

NOTICE OF DECISION OF THE WAREHAM ZONING BOARD OF APPEALS

Petition #21-16

Applicant: William and Annmarie Sampson

Owner: Same as applicant

Owner Address: 4 Beaver Creek Lane, Wareham, MA 02571

Subject Property 4 Beaver Creek Lane, Wareham, MA 02571

Subject Property Parcel ID: Assessors Map 60 – Lot B2

Date of Public Hearing: June 8, 2016

Date of Notice: June 14, 2016

Decision/Reason:

The Board voted to grant a Variance for an in-law apartment for Petition #21-16 – William & Annmarie Sampson –Assessors Map 60 - Lot B2 – 4 Beaver Creek Lane, Wareham, MA with the Board finding the following:

- The petitioner's request will have no adverse impact on the neighborhood.
- The petitioner's request will not be contrary to the intent of the Bylaw.

Further, the granting of this Variance is subject to the following conditions:

Conditions:

1. All standard conditions relative to an in-law apartment shall apply.
2. Upon the sale of the property, the in-law apartment shall revert back to a single-family use.
3. No rental of the in-law apartment is allowed in the future & it is not to be considered a two-family structure, but an accessory apartment within the structure.
4. Upon completion, an "As Built" plan is to be submitted to the Building Department with a copy provided to the Board of Appeals.
5. Any relief not expressly granted hereunder is hereby denied.
6. For this decision to become effective, a copy of said decision & notice thereof must be filed at the Plymouth County Registry of Deeds & must bear the certification of the Town Clerk that twenty (20) days have elapsed & no appeals have been filed, or that if such appeal has been filed, that it has been dismissed or denied. A certified copy of said recording must be thereafter filed with the Board of Appeals.
7. If substantial use or construction permitted by this Special Permit/Variance has not commenced within two years from the date of which a copy of this decision is filed with the Town Clerk, excluding the amount of time required for an appeal period to expire & the amount of time required to pursue & await the determination of any such appeal, then this Special Permit/Variance shall expire in so far as the foregoing statement is modified by Chapter 195 of the Acts of 1984. Any person exercising rights under a duly appealed Special Permit/Variance does so at the risk that a court may reverse the permit & any construction performed under the permit may be ordered undone.
8. Any person aggrieved by this decision of the Zoning Board of Appeals may file an appeal pursuant to the provisions of M.G.L. Chapter 40A, section 17 within twenty (20) days of the filing of this decision in the office of the Town Clerk. If no appeal is taken within the allotted time, the Clerk will so certify.

VOTE: Unanimous (5-0-0) By the Wareham Zoning Board of Appeals