

NOTICE OF DECISION OF THE WAREHAM ZONING BOARD OF APPEALS

Petition #24-16

Applicant: Christopher Rendel

Owner: Same as Applicant

Owner Address: 7 Kingwood Street, Wareham, MA 02571

Subject Property Address: 7 Kingwood Street, Wareham, MA 02571

Subject Property Parcel ID: Assessors Map 38 – Lots 535

Date of Public Hearing: June 22, 2016

Date of Notice: June 30, 2016

Decision/Reason:

The Board voted to grant a Special Permit *and* a Variance to construct an addition and an in-law apartment for Petition #24-16 – Christopher Rendel –Assessors Map 38 – Lot 535 – 7 Kingwood Street, Wareham, MA and further, the granting of the Special Permit and the Variance are subject to the following conditions:

Special Permit Conditions:

1. Proposed construction not to encroach more than 17 feet to the east.
2. There is to be no second floor on the garage. It is to be a single-story structure.

Variance Conditions:

1. There is to be a deed restriction recorded at the Registry of Deeds stating the proposed construction is for family use and non-transferrable.
2. All necessary permits shall be secured through all pertinent boards, commissions, etc.
3. The proposed structure use is for immediate family only.
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: (Special Permit) Unanimous (5-0-0)

VOTE: (Variance) (4-1-0)

By the Wareham Zoning Board of Appeals