

Town of Ware

Planning & Community Development



Planning Board
Zoning Board of Appeals

Rebekah DeCoursey
Director of Planning &
Community Development

Application for
Administrative Appeal

126 Main Street
Ware, MA 01082
413.967.9648 ext. 186
www.townofware.com

A-20-20-01

Applicant Name of Applicant (primary contact): ~~STEVEN HARRINGTON~~ KEITH M. GOUDREAU
Address: 2 OAK RIDGE CIRCLE, WARE, MA 01082
Phone: 413 348 8155 Cell:
Email Address: KEITH.KMGDESIGNS@GMAIL.COM

Owner Name of Owner (primary contact): STEVEN HARRINGTON
Address: 13, 3RD AVE, WARE, MA 01082
Phone: Cell:
Email Address:

Property Location of Property: 13, 3RD AVE, WARE MA 01082
Assessor's Tax Map/Parcel Number: 52-0-34
Deed Reference - Hampshire District Registry of Deeds Book/Page Number: # 02081 Pg 49
Plan Reference - Hampshire District Registry of Deeds Book/Plan Number:
Zoning District: Acreage:

Request Date of Decision: 8/31/20 A copy of the decision being appealed MUST be filed with this application.
Applicable Zoning Bylaw section(s): 4.6, 4.8.7 AND ARTICLE 1.9.2C & ARTICLE 7.13
Describe the relief you are requesting: ALLOW ME TO MOVE A TRAILER FROM 27B OSBORNE RD. TO 13 3RD AVE. TIME HAS BEEN TOO LONG, IT'S BEEN 4 YEARS SINCE THE FIRE. TOWN ALLOWS 2 YEARS.

Justification Provide reasons the ZBA should grant relief: I'D PAY TAXES, REMOVE A FIRE HAZARD. CLEAN UP THE PROPERTY TO HOPEFULLY ENCOURAGE OTHERS TO DO THE SAME. I BELIEVE THIS WOULD BE A GOOD THING FOR THE TOWN & I.

Sign Applicant's signature: [Signature]
Owner's signature:
Date: 9/8/20

Town Clerk's stamp:

Official Use Only: Preliminary Review By: _____ Date _____
Fee: \$ _____ Date Paid: _____ Check #: _____
Date of Public Hearing: _____
Decision of Board: _____
Date of Decision: _____ Expiration Date: _____



TOWN OF WARE

Building Department
126 Main Street, Ware, Massachusetts 01082

August 31, 2020

Keith Goudreau
2 Oak Ridge Circle
Ware, MA 01082

RE: 13 3rd Avenue – request to apply for building permit

Mr. Keith Goudreau,

I reviewed your request to relocate an existing mobile home to Parcel 52-0-34 (13 3rd Ave). Our zoning does not allow for mobile homes to be placed anywhere but mobile home parks *Articles 4.7 and 4.8.7*). I also looked into provisions which would allow to extend the noconformity *Article 1.9.2 C*, due to fire damage however the allowed time period had lapsed.

The existing site has a fire-damaged structure (mobile home) on it. The fire occurred on February 4, 2016 leaving the structure uninhabitable. It has been left in its dilapidated state since then. The previous building inspector worked with the current owner to secure its unsafe condition. It would be an improvement for the neighborhood to find a use for this lot. Your proposal offered hope to solve an existing issue.

Though I need to deny the application for a building permit, you are allowed to file an appeal with the Zoning Board of Appeals (ZBA) for the reason that you have been aggrieved by the inability to obtain a permit, *Article 7.1.3*. If you choose to file an appeal, please contact the Planning and Community Development (PCD) department, they will be able to provide you more information on the procedure. I have noticed that on the four streets in the close vicinity of this parcel, there are about 16 existing and occupied mobile homes. I also included the current property information and a photo of the dilapidated structure's current state. Please let me know if you have further questions.

Sincerely,

Anna S. Marques
Building Inspector / Zoning Enforcement Officer

Cc: Town Manager
Planning & Community Development
file

Assessment Field Card

Town of Ware, Massachusetts



Parcel Information	
	<p> Address: 13 3 RD AV Map-Lot: 52-0-34 Patriot Account #: 2179 Owner: HARRINGTON STEVE Co-Owner: HARRINGTON DEBRA Mailing Address: 49 WEST ST WARE, MA 01082 </p>
Building Exterior Details	General Information
<p> Building Type: MH CONV/DW Year Built: 1971 Grade: D Frame Type: WOOD Living Units: 1 Building Condition: Delapitated Roof Cover: ROLLED Roof Type: GABLE Exterior Wall Type: ALUMINUM Pool: False </p>	<p> Total Acres: 0.11478 Land Use Code: 103 Neighborhood Code: Owner Occupied: N Condo Name: Condo Unit: Zone: SR Utility Code 1: ALL Utility Code 2: Utility Code 3: </p>
Building Area	Ownership History
<p> Gross Area: 1128 sqft Finished Area: 1032 sqft Basement Area: 0 sqft Garage Area: 0 sqft Detached Garage: sqft Basement Garage: 0 sqft </p>	<p> Sale Date: 3/23/1979 Sale Price: \$ 16900 Nal Description: Grantor (Seller): WESTOVER CREDIT UNION Book/Page: 2087-49 </p>
Building Interior	Assessed Value
<p> No. Total Rooms: 4 No. Bedrooms: 2 No. Full Baths: 1 No. Half Baths: 0 Bath Rating: MODE No. Kitchens: 1 Kitchen Rating: MODE Building Framing: WOOD Interior Wall Type: PLYWD PANL Fireplaces: 0 Solar Hot Water: False Central Vac: False Floor Type: CARPET Heat Type: FORCED H/A Heat Fuel: OIL Percent A/C: 0 </p>	<p> Assessed Yard Value: \$ 0 Assessed Land Value: \$ 17800 Assessed Bldg Value: \$1600 Total Assessed Value: \$19400 </p>



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8/31/2020

Property Information - Ware, MA

Page 1 of 2

