

## **NARRATIVE REGARDING PROJECT**

RE: **LOAN LACOY**  
15 Cleveland Way  
Map 7B2, Lot 25

### **SITE DESCRIPTION**

The property is located on Buttermilk Bay in Onset in an R30 residential zone, and a VE21 flood zone. It is a lot of 6607 square feet, or 22% of the 30000 square foot area required for the proposed single family residence. It is only 15% of the 45,000 square foot area required for the current two family use.

The 47 feet of frontage is less than either the 150 feet required for the proposed single family use or the 200 feet required for the current two family use.

There is currently an existing one and a half story two family house, located on the property. Prior to its acquisition by the Petitioner, the property was vacant with services disconnected. Two on-site parking spaces are currently provided on the property. The lot is served by both Town water and sewer, as well as natural gas.

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Phase 2 will consist of renovations to the first floor and addition of a partial second floor.

Phase 3 will consist of a two car garage addition with breezeway connector.

### **ZONING PARTICULARS**

As previously stated, the lot size is under sized, and with insufficient frontage. This project cannot change that

While there is no current requirement as to building coverage, it is about 20%. The proposed project will increase this to about 27.3%.

The current Floor Area Ratio (FAR) is about 34.4% which is already greater than the allowable 25%. The project will increase this to about 42.4%.

There is no requirement regarding Impervious cover.

The current setbacks of the house on the west (street) and east (water) sides, are both currently compliant. A variance is sought to allow reduction of the setback at the street (west.) An exterior stairway at the east end (that also laps onto the adjacent property) will be removed thus increasing the setback and pulling back from the water.

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An attached shed that infringed on the north setback has been removed, thus increasing the setback distance along that property line to close to compliant.

There are currently only two off street parking spaces for the two units. Section 921 would require four. With construction of the garage and associated driveway, three spaces would be available for the completed single family structure.

## **REASONS FOR GRANTING THE VARIANCE/SPECIAL PERMIT**

Should the petitioner prevail, the ground floor will be joined with the first floor level, and the entire structure will become a single family dwelling to be used by the Owner. Should the petitioner not prevail, the property will be rehabilitated as a two family structure. Demolition and total replacement of the existing structure is not being contemplated.

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While there is no current requirement as to building coverage, it is about 20%. The proposed project will increase this to about 27.3%.

The current Floor Area Ratio (FAR) is about 34.4% which is already greater than the allowable 25%. The project will increase this to about 42.4%.

There is no requirement regarding Impervious cover.

The current setbacks of the house on the west (street) and east (water) sides, are both currently compliant. A variance is sought to allow reduction of the setback at the street (west.) An exterior stairway at the east end (that also laps onto the adjacent property) will be removed thus increasing the setback and pulling back from the water.

The current south building setback will remain unchanged. The proposed garage will not impinge farther than the existing building. Removal of the exterior stairway will

An attached shed that infringed on the north setback has been removed, thus increasing the setback distance along that property line to close to compliant.

There are currently only two off street parking spaces for the two units. Section 921 would require four. With construction of the garage and associated driveway, three spaces would be available for the completed single family structure.

## **REASONS FOR GRANTING THE VARIANCE/SPECIAL PERMIT**

Should the petitioner prevail, the ground floor will be joined with the first floor level, and the entire structure will become a single family dwelling to be used by the Owner. Should the petitioner not prevail, the property will be rehabilitated as a two family structure. Demolition and total replacement of the existing structure is not being contemplated.

Owing to the (a) topography of the property, and the flood zone (which is also owing to topography) one of the only spaces for development on the site is within the front setback. Relief is being sought from that setback to allow for the garage. The proposed garage is in about the same location as the current parking area, so other than the structure itself, the usage in the setback is unchanged.

For similar reasons, vertical is one of the few other development options. Relief is sought from the Floor Area Ratio (FAR) to allow construction of a partial second floor. At the time of the building's construction, such a requirement did not exist, so this is an expansion of a previously existing non-conforming use.

It is felt that these proposed improvements will provide an overall benefit to the petitioners, property, and to the neighborhood, and can be accomplished (b) without substantial detriment to the public good during or after construction. It is further felt that this can be accomplished (c) without nullifying or substantially derogating from the intent or purpose of the Wareham Zoning Bylaws.

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## **NARRATIVE REGARDING PROJECT**

RE: **LOAN LACOY**  
15 Cleveland Way  
Map 7B2, Lot 25

### **SITE DESCRIPTION**

The property is located on Buttermilk Bay in Onset in an R30 residential zone, and a VE21 flood zone. It is a lot of 6607 square feet, or 22% of the 30000 square foot area required for the proposed single family residence. It is only 15% of the 45,000 square foot area required for the current two family use.

The 47 feet of frontage is less than either the 150 feet required for the proposed single family use or the 200 feet required for the current two family use.

There is currently an existing one and a half story two family house, located on the property. Prior to its acquisition by the Petitioner, the property was vacant with services disconnected. Two on-site parking spaces are currently provided on the property. The lot is served by both Town water and sewer, as well as natural gas.

### **PROJECT DESCRIPTION**

The petitioner proposes to rehabilitate and improve the property in three principal phases in accord with the drawings included in this petition.

Phase 1 consists of renovations to the ground floor. This is currently a separate dwelling unit. This phase is being undertaken as a "by-right" project and is currently under construction. A 100 square foot attached shed has been removed as part of this phase of the project.

Phase 2 will consist of renovations to the first floor and addition of a partial second floor.

Phase 3 will consist of a two car garage addition with breezeway connector.

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