
WAREHAM, MA 02571

TEL 508.295.6600  
FAX 508.295.6634

August 30, 2023

Attn: Mr. Kenneth Buckland, Director of Planning and Economic Development  
Town of Wareham Zoning Board of Appeals  
54 Marion Road  
Wareham, MA 02571

Re: Variance Application – 25 Lazy Harbor Road  
John Cook  
Map 54 Lot 1014  
**G.A.F. Job No.: 22-9933**

Dear Zoning Board of Appeals Members,

G.A.F. Engineering, Inc., on behalf of our client, John Cook, hereby submits the following materials which comprise our application for a Variance from the front setback requirement as listed in Article 6, Section 625, note 2 of the Wareham Zoning By-Laws.

- Plan to Accompany Notice of Intent dated June 21, 2023. (3 full size and 7 half size sets)
- Garage Plans dated July 26, 2023 – 3 Sheets
- Application for a Variance and/or Special Permit. (9 copies)
- Building Department Denial Letter dated July 31, 2023
- 300' Certified Abutters list
- Tax Verification Form
- Copy of quitclaim deed
- Filing fee of three hundred dollars (\$300.00)
- Advertising fee of one hundred fifty dollars (\$150.00)
- Abutter notification fee (\$83.90)

We respectfully request that this application be scheduled for your next available public meeting. Please contact me directly if you have any questions.

Sincerely,

Robert J. Rogers  
Project Manager  
bob@gafenginc.com

RJR/rjr

Enclosures

Cc: John Cook  
Town Clerk

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 \$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: 25 Lazy Harbor Road LOT: 1014 MAP: 54

ZONING DISTRICT: R30

USE REQUESTED: Construct garage in front of existing home.

OWNER OF LAND & BUILDING: John Cook TEL.# 508-728-8476

ADDRESS OF OWNER: 991 Collier Court, Marco Island, FL 34145

PERSON(S) WHO WILL UTILIZE PERMIT: John Cook

ADDRESS: 991 Collier Court, Marco Island, FL 34145

DATE: Aug. 29, 2023 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: John Cook

Applicant's Address: 991 Collier Court, Marco Island, FL 34145

Telephone Number: \_\_\_\_\_

Cell Phone Number: 508-728-8476

Email Address: Allco2@gmail.com

Address of Property/Project: 25 Lazy Harbor Road

Landowner's Name: John Cook

Owner's Address: 991 Collier Court, Marco Island, FL 34145

Telephone Number: 508-728-8476

Contact Person: John Cook Telephone Number: 508-728-8476

Map 54 Lot 1014 Zone R30

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

Paul Turner  
Director of Inspectional Services

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July 31, 2023

Mr. John Cook  
991 Collier Court Apt. A110  
Marco Island, FL 34145

**RE: 25 Lazy Harbor Road / Map 54, Lot 1014**

Mr. Cook,

I have reviewed your Zoning Permit application Z-23-32, submitted June 29, 2023 to construct a 25' x 29' two car garage in the front setback of the principle dwelling located at 25 Lazy Harbor Road, Wareham, Massachusetts. At this time I must deny your request.

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

**Article 6: Density and Dimensional Regulations**

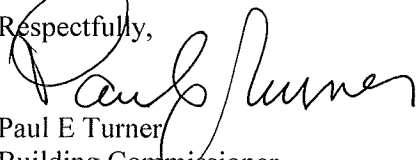
**625 Accessory Buildings, Front Setback, note 2:**

**Front setbacks of Accessory Buildings shall be equal to or greater than the existing principle building's front setback.**

Therefore, a **Variance** must be secured from the Zoning Board of Appeals in order to proceed with your application.

The subject dwelling is located in **R30** zoning district.

Respectfully,

  
Paul E Turner  
Building Commissioner  
Zoning Enforcement Officer

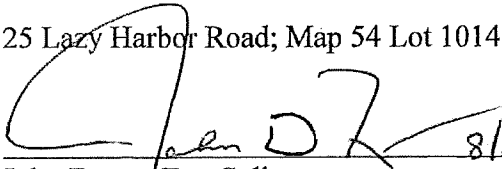
**It is the owners' responsibility to check with other departments to ensure full compliance.**

**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.**

**PLANNING BOARD**  
**TAX VERIFICATION FORM**

This verifies that John Cook (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, same, is up to date on taxes on all properties he/she owns in the Town of Wareham.

25 Lazy Harbor Road; Map 54 Lot 1014

 8/25/2023

John Foster Tax Collector

122694

Quitclaim Deed

Received & Recorded  
PLYMOUTH COUNTY  
REGISTRY OF DEEDS  
03 OCT 2005 12:34PM  
JOHN R. BUCKLEY, JR.  
REGISTER  
Bk 31457 Pg 149-150

Property Address: 25 Lazy Harbor Road, Wareham, MA 02571

I, **PETER N. MUNCEY, JR.**, Trustee of the Athina Realty Trust, u/d/t dated April 6, 2000 and recorded with the Plymouth County Registry of Deeds in Book 18416, Page 199, with an address of 38 Resnik Road, Suite 300, Plymouth, MA 02360,

for consideration paid, the sum of SEVEN HUNDRED THIRTY-FIVE THOUSAND and NO/100 Dollars (\$735,000.00),

grant to

**JOHN W. COOK** and **JEAN B. COOK**, husband and wife, of 30 Lancaster Road, Northboro, MA 01532, as tenants by the entirety,

with **QUITCLAIM COVENANTS:**

The land, with the buildings thereon, situated in that part of Wareham, Plymouth County, Massachusetts known as Cromeset Great Neck, on the Lazy Harbor side thereof, bounded and described as follows:

BEGINNING at a marked pitch pine tree standing on the westerly side of the Lazy Harbor Road; thence

NORTH 52 degrees WEST, three hundred sixty and no/100 (360.00) feet, more or less, to three oak saplings on the edge of the meadow in a cove, thence

CONTINUING in the same course, one hundred and no/100 (100.00) feet, more or less, across said meadow to the mean low water mark on Lazy Harbor; thence

NORTHERLY by said Lazy Harbor and a drainage ditch; thence

EASTERLY to said Lazy Harbor Road; and thence

SOUTHWESTERLY one hundred forty and no/100 (140.00) feet, more or less, to the first mentioned bound and the point of beginning.

CONTAINING 1.97 acres, more or less, and BEING SHOWN on a "Plan of Land in Wareham, Mass. Belonging to David G. Tyson, Robert W. Morini, and Alvert Perreault, Scale 1"=30', dated April 5, 1978, drawn by Delano & Keith Associates, Inc. of Plymouth, Mass.", filed in the Plymouth County Registry of Deeds in Plan Book 21, Page 551.

SUBJECT TO and TOGETHER WITH the benefit of an Easement dated November 2, 1978, recorded in said Registry in Book 4607, Page 86.

Return to:  
John & Jean Cook  
25 Lazy Harbor Road  
Wareham, MA 02571

01-100

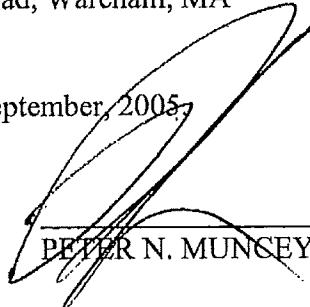
SUBJECT TO and TOGETHER WITH the benefit of a Special Permit issued by the Wareham Board of Appeals dated May 21, 1999, recorded in said Registry in Book 17507, Page 72-73.

SUBJECT TO an Order of Conditions from the Wareham Conservation Commission dated May 27, 1999, recorded in said Registry in Book 17507, Page 74-80.

FOR TITLE see deed to the Grantor herein from James B. Lanagan and Robert Long dated April 5, 2000 and recorded in said Registry in Book 18416, Page 206.

PROPERTY ADDRESS: 25 Lazy Harbor Road, Wareham, MA

WITNESS my hand and seal this 28 day of September, 2005.

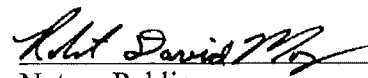
  
\_\_\_\_\_  
PETER N. MUNCEY, JR., Trustee

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF PLYMOUTH

On this 28 day of September, 2005, before me, the undersigned notary public, personally appeared PETER N. MUNCEY, JR., Trustee of the Athina Realty Trust, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires June 1, 2012  
  
Robert David Mabey

**CANCELLED**  
PLYMOUTH  
DEEDS REG#18  
PLYMOUTH

10/03/05 12:37PM 01  
000000 #8906

FEE \$3351.60

CASH \$3351.60

TOWN OF WAREHAM ABUTTERS

MAP 54 LOT 1014

OWNERS JOHN + JEAN COOK

MAP & LOT	OWNERS	STREET ADDRESS	TOWN & STATE	ZIP CODE
53-0-1013.B	DUARTE AUGUSTINE III AKA, DUARTE AGOSTINHO TRUSTEE	26 WASHINGTON DR	WAREHAM, MA	02571
53-0-1014	FREITAS LEOLA L, JOSEPH F JR &, FREITAS DAVIN A	95 VAUGHN ST,	MIDDLEBORO, MA	02346
53-0-1016	CAPOZZOLI GERALD R, CAPOZZOLI PAULINE C/O NICOLE CAPOZZOLI	14 CHESTNUT ST	STOUGHTON, MA	02072
53-0-1017.B	MANN DOUGLAS SCOTT, MANN DONNA MAYBELLE	137 MAIN ST	CARVER, MA	02330
53-0-211	REGAN DAVID L, REGAN ANDREA L	34 BRIARWOOD DR,	WAREHAM, MA	02571
53-0-210.B	MOREIRA MARIA	237 BROCKELMAN RD	LANCASTER, MA	01523
54-0-1004	EISENMENGER ANNE W TRUSTEE, ANNE W EISENMENGER 2008 TRUST	125 CROMESETT RD OFF,	WAREHAM, MA	02571
54-0-1014	COOK JOHN W, COOK JEAN B	991 COLLIER CT APT 110	MARCO ISLAND, FL	34145
54-0-1019	NSTAR ELECTRIC COMPANY, PROPERTY TAX DEPT	PO BOX 2915,	HARTFORD, CT	06104
54-0-P24	WILISZOWSKI JOHN P JR, WILISZOWSKI CONNIE H	4 PRESERVATION LN,	WAREHAM, MA	02571

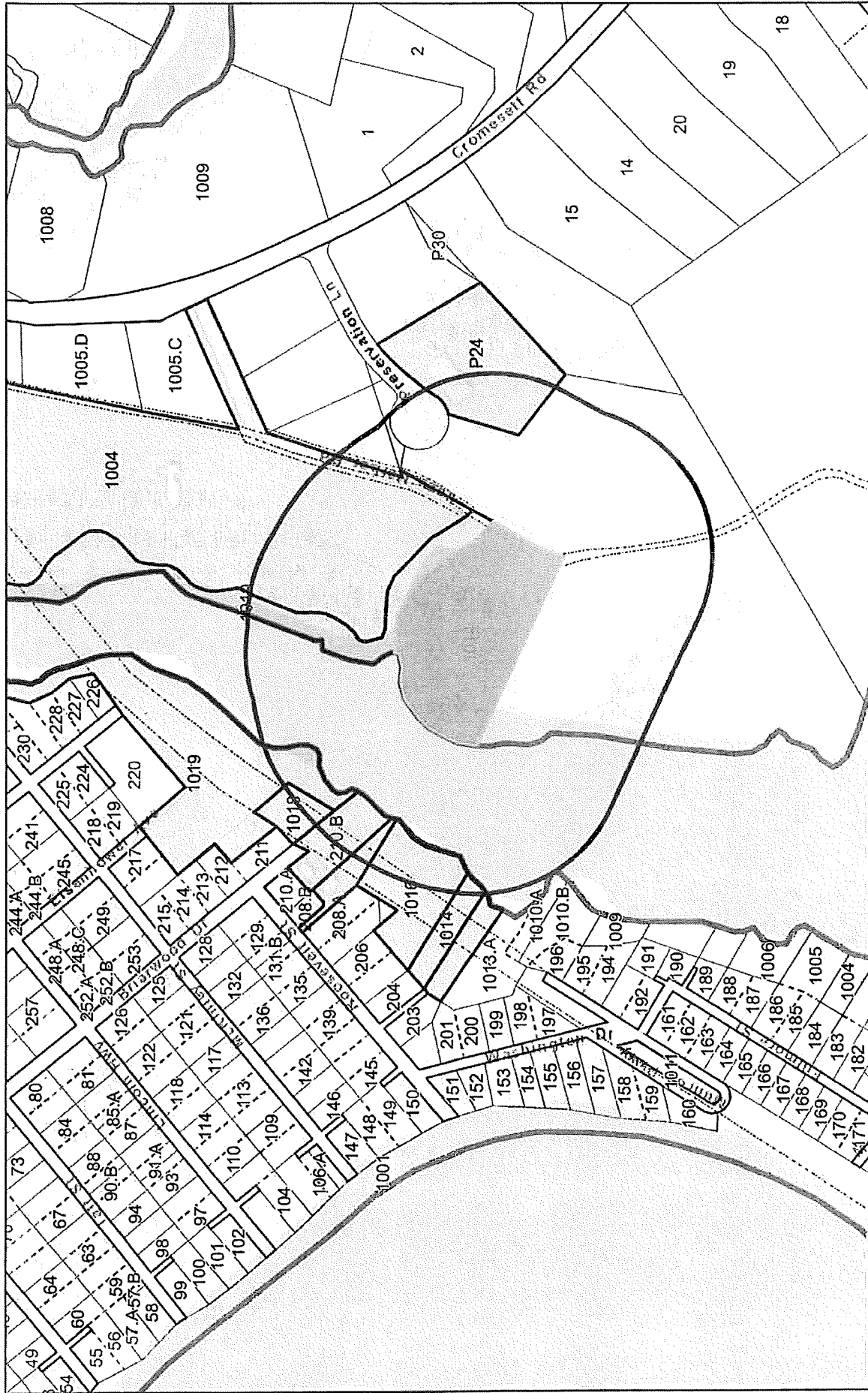
CERTIFIED ABUTTERS AS THEY APPEAR  
ON OUR TAX ROLLS AS OF 8/16/2023

*By Kenzie Atkins*  
ASSESSORS OFFICE

REQUESTED BY  
BOB ROGERS  
508 295-6600  
BOB@GAFENGINE.COM



# ArcGIS Web Map



8/16/2023, 2:35:08 PM

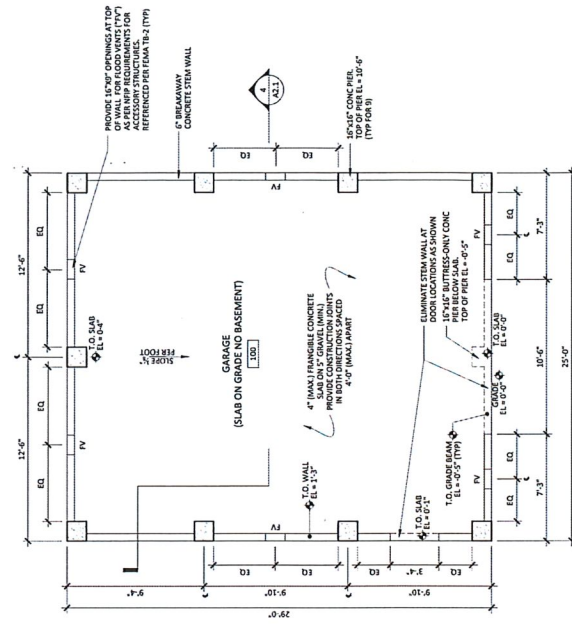
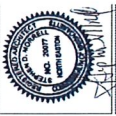
- Parcels with CAMA Data
- Town Line
- Common Line
- Property Line
- MiscPolys
- Public Road
- Private Road ROW
- PWater
- Right of Way

1:4,514  
0 0.03 0.06 0.11 mi

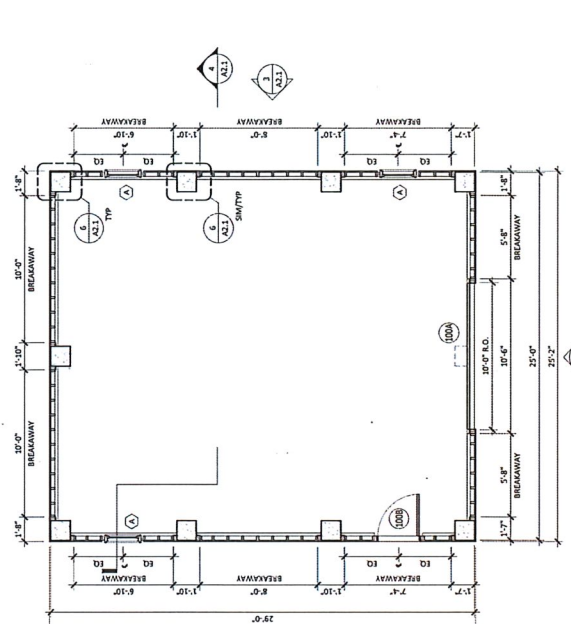
0 0.04 0.09 0.18 km

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

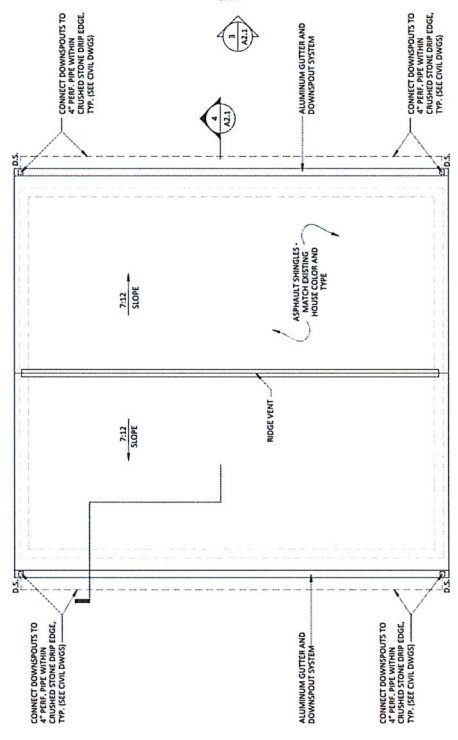




**1 FOUNDATION PLAN**  
SCALE: 1/4\"/>



**2 FLOOR PLAN**  
SCALE: 1/4\"/>



**3 ROOF PLAN**  
SCALE: 1/4\"/>

**SYMBOL LEGEND**

	NEW WALL CONSTRUCTION. SEE SHEET A1 FOR WALL TYPES
	PARTIAL HEIGHT WALL CONSTRUCTION
	ROOM NUMBER
	DOOR AND FRAME. SEE SHEET A1 FOR DOOR SCHEDULE.
	ELEVATION. SEE SHEET A1 FOR FINISH SCHEDULE.
	WINDOW. SEE SHEET A1 FOR WINDOW SCHEDULE.
	ELEVATION SYMBOL: DETAIL NO./SHEET NO.
	SECTION MARK: SECTION NO./SHEET NO.
	ELEVATION SYMBOL: DETAIL NO./SHEET NO.
	INTERIOR FINISH TYPE
	EXHAUST FAN. HANGING RECOVERY VENTILATOR
	SMOKE DETECTOR

- GENERAL NOTES**
1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
  2. CONTRACTOR TO VERIFY ALL DIMENSIONS FROM CENTER OF DOOR/WINDOW LINE.
  3. CONTRACTOR TO VERIFY ALL FINISHES.
  4. PROVIDE ENERGY RECOVERY VENTILATION AS PART OF HVAC DESIGN. CONNECT ALL EXHAUST FANS TO EXV.

- CONSTRUCTION NOTES**
1. VERIFY THE FOUNDATION WALLS, BEAM, AND OTHER STRUCTURAL MEMBERS WITH THE ARCHITECT'S REQUIREMENTS FOR THE PARTITIONS, DOORS, GLAZING, MILLWORK AND FURNITURE SYSTEMS ON THE FLOOR FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
  2. FINISHES, BASECOURSE FINISHES, PARTITIONS AND FINISHES ARE TO BE COMPLETED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. INCLUDE MINOR WORK NOT USUALLY SHOWN OR SPECIFIED THAT IS NECESSARY FOR PROPER CONSTRUCTION AND COMPLETION OF ANY PART OF THE WORK. CUT DOOR BOTTOMS TO BE 1/8\"/>

- GENERAL NOTES**
1. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUD.
  2. CONTRACTOR TO VERIFY ALL DIMENSIONS FROM CENTER OF DOOR/WINDOW LINE.
  3. CONTRACTOR TO VERIFY ALL FINISHES.
  4. PROVIDE ENERGY RECOVERY VENTILATION AS PART OF HVAC DESIGN. CONNECT ALL EXHAUST FANS TO EXV.

**WINDOW SCHEDULE**

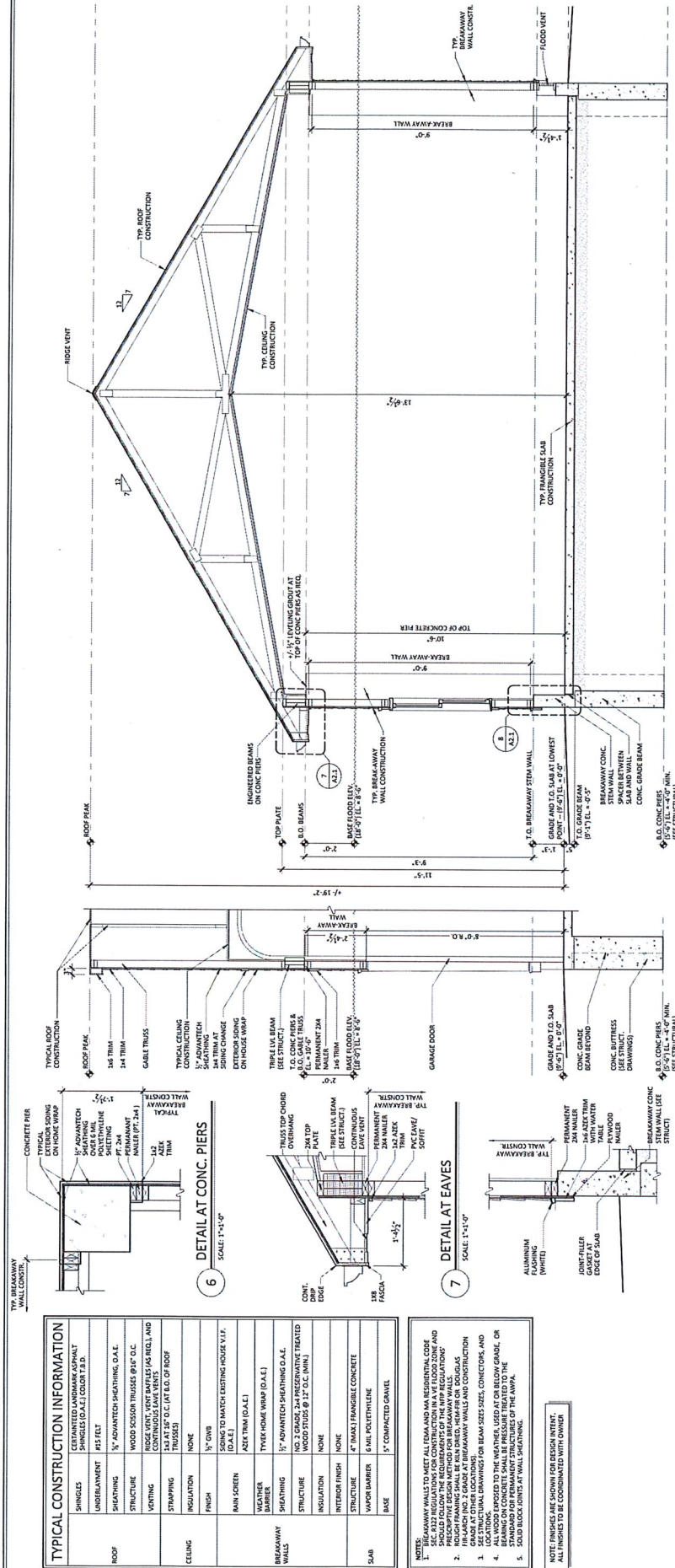
TYPE	QUANTITY	WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT	PRODUCT LINE	MODEL #
A	3	2'-0"	4'-2"	2'-6 1/2"	4'-2 1/2"	DOUBLE HUNG	

GENERAL NOTES:  
1. ALL WINDOWS TO BE 4\"/>

**DOOR SCHEDULE**

NO.	HAND	WIDTH	HEIGHT	FR. MATERIAL	GLASS	HWY	REMARKS
1	R	3'-0"	7'-0"	SC. WD. W/ GLASS	W	1	1
2	L	3'-0"	7'-0"	SC. WD. W/ GLASS	W	1	2

MARKING KEY:  
1) THROUGH THE EXTERIOR DOOR O.A.L.E.  
2) THROUGH THE INTERIOR DOOR O.A.L.E.



**TYPICAL CONSTRUCTION INFORMATION**

SHINGLES	CERTANTED LANDMARK ASPHALT SHINGLES (O.A.E.) COLOR: B.B.
UNDERLAYMENT	#15 FELT
ROOF SHEATHING	3/4" ADVANTAGE SHEATHING, O.A.E.
STRUCTURE	WOOD JOIST TRUSSES @ 16" O.C.
INSULATION	RIGID FOAM BOARD (R-19) @ 2" O.C. CONTINUOUS (LA VENTS TRUSSES)
STRAPPING	1x4 AT 16" O.C. (AT B.O. OF ROOF TRUSSES)
INSULATION	NONE
FINISH	3/4" GWB
RAIN SCREEN	SINGING TO MATCH EXISTING HOUSE (V.I.F. O.A.E.)
WEATHER SHEATHING	TYVEK HOME WRAP (O.A.E.)
STRUCTURE	2" ADVANTAGE SHEATHING, O.A.E.
INSULATION	WOOD STUDS @ 12" O.C. (MIN.)
INTERIOR FINISH	NONE
STRUCTURE	4" THICK FRANGIBLE CONCRETE
VAPOR BARRIER	6 MIL POLYETHYLENE
BASE	5" COMPACTED GRAVEL

- NOTES:**
- BREAKAWAY WALLS TO MEET ALL FEMA AND MA RESIDENTIAL CODE REQUIREMENTS. SHALL FOLLOW THE CONSTRUCTION METHOD IN A V.E. FLOOD ZONE AND PRESCRIPTIVE DESIGN METHOD FOR BREAKAWAY WALLS.
  - SEE ARCH. NO. 2 GARAGE AT BREAKAWAY WALLS AND CONSTRUCTION INFORMATION FOR CONSTRUCTION.
  - SEE STRUCTURAL DRAWINGS FOR BEAM SIZES, CONNECTIONS, AND LOCATIONS EXPOSED TO THE WEATHER. USED AT OR BELOW GRADE, OR BEARING ON CONCRETE SHALL BE PRESURE TREATED TO THE SPECIFICATION OF THE AWPA.
  5. 2x6 BLOCK CORNER AT WALL MEETING.

NOTE: FINISHES ARE SHOWN FOR DESIGN PURPOSES. ALL FINISHES TO BE COORDINATED WITH OWNER.

1 FRONT ELEVATION SCALE: 1/4"=1'-0"  
 2 RIGHT ELEVATION SCALE: 1/4"=1'-0"  
 3 LEFT ELEVATION SCALE: 1/4"=1'-0"  
 4 CROSS SECTION SCALE: 1/2"=1'-0"  
 5 WALL SECTION @ GABLE WALL SCALE: 1/2"=1'-0"  
 6 DETAIL AT CONG. PIERS SCALE: 1'-1'-0"  
 7 DETAIL AT EAVES SCALE: 1'-1'-0"  
 8 STEM WALL SCALE: 1'-1'-0"

