

**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:    **HAROLD S & AMY S WOLFSON, TRUSTEES**

Applicant's Address:    **46 BRANTWOOD RD., NORWELL, MA 02061**

Telephone Number:

Cell Phone Number:    **617-620-4514**

Email Address:    **HANK.WOLFSON@GMAIL.COM**

Address of Property/Project:    **10 ADMIRAL'S WAY, ONSET, MA**

Landowner's Name:    **SAME AS ABOVE**

Owner's Address:    **SAME AS ABOVE**

Telephone Number:    **SAME AS ABOVE**

Contact Person:    **ANTHI FRANGIADIS**

Telephone Number:    **508-992-3494**

Map    **2**    Lot    **79**    Zone    **OV-1**

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

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

**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.

- 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: 10 ADMIRAL'S WAY                      LOT: 79    MAP: 2**  
**ZONING DISTRICT: OV-1**  
**USE REQUESTED: SINGLE FAMILY RESIDENCE**  
**OWNER OF LAND & BUILDING: HAROLD S. & AMY S. WOLFSON, TRUSTEES**  
**TEL.# 617-620-4514**  
**ADDRESS OF OWNER: 46 BRANTWOOD RD., NORWELL, MA 02061**  
**PERSON(S) WHO WILL UTILIZE PERMIT: HOMEOWNER**

DATE: \_\_\_\_\_ 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: \_\_\_\_\_

# 10 ADMIRAL'S WAY

**Location** 10 ADMIRAL'S WAY

**Mblu** 2 / / 79 / /

**Acct#**

**Owner** WOLFSON HAROLD S

**Assessment** \$263,500

**Appraisal** \$263,500

**PID** 1001

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$140,000	\$123,500	\$263,500

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$140,000	\$123,500	\$263,500

## Owner of Record

**Owner** WOLFSON HAROLD S  
**Co-Owner** WOLFSON AMY S TRUSTEES  
**Address** 46 BRANTWOOD RD  
NORWELL, MA 02061

**Sale Price** \$1  
**Certificate**  
**Book & Page** 45806/0128  
**Sale Date** 07/16/2015  
**Instrument** 1A

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WOLFSON HAROLD S	\$1		45806/0128	1A	07/16/2015
WOLFSON HAROLD S	\$259,000		44222/0128	UNKQ	04/11/2014
SARVELA JOANNE	\$0		12418/0285		11/23/1993

## Building Information

### Building 1 : Section 1

**Year Built:** 1880  
**Living Area:** 870  
**Replacement Cost:** \$178,732  
**Building Percent Good:** 75

**Replacement Cost**

**Less Depreciation:** \$134,000

**Building Attributes**

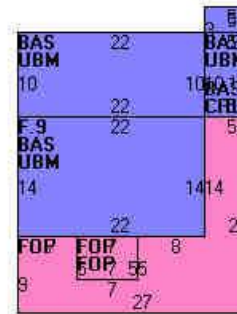
Field	Description
Style:	Conventional
Model	Residential
Grade:	Below Ave
Stories:	1,9
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shing
Interior Wall 1	K Pine/Bead Bd
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Hot Air-No Duc
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5 Rooms
Bath Style:	Old Style
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/WarehamMAPPhotos/\00\03\00\58.jpg)

**Building Layout**



(https://images.vgsi.com/photos2/WarehamMAPPhotos//Sketches/1001\_10C)

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	593	593
F.9	.90 Story Fin	308	277
CRL	Crawl Space	15	0
FOP	Open Porch	348	0
UBM	Basement Unfin	578	0
		1,842	870

**Extra Features**

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

## Land

### Land Use

**Use Code** 1010  
**Description** SINGLE FAMILY  
**Zone** OVC  
**Neighborhood** 0061  
**Alt Land Appr Category** No

### Land Line Valuation

**Size (Acres)** 0.09  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$123,500  
**Appraised Value** \$123,500

## Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE AVG			240.00 S.F.	\$3,900	1
PAT2	PATIO			264.00 S.F.	\$2,100	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$140,000	\$123,500	\$263,500
2021	\$121,000	\$123,500	\$244,500
2020	\$116,000	\$123,500	\$239,500

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$140,000	\$123,500	\$263,500
2021	\$121,000	\$123,500	\$244,500
2020	\$116,000	\$123,500	\$239,500



2015 00056051

Bk: 45806 Pg: 128 Page: 1 of 2  
Recorded: 07/16/2015 03:40 PM  
ATTEST: John R. Buckley, Jr. Register  
Plymouth County Registry of Deeds

**QUITCLAIM DEED**

WE, HAROLD S. WOLFSON and AMY S. WOLFSON, husband and wife as tenants by the entirety, of 46 Brantwood Road, Norwell, Plymouth County, Massachusetts 02061, in consideration of **ONE AND 00/100 (\$1.00) DOLLAR** grant to **HAROLD S. WOLFSON and AMY S. WOLFSON, Trustees of the R.H.W. REALTY TRUST** under declaration of trust dated JULY 8, 2015 (see Trust Abstract recorded herewith), of 46 Brantwood Road, Norwell, Plymouth County, Massachusetts 02061

**WITH QUITCLAIM COVENANTS**

A parcel of land with the buildings thereon situated at Point Independence, Wareham, Plymouth County, Massachusetts, on the Easterly side of Third Avenue, being Lot No. 79 on a plan of the estate of Job D. Hammond, drawn by Galen C. Humphrey and recorded with Plymouth Registry of Deeds to which plan reference is made for a more particular description; together with a right of way in common with others over the several streets laid out on said plan, and a right of way in common with others over adjoining land now or formerly of Job D. Hammond to the public roads, also the right in common with others to land in and from boats and low water mark, and the right to enter upon that part of the beach for the purposes of bathing. Said premises are conveyed subject to restrictions of record as are now in force and applicable.

And a second parcel of land being a portion of Lot 80 as shown on a "Plan of a piece of Land in Wareham, Massachusetts, situated at Point Independence on Long Neck, owned by Jacob D. Hammond, G. Clinton Humphrey, C.E."

Meaning and intending to convey by this deed no more than a strip of land five (5) feet wide, running along the Northerly side of said Lot No. 80, said strip being bounded; Northerly by other land now or formerly of Joanne Sarvela sixty (60) feet; Easterly by land now or formerly of Lowe, being Lot No. 81 on said plan, five (5) feet; Southerly by land of said Joanne Sarvelea sixty (60) feet; westerly by the easterly line of Third Avenue five (5) feet.

Said premises are hereby conveyed subject to conditions and restrictions of record so far as now outstanding and applicable, and are also conveyed together with a right of way over the streets and avenues as shown on said plan to the public highway.

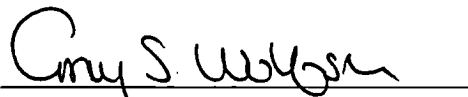
For our title see deed dated November April 11, 2014 and recorded with Plymouth County Registry of Deeds in Book 44222, Page 128.

The street address of the property is 10 Admirals Way, Wareham, Massachusetts 02532.

Witness our hands and seals this 8<sup>th</sup> day of July, 2015.



HAROLD S. WOLFSON



AMY S. WOLFSON

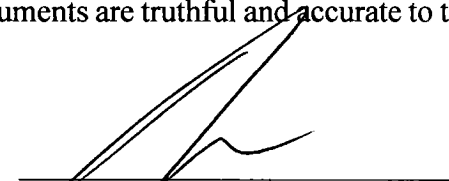
COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss.

On this 8 day of JULY, 2015, before me, the undersigned notary public, personally appeared HAROLD S. WOLFSON and AMY S. WOLFSON

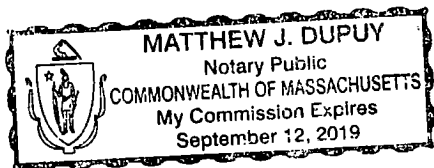
- personally known to me, or
- proved to me through satisfactory evidence of identification, which was
  - driver's license
  - (other:)

to be the persons whose names are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the documents are truthful and accurate to the best of their knowledge and belief.



Notary Public

My Commission Expires: 9-12-19



Statement for 10 Admiral's Way Application for Variance to Town of Wareham, September 1, 2022

The existing cottage is 1-3/4 story and is wood framed construction. The existing second floor is mostly storage with two bedrooms and no bathroom. The existing staircase is too narrow and too steep to accommodate modern living. The existing lot size is +/- 3,900 SF.

The proposal is to maintain the architectural character of the existing structure and add an addition to the side that would allow for standard staircase width and run. The second-floor renovation allows for full use of the second floor to accommodate three bedrooms and one bathroom. The proposed lot coverage and FAR is in keeping with the remaining Onset village neighborhood.

The proposed addition is not detrimental to the public good nor does it substantially derogate from the intent or purpose of the zoning by-law. The side addition allows for proper access to the second floor and maintains the character of the neighborhood.





**TOWN of WAREHAM**  
*Massachusetts*  
**BUILDING DEPARTMENT**

Paul E. Turner  
Director of Inspectional Service

---

August 25, 2022

Anthi Frangiadis  
22 William Street  
New Bedford, MA 02740

**RE:** 10 Admiral's Way

Map 2, Lot 79

I have reviewed your proposal to construct an addition off the north side of 10 Admiral's Way, Wareham Massachusetts. At this time, I must deny your request.


The proposed Floor Area Ratio is approximately 39.8%, exceeding the allowable 25% floor area ratio for lawfully existing lots in the Village district. Therefore, a Variance will need to be secured from the Zoning Board of Appeals.

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

- **Article 6: Density and Dimensional Regulations, 628 Dimensional Standards for Small Lots, Floor Area Ratio**

The subject dwelling is located in the OV-1 zoning district.

Respectfully,

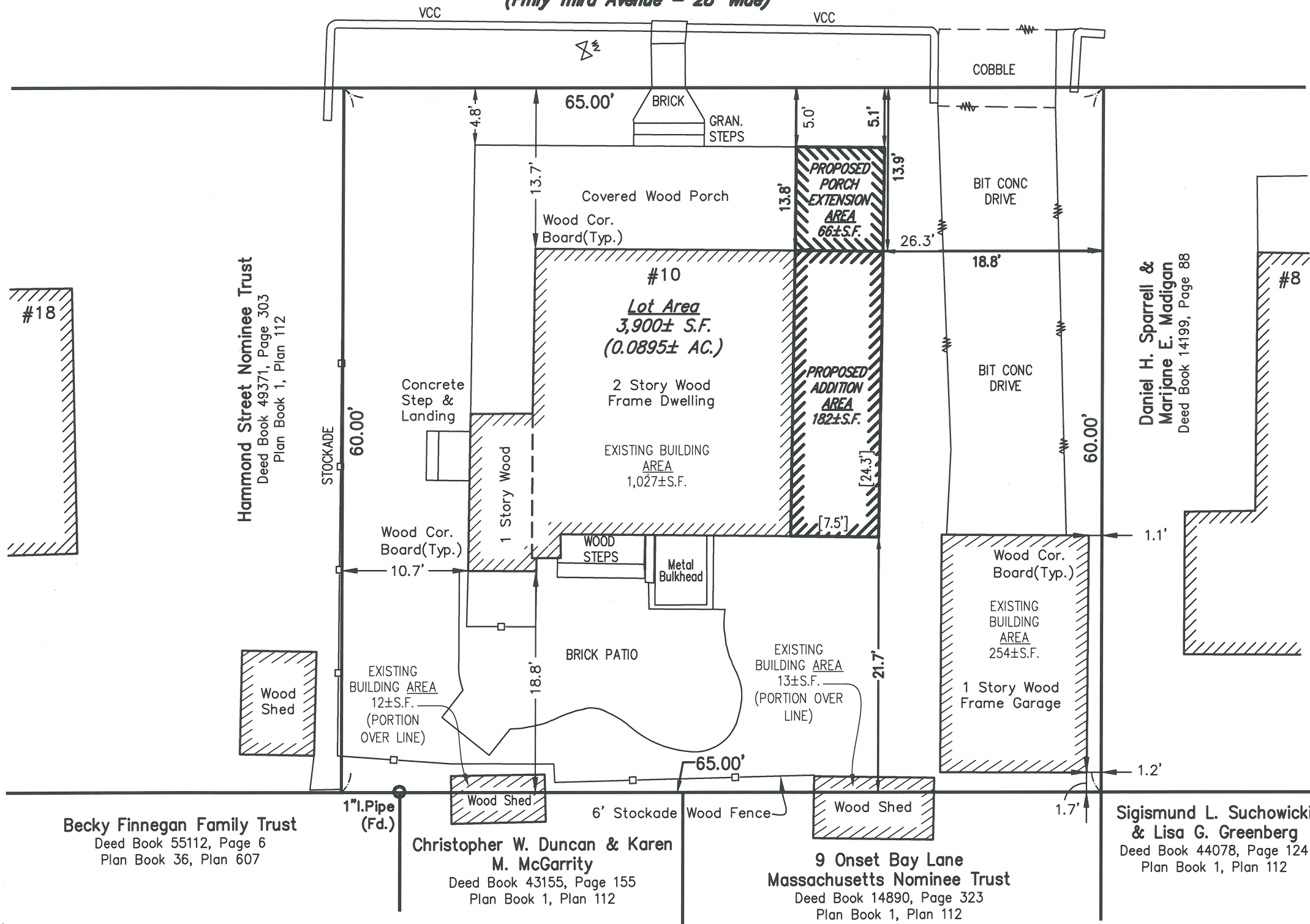
  
Paul E. Turner  
Building Commissioner  
Zoning Enforcement Officer

**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.**



**Admiral's Way**  
(Fmly Third Avenue - 28' Wide)



**ASSESSORS:**

MAP 2, LOT 79

**REFERENCES:**

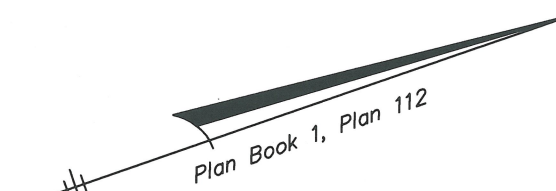
DEED BOOK 12418, PAGE 285  
PLAN BOOK 1, PLAN 112

**ZONING:**

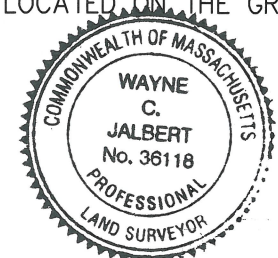
Onset Business District (OV1)

	Req.	Ex.	Prop.
Lot Area (S.F.)	5,000	3,900±	3,900±
Frontage (Ft.)	50	65	65
Setbacks (Ft.)			
Front	11.4*	13.7	13.7
Side	10	1.1	1.1
Rear	10	1.7	1.7
Height (Ft.)	35	21.6	21.6
Coverage (%)			
Building	30	33.5	39.8
Impervious	70	51.3	57.6

\*The front setbacks in Village Districts shall be the average of the setbacks of five (5) residential structures on either side of the subject property.



I CERTIFY THAT THE BUILDINGS SHOWN HEREON ARE LOCATED ON THE GROUND AS SHOWN.



*Wayne C. JAlbert* 8/19/22  
PROFESSIONAL LAND SURVEYOR

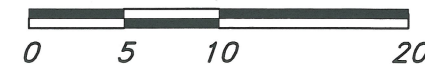
**PLOT PLAN**  
OF LAND

#10 Admiral's Way, Wareham, MA  
PREPARED FOR: Hank Wolfson

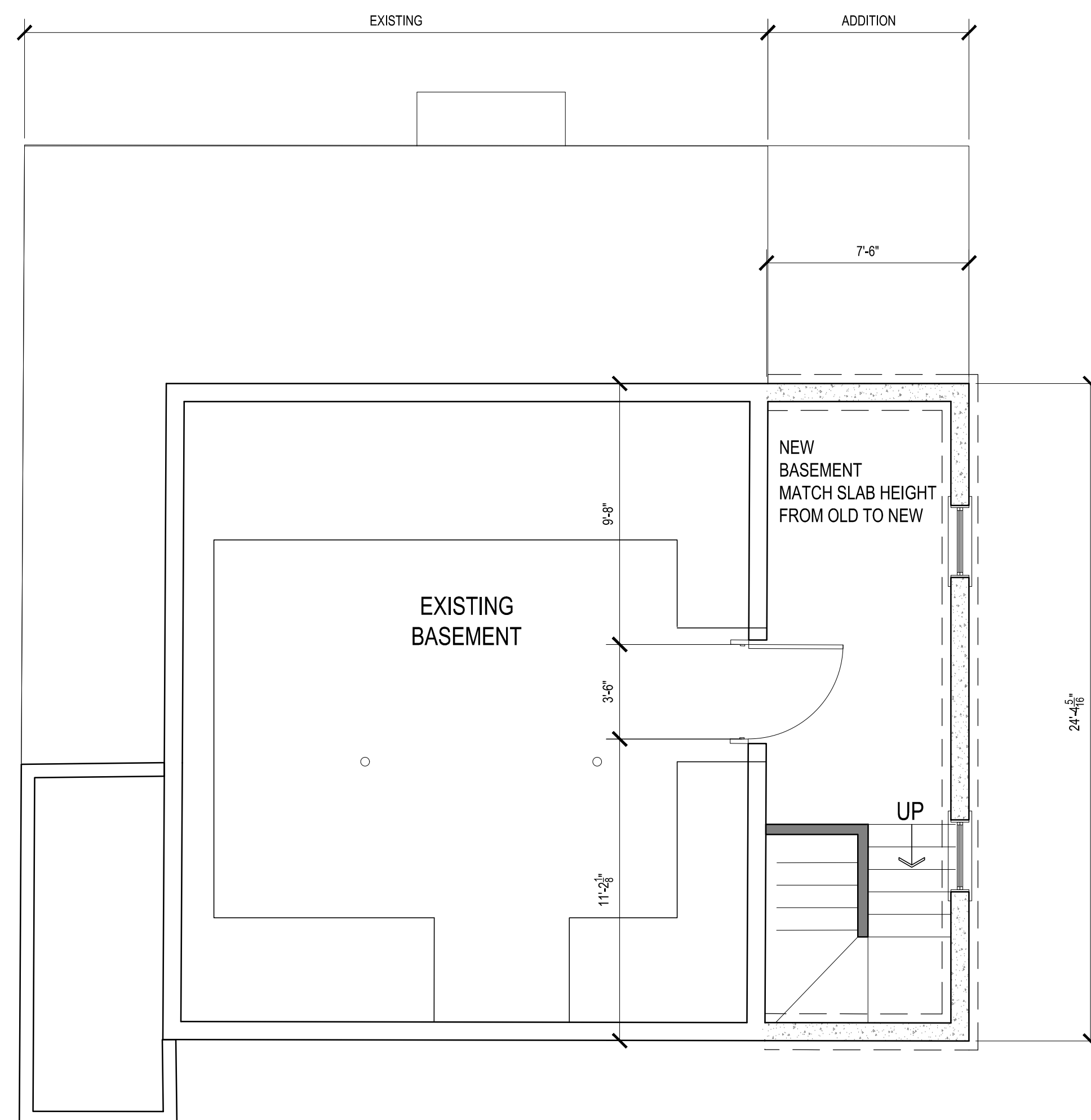
**HANCOCK**

Survey Associates, Inc.  
185 CENTRE STREET, DANVERS, MA. 01923  
VOICE (978) 777-3050, FAX (978) 774-7816  
F:\Civil 3D Projects\18195\Source Drawings\18195zba.dwg Aug 19, 2022 - 12:05 pm

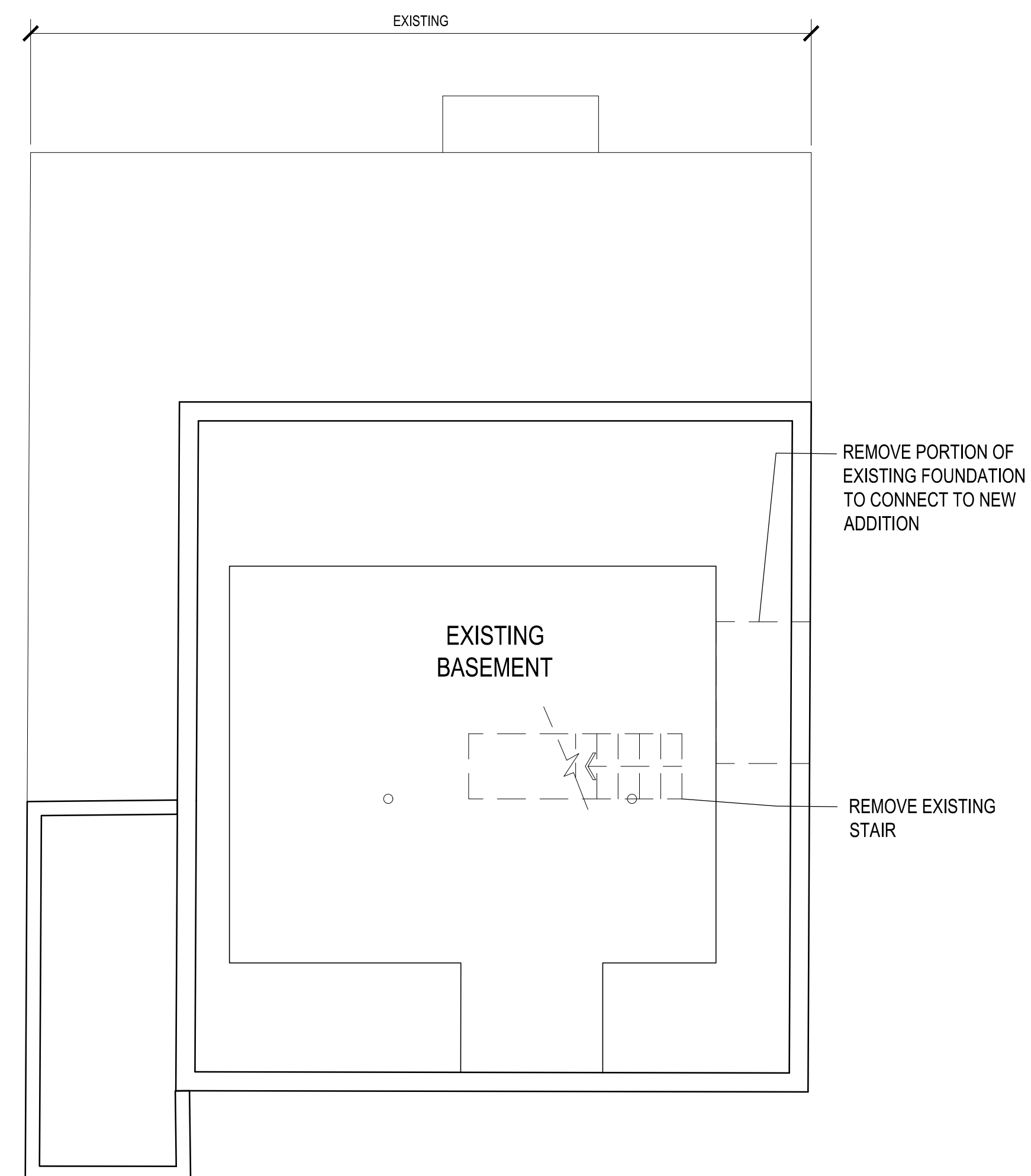
SCALE: 1" = 10'



CHK. BY: WCJ	DATE: 8/19/22
DWG BY: RDF	JOB NO. <b>18195</b>

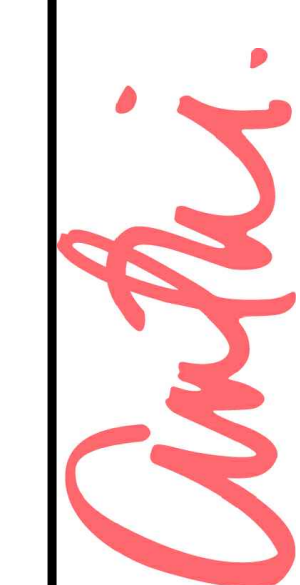


**2** PROPOSED BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



**1** DEMOLITION BASEMENT PLAN  
SCALE: 1/4" = 1'-0"

HANK AND AMY WOLFSON  
10 ADMIRALS WAY  
ONSET, MA 02558



FRANGIADIS ASSOCIATES  
PO Box 267, Marion, MA 02738

Ph 508-992-3494 • Fax 508-992-3495 • www.anthif.com • email: anthi@anthif.com

REVISIONS

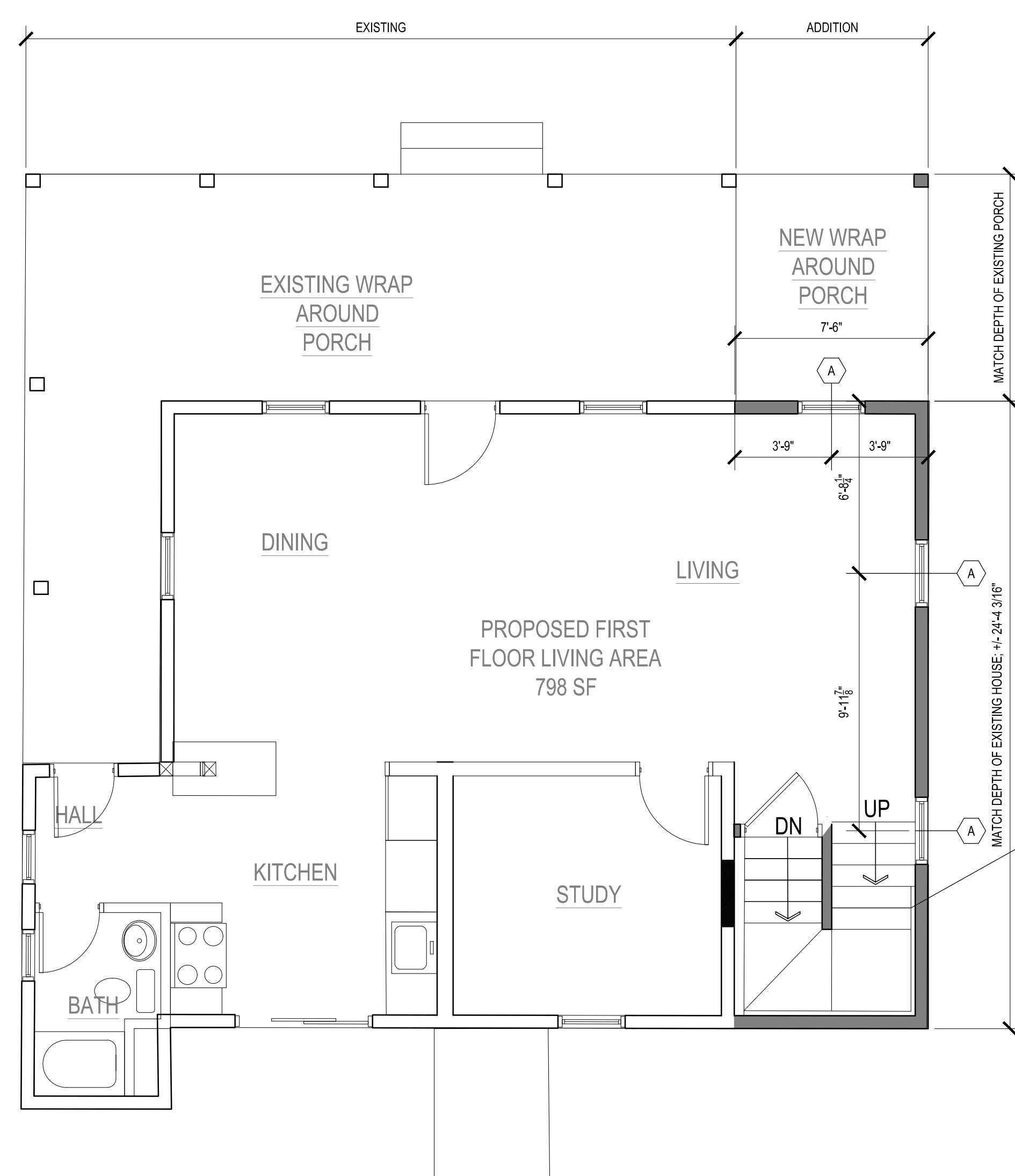
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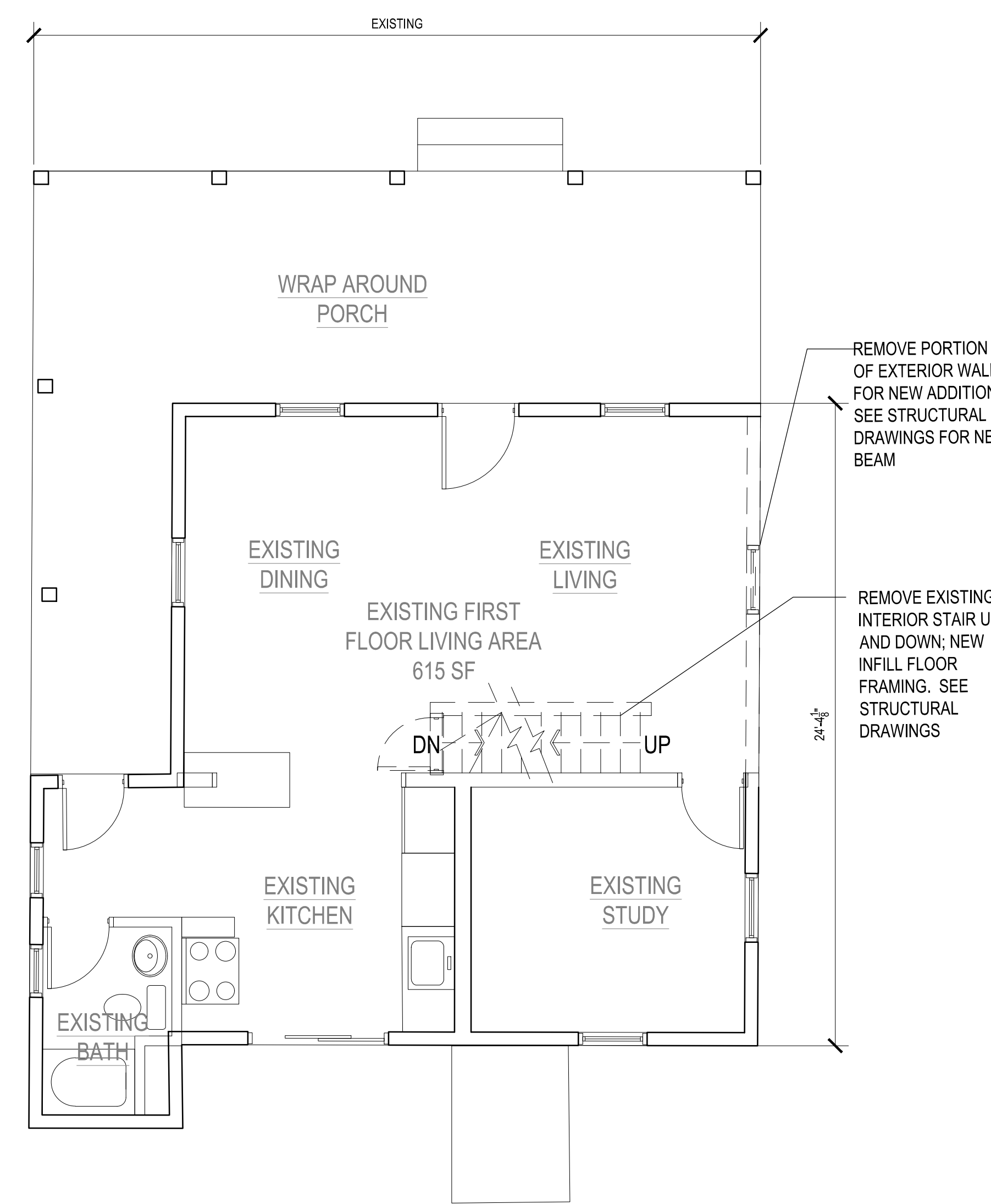
TITLE:  
**DEMO & PROPOSED BASEMENT PLAN**

File No. 22003 BASE  
Date 08/08/22  
Sheet No

**A-1.0**



2 PROPOSED FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



1 DEMOLITION FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

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TITLE:  
**DEMOLITION & PROPOSED FIRST FLOOR PLAN**

File No. 22003 BASE1  
 Date 08/08/22  
 Sheet No

**A-1.1**

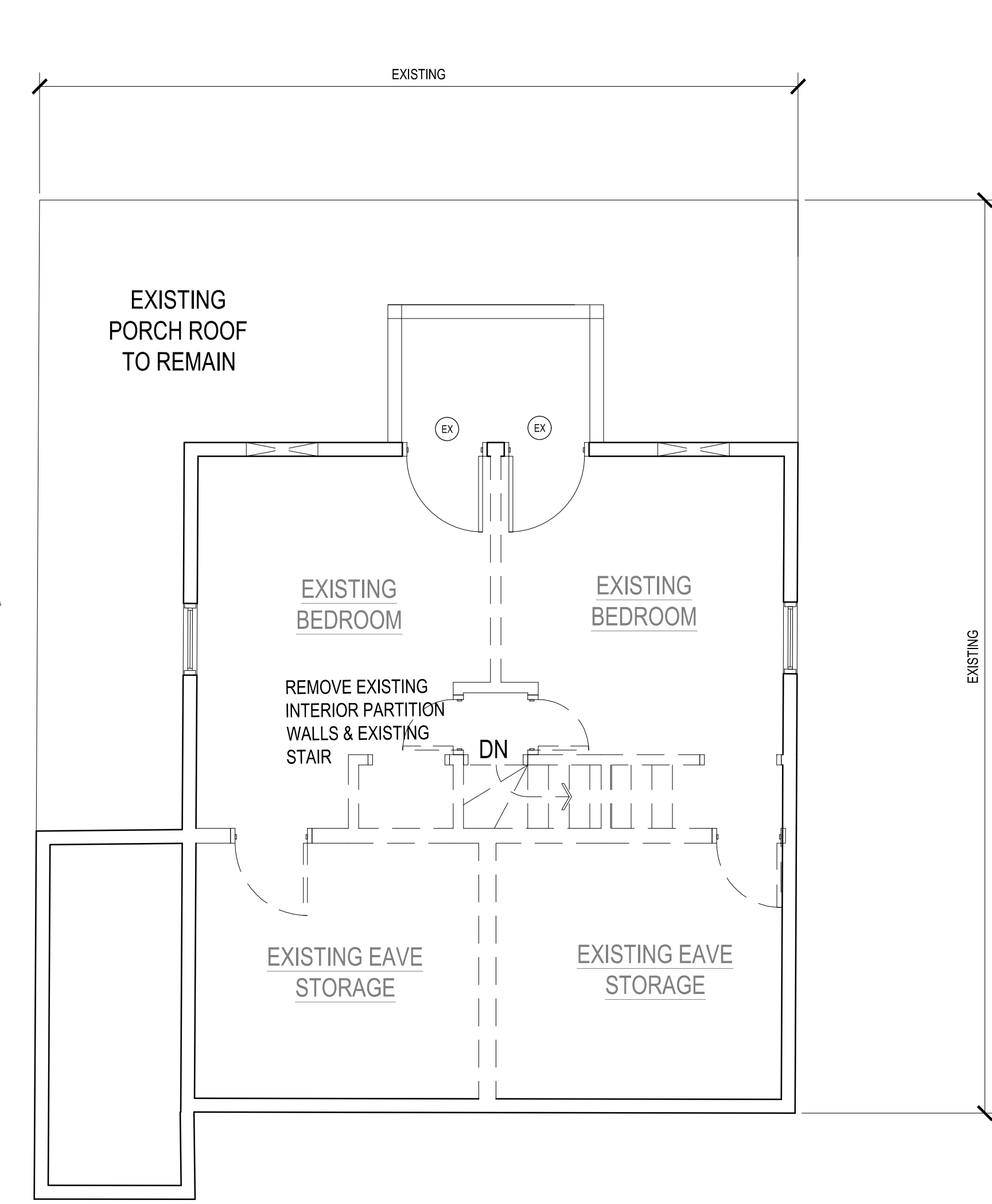
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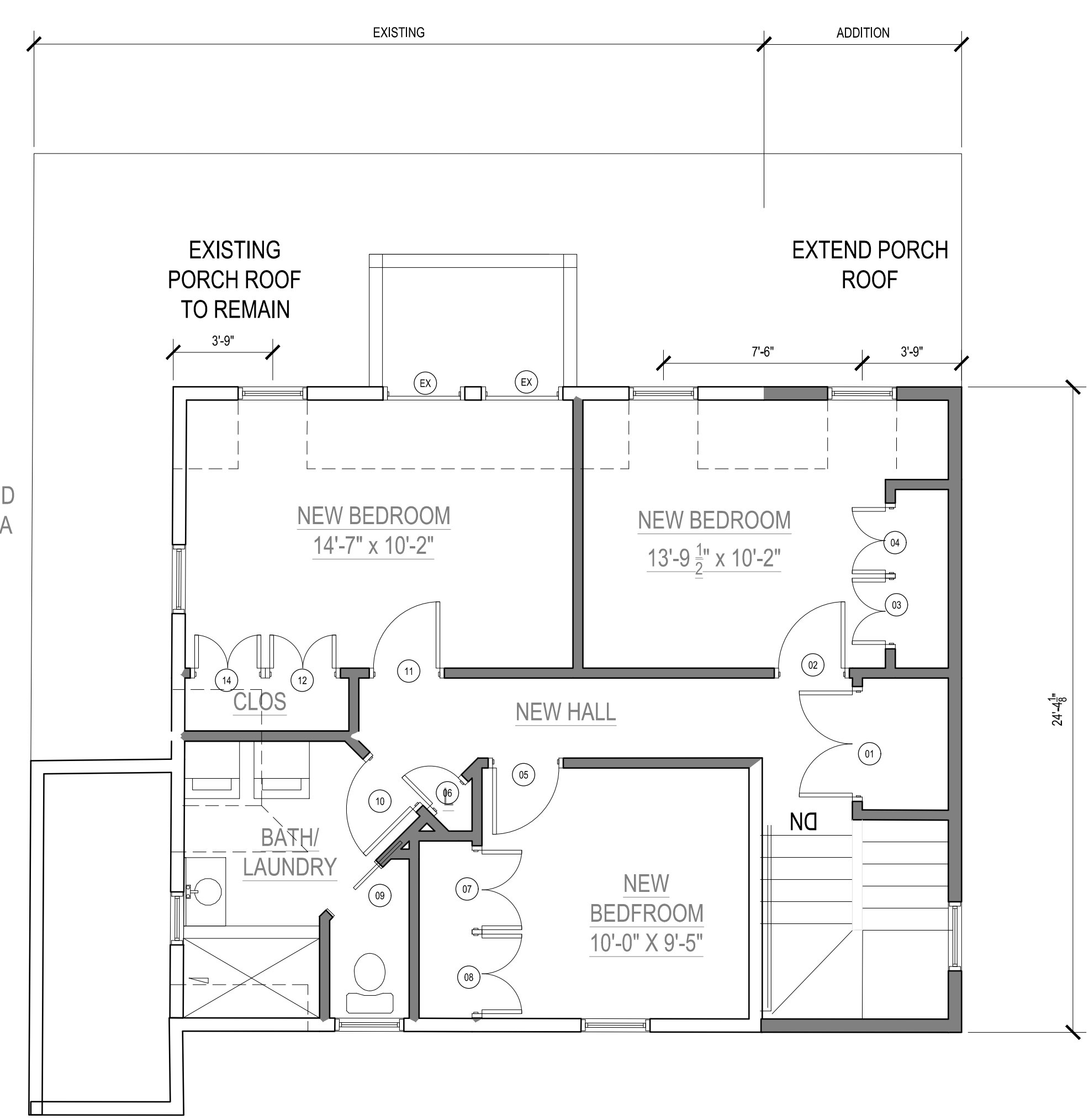
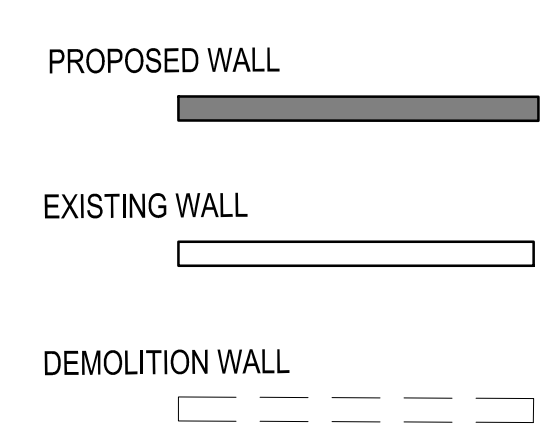
TITLE:  
**DEMOLITION &  
 PROPOSED  
 SECOND FLOOR  
 PLAN**

File No. 22003 BASE2  
 Date 08/08/22  
 Sheet No

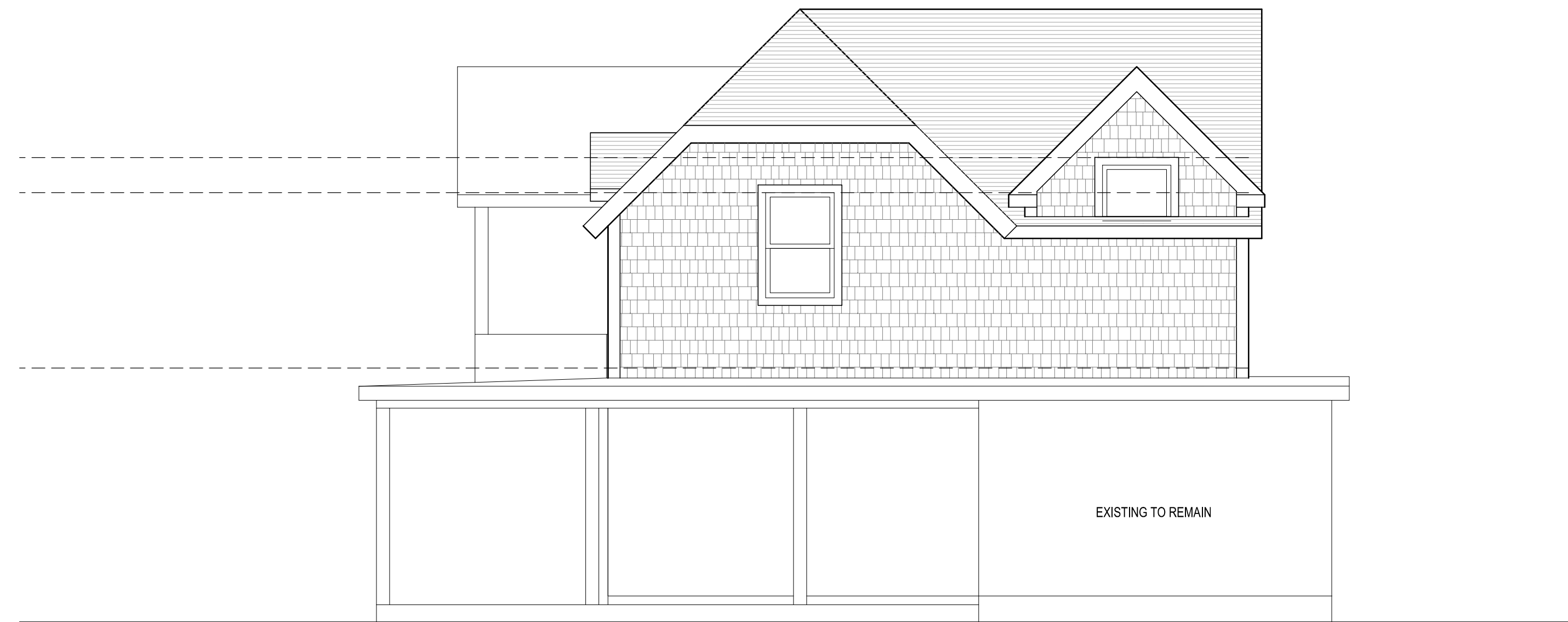
**A-1.2**



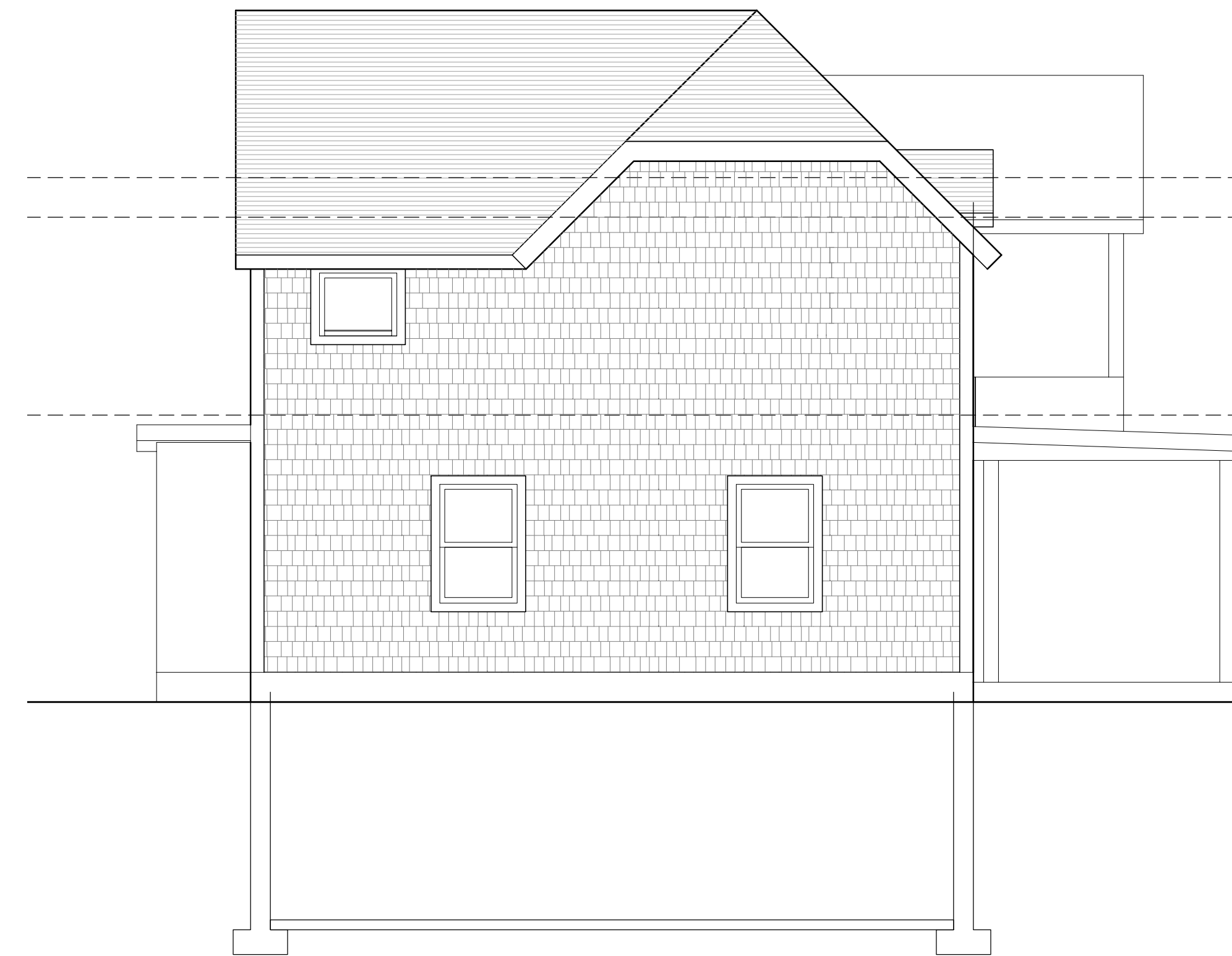
**1** DEMOLITION SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



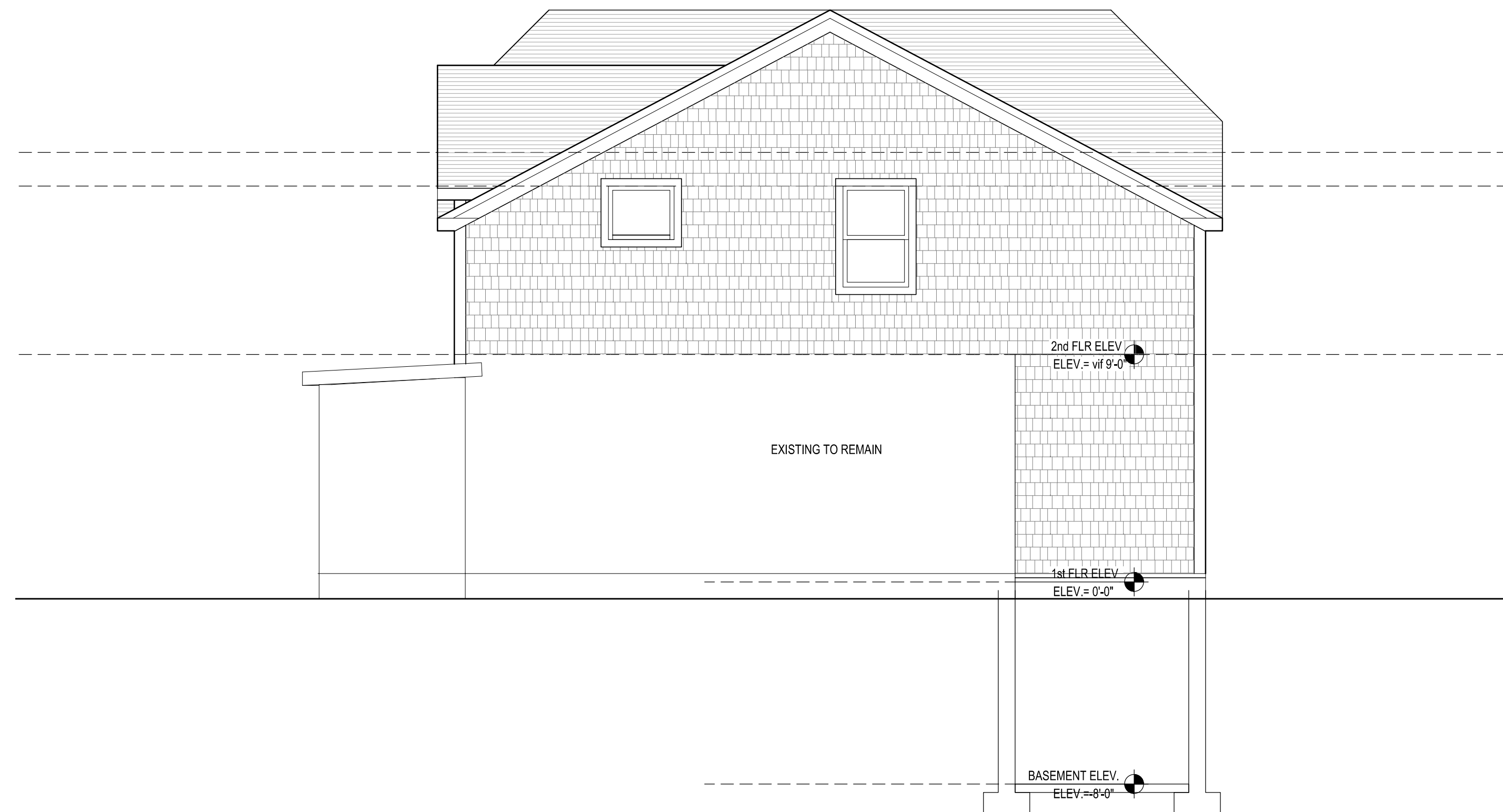
**2** PROPOSED SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



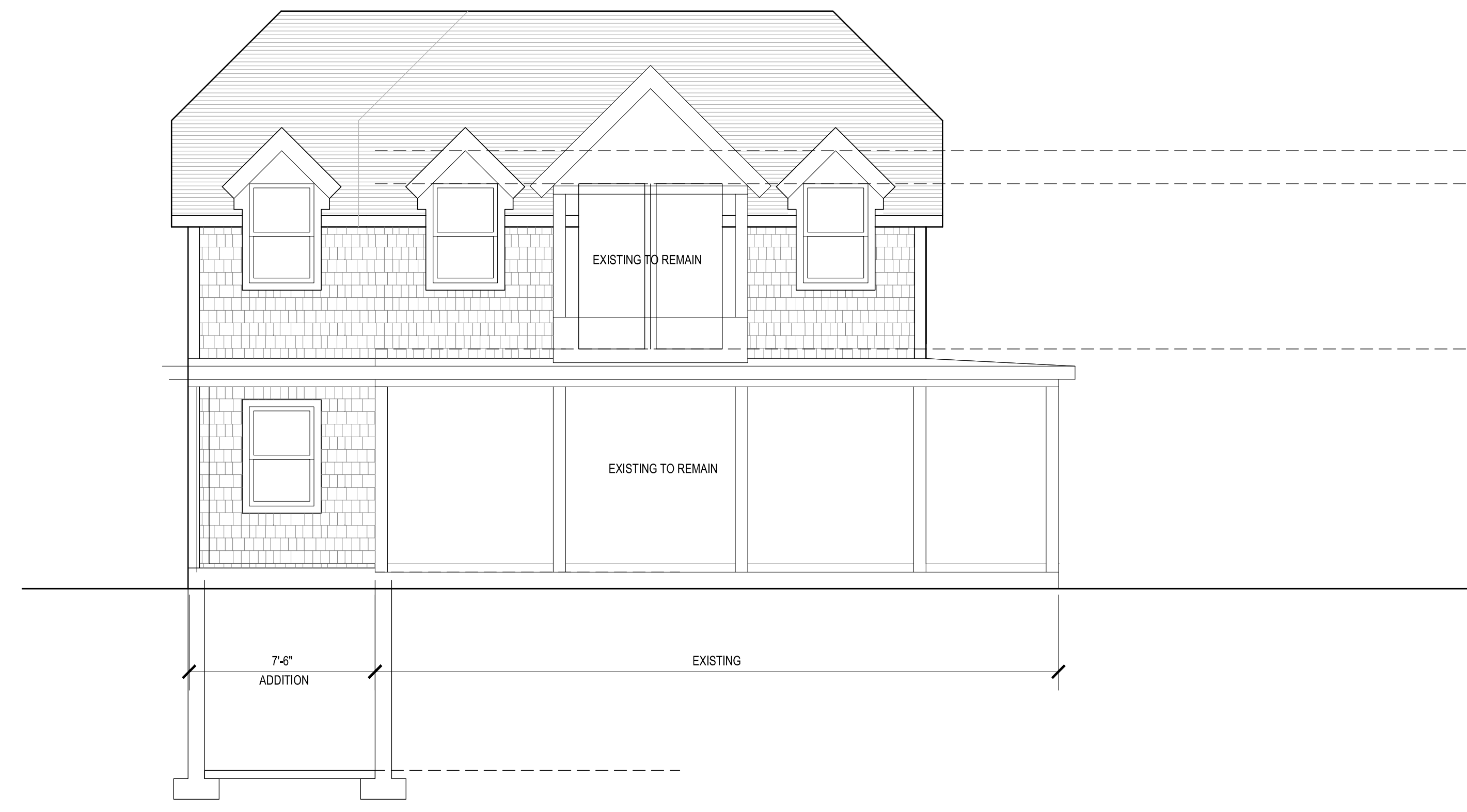
4 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION  
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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**Anthi.**  
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PO Box 267, Marion, MA 02738  
Ph 508-992-3494 • Fax 508-992-3495 • www.anthif.com • email: anthi@anthif.com

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TITLE:  
**PROPOSED  
EXTERIOR  
ELEVATIONS**

File No. 22003 ELEVS  
Date 08/08/22  
Sheet No

**A-2.0**