

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: **RHONDA FINNERMAN**

Applicant's Address: **894 HUNTINGTON DR., FISHKILL, NY 12524**

Telephone Number: **845-222-4477**

Cell Phone Number: **SAME AS ABOVE**

Email Address: **RHONDAF1217@HOTMAIL.COM**

Address of Property/Project: **18 OCEAN AVE., 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 **1** Lot **124-B** 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: 18 OCEAN AVE. LOT: 124-B MAP: 1
ZONING DISTRICT: OV-1
USE REQUESTED: SINGLE FAMILY RESIDENCE
OWNER OF LAND & BUILDING: RHONDA FINNERMAN
TEL.# 845-222-4477
ADDRESS OF OWNER: 894 HUNTINGTON DR., FISHKILL, NY 12524
PERSON(S) WHO WILL UTILIZE PERMIT: RHONDA FINNERMAN, 18 OCEAN AVE.
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: _____

76085
Received & Recorded
PLYMOUTH COUNTY
REGISTRY OF DEEDS
16 JUN 1998 10:20AM
JOHN D. RIORDAN
REGISTER
Bk 16299 Pg 125

MASSACHUSETTS QUITCLAIM DEED INDIVIDUAL (LONG FORM) 882

I, Deirdre J. Cunningham, Administratrix of the estate of Kathryn T. Cunningham, late of Onset, Plymouth County, Massachusetts, Plymouth Probate No. 98 p 0679 AD1, pursuant to License to sell recorded herewith, ~~being unmarried~~ for consideration paid, and in full consideration of ~~XXXXXXXXXXXX~~ Ninety-One Thousand Dollars

(\$91,000.00) *
grant to RHONDA A. WILSON, individually,
of c/o Holbro, Route 6, Putnam Plaza, Carmel, NY 10512, with quitclaim covenants

the land ~~is~~ with the buildings thereon situated in that part of Wareham, Plymouth County, Massachusetts, called Onset, bounded and described as follows: [Description and encumbrances, if any]

PROPERTY ADDRESS: 16 Ocean Avenue, Onset, Massachusetts BK 16299PG 126

First Parcel:

Lot # 124 on a certain "Plan of Land of the ONset Bay Grove Association Wareham, Mass., by J. E. Starbuck, Surveyor", dated 1878 and recorded in Plan Book 1, Page 58, said lot is situated on Ocean Avenue and contains 4843 sq. feet according to said plan. (see plan Book 15 Page 801 and Parcel 124 on Town Assessor's Map 1)

Second Parcel:

A parcel of land on a plan of land made for Bridie A. Palmer by Thomas A. Churbuck, C.E., East Wareham, Mass. Nov. 17, 1917, duly recorded with deed of Enoch F. Williams to Wilbert F. Day dated Nov. 30, 1917 and recorded in Book 1294, Pages 213 and 214 and being the same premises conveyed thereby and to which reference is hereby made. Said parcel being bounded and described as follows:

Beginning at a point on Ocean Avenue on the Southwesterly corner of said parcel as shown on said plan and

thence running by land now or formerly of one Wilbert F. Day North 40 degrees 30' West One hundred forty-nine and 96/100 (149.96) feet;

thence turning and running North 61 degrees East Two and no/100 (2.0) feet;

thence turning and running South 40 degrees 30' East One Hundred fifty and no/100 (150.0) feet; and

thence turning and running South 63 degrees West Two and no/100 (2.0) feet to the point of beginning, all as shown on said Plan.

see Plan Book 3 Page 46

Third Parcel:

A triangular piece or parcel of land shown on a "Plan of Land at Onset belonging to Sara L. Tyler, June 1925, Frederick O. Smith, C.E." which is recorded with Plymouth County Registry of Deeds and bounded and described as follows: see Plan Book 5 Page 816

Beginning at the Southeast corner thereof at a pipe set in the ground and running North 41 degrees 52' West One hundred forty-nine and 80/100 (149.80) feet to another pipe set in the ground;

thence turning and running North 45 degrees 32' East Forty-nine and 94/100 (41.94) feet to another pipe set in the ground;

thence turning in a general Southeasterly direction One hundred fifty-three and 50/100 (153.50) feet to the point of beginning, be any or all of said measurements more or less and howevers otherwise said parcel may be bounded, measured and described and containing 3080 square feet, more or less. See deed of Sara L. Tyler to Hilbert F. Day dated July 24, 1926, recorded in Book 1511, Pages 505-506. All foregoing subject to restrictions of record, municipal liens and assessments and to zoning laws and regulations if any applicable thereto.

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.

Being the same premises conveyed to William F. Cunningham and Kathryn T. Cunningham by deed of Nicholas A. Flammini and Nancy Flammini, dated August 26, 1969, and recorded with Plymouth County Registry of Deeds in Book 3544, Page 184. and in deed recorded with said Deeds at Book 15904 Page 339. See M-792 of Kathryn T. Cunningham recorded herewith.

Rhinda A Wilson
C/O Holbro
Rt c L - Putnam Plaza
Carmel, NY 10512
mail 1

(*Individual — Joint Tenants — Tenants in Common.)

Witness my hand and seal this 15th day of June, 19 98

Deirdre J. Cunningham
Deirdre J. Cunningham, Administratrix of
the Estate of Kathryn T. Cunningham

DEEDS REC 18
PLYMOUTH

06/16/98

TAX 414.96
CHCK 414.96

5010000 08:57
CANCELLED
REUSE TAX

The Commonwealth of Massachusetts

Barnstable

ss.

June 15, 19 98

Then personally appeared the above named Deirdre J. Cunningham, Administratrix as aforesaid, and acknowledged the foregoing instrument to be her free act and deed, before me

Catherine M. Herrity

Notary Public — Justice of the Peace

Catherine M. Herrity

My commission expires

June 11

xx 2004

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 of 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

← END OF INSTRUMENT →

RHONDA FINNERMAN
 18 OCEAN AVE.
 ONSET, MA 02558

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

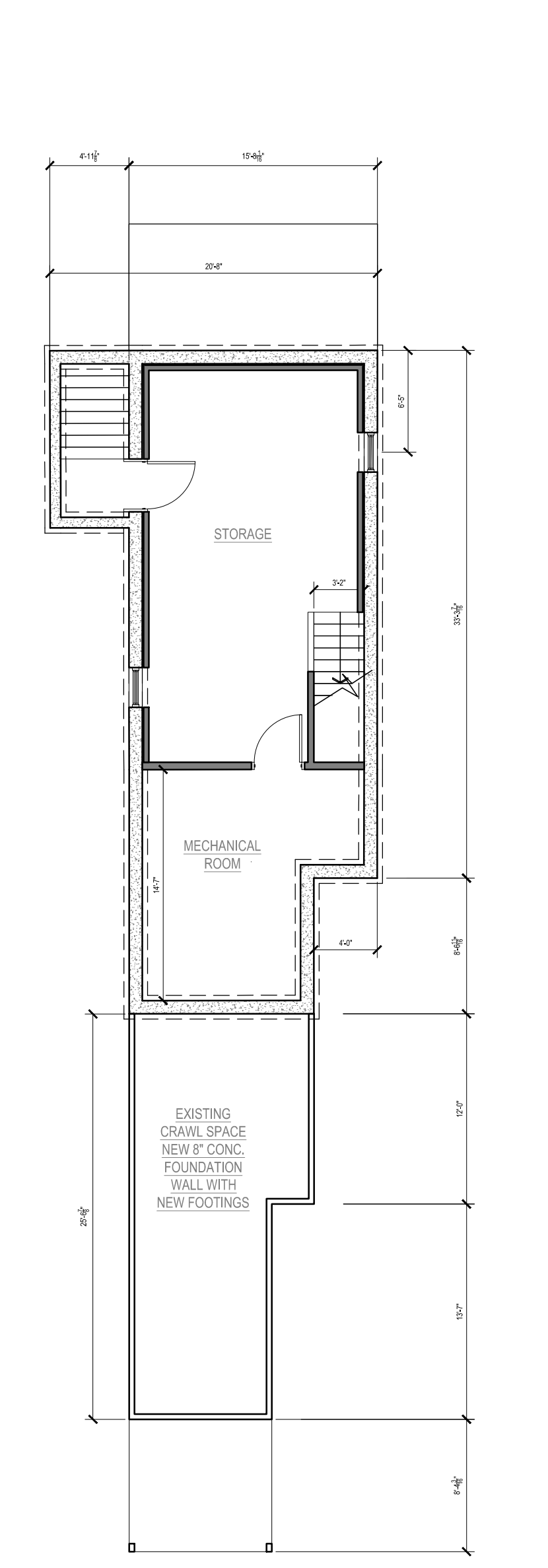
REVISIONS	
1-	
2-	
3-	
4-	
5-	
6-	DRAWN BY AF
7-	CHECKED BY AF

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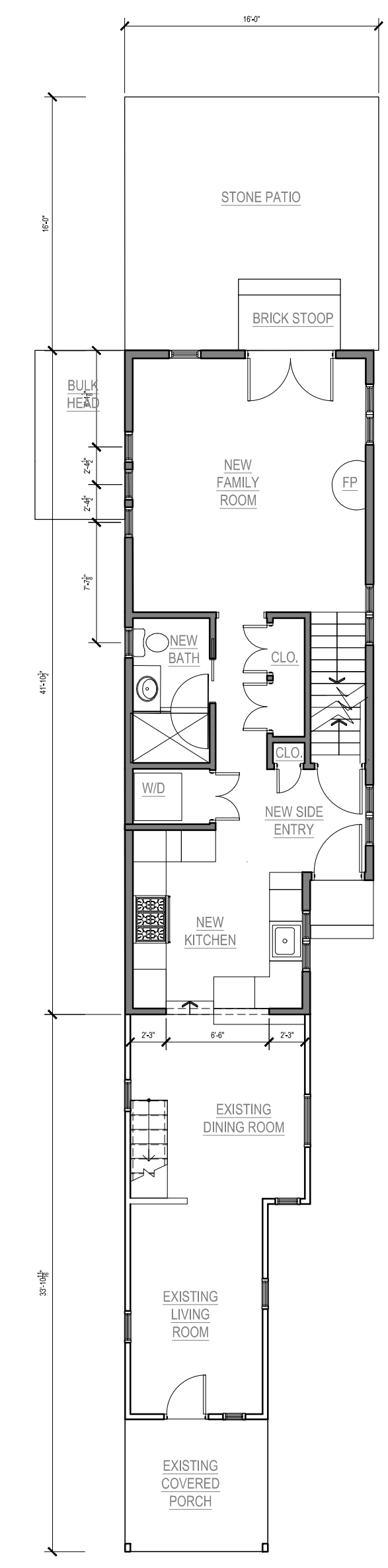
TITLE:
**PROPOSED
 PLANS &
 EXTERIOR
 ELEVATIONS**

File No. 21014 BASE1
 Date 04-11-22
 Sheet No

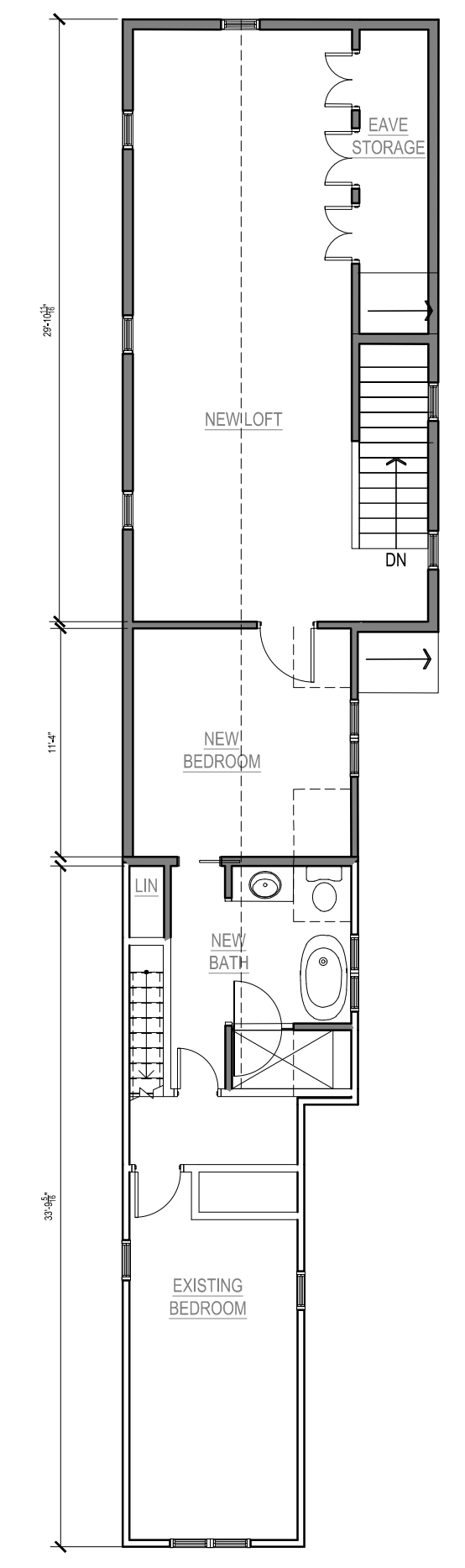
A-1.1



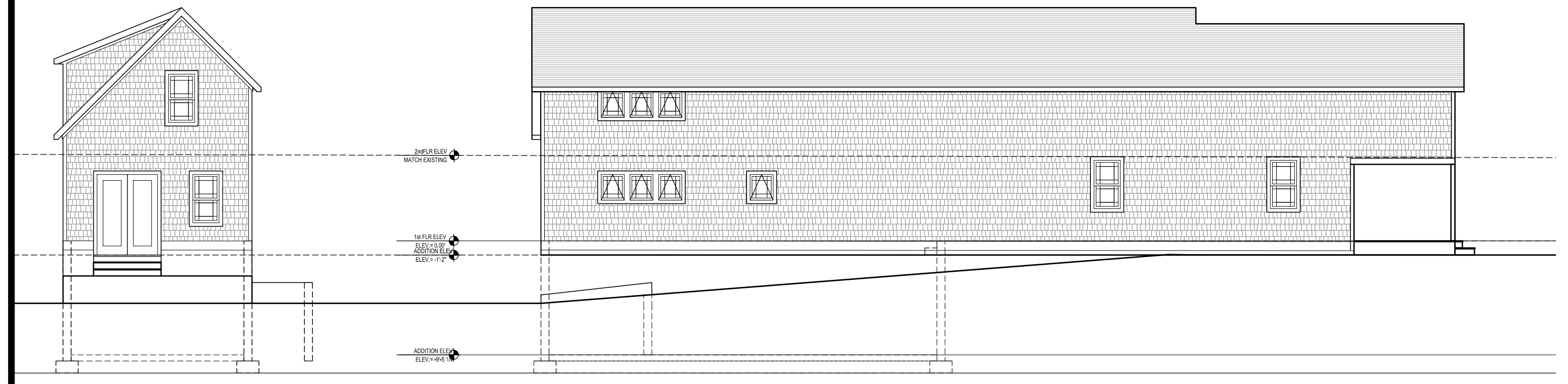
1 PROPOSED FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"



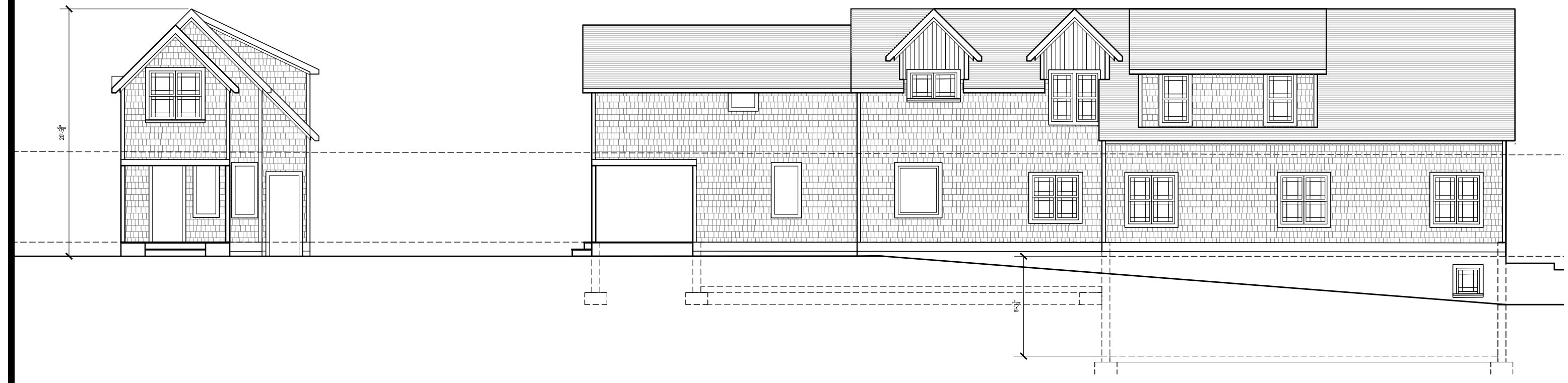
2 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



7 REAR ELEVATION SCALE: 1/8" = 1'-0"
 6 LEFT SIDE ELEVATION SCALE: 1/8" = 1'-0"



5 FRONT ELEVATION SCALE: 1/8" = 1'-0"
 4 RIGHT SIDE ELEVATION SCALE: 1/8" = 1'-0"



The existing cottage is 1-3/4 story and is wood framed construction. The existing width of the structure on Ocean Ave is 9 feet. The existing ceiling height in the cottage living room is 6'-8". The existing lot size is +/- 4,633 SF.

The proposal is to maintain the architectural character of the existing structure and add an addition to the rear that would allow for standard room sizes and standard ceiling heights of 8'-0". The proposed lot coverage and FAR is in keeping with the remaining 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. This property is one of two on Ocean Avenue that are constructed in such narrow widths making them unique to the street. The abutting property has been improved with an addition to the rear in recent years. There are few structures that exist with such narrow width rooms and the Petitioner wants to maintain the architectural character that is unique to the property but at the same time modernize the structure with this proposed addition.



TOWN OF WAREHAM
Department of Inspectional Services

54 Marion Road
Wareham, Massachusetts 02571
(508) 291-3100, Ext. 3190

May 12, 2022

Rhonda Finnerman
804 Hunnington Drive
Fishkill, New York 12524

RE: 18 Ocean Ave

Dear Ms. Finnerman:

Your proposed addition does not meet the required side setback and the F.A.R. ratio.

You will need to seek a variance 8.5' from the 10' as required in section 628 and relief from the 30% FAR as required by section 628 as you will be at 43.3% according to your plans.

You have thirty days in which to appeal this decision or seek approval for the project through the Wareham Zoning Board of Appeals. If you have any questions on this matter please contact my office.

Sincerely,

David R. Moore

Interim Zoning Commissioner



Town Of Wareham Assessors Office

Request for Abutters List

Contact Information

Phone

Email

ANTHI FRANGIADIS

508 245 3724

anthi@anthif.com

Date of Request

6/2/22

Property Information

Owners Name

Property Location

Map/Lot

RHONDA FINNERMAN (WILSON)

18 OCEAN AVE

1 / 124-B

Distance Required

Direct

100'

300'

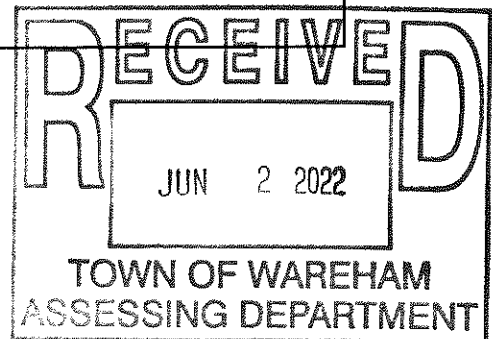
500'

X

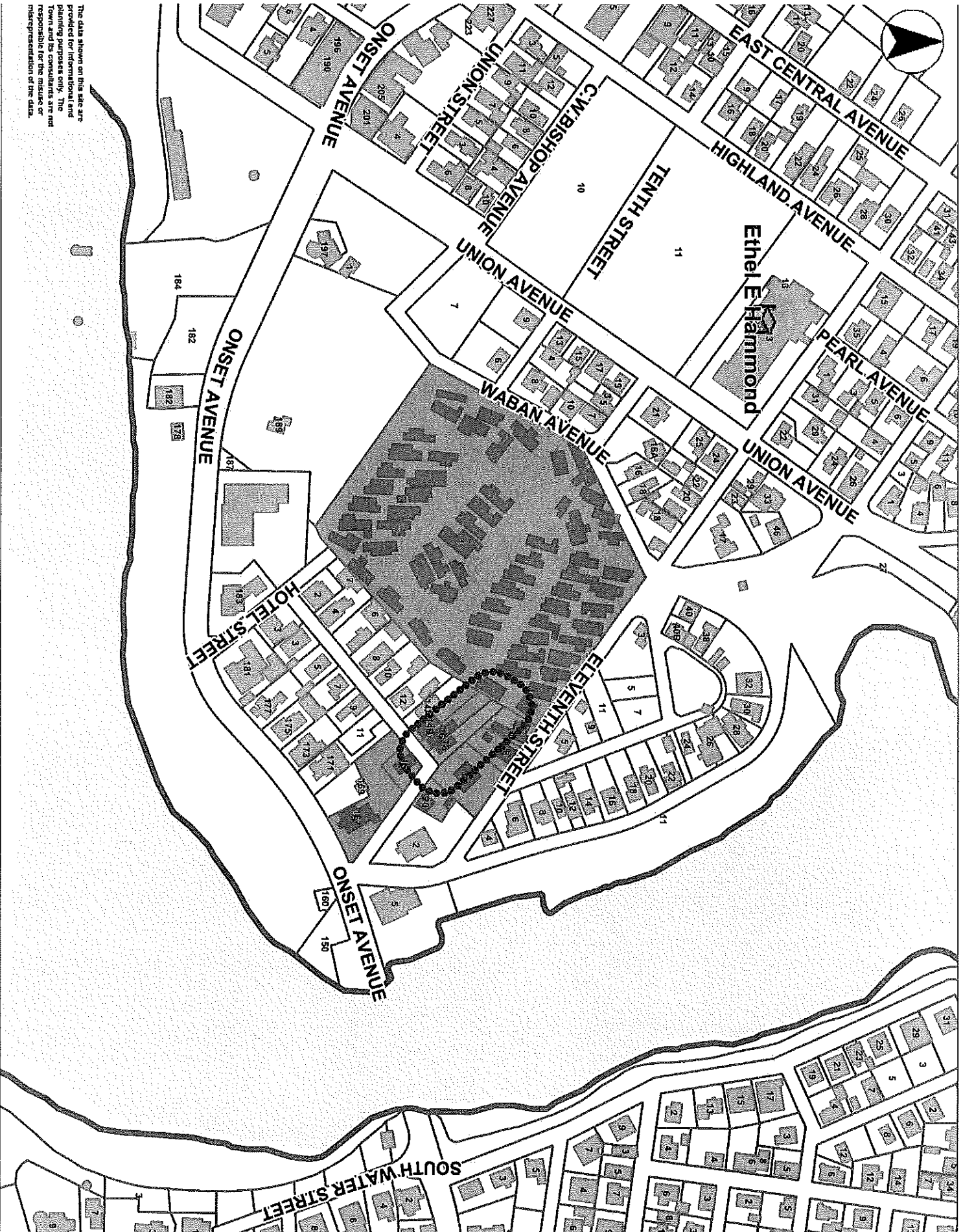
Which Board are you appearing before?

ZONING BOARD OF APPEALS

PLEASE ALLOW 7-10 DAYS FOR PROCESSING



TOWN OF WAREHAM ABUTTERS									
MAP & LOT	OWNER	CO-OWNER	STREET ADDRESS	TOWN	STATE	ZIP CODE			
1-1009	ONSET BEACH MHP LLC	C/O MATTHEW P FALCONEIRI	45 INDUSTRIAL PARK RD STE3	HINGHAM	MA	02043			
1-123/B	SUMMER WIND LLC		53 SWEENEY LN	PLYMOUTH	MA	02360			
1-124/A	LONGDEN IAN DAVED		P/O BOX 1475	ONSET	MA	02558			
1-1011	MORAN ARTHUR E		PO BOX 1512	ONSET	MA	02558			
1-124/B	WILSON RHONDA A		894 HUNTINGTON DR	FISHKILL	NY	12524			
1-1012/C	DELUCA KAREN		101 PARALLEL ST	HARWICH	MA	02645			
1/C	SCOTT WILLIAM		PO BOX 426	ONSET	MA	02558			
1-1012/B	BESSE SANDRA	OUELLETTE JOHN J LIFE ESTATE	PO BOX 18	ONSET	MA	02558			
1-1013	CHARLETON RUTH M TRUSTEE	C/O PHILIP CHARLETON	PO BOX 907	ONSET	MA	02588			
1/A	JCMA REALTY LLC		PO BOX 1353	ONSET	MA	02558			
CERTIFIED ABUTTERS AS THEY APPEAR									
ON OUR TAX ROLLS AS OF 6/2/2022									
<i>99. James Abria</i>									
ASSESSORS OFFICE									
REQUESTED BY									
ANTHI FRANGIADIS									
508 245-3724									
ANTHI@ANTHIIF.COM									



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

320

640 ft

Printed on 06/02/2022 at 02:38 PM

MapOnline by PeopleGIS

- MA Places
 - Fire Station
 - Police Station
 - Town Hall
 - Public Library
 - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
 - Interstate
 - US Highway
 - Numbered Road
- Streets
 - Bathway
 - 5-20 ft
 - 10-15 ft
 - 15-20 ft
 - 20-30 ft
 - 30-40 ft
 - 40-50 ft
 - 50-60 ft
 - 60-70 ft
 - 70+ ft
- Abutting Town Labels
- Abutting Towns