

22 Weaver St.
West Wareham, MA 02576

January 16, 2021

Chairman of the board and board members
Zoning Board of Appeals
54 Marion Rd.
Wareham, MA 02571

Subject: Petition #34-20: Accessory Apartment

Mr. Chairman and board members:

During the public hearing on January 13, 2021 there was insufficient information to vote for the variance at 22 Weaver St. I would like to explain my current situation in further detail. In 2016, I obtained a building permit to finish the 2nd floor of my garage. I hired a plumber and an electrician to obtain permits and proceeded with the construction. Everything was up to code and the proper steps were taken to complete the construction. Upon the final rough inspection, I was told I was in violation. I was told that I was not permitted to have a second living area on my property and I would have to remove my kitchen area. My permit was subsequently pulled and I was told that I would have to challenge the zoning of my property.

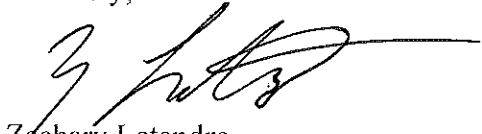
I was devastated. I thought that all of the long days working to complete this project and all of the financial resources I spent would be completely lost. I thought of the plumbers, electricians, and carpenters that were hired to do the construction. I thought of the cabinets, countertops, and appliances that were already built and awaiting the final inspection to be installed. Everything was done correctly and I thought everything was in proper order. I interpreted the inspector's violation letter that everything I worked for would be for nothing and I couldn't understand why. I didn't understand that there was a standard procedure to move forward with the project. Unfortunately, I didn't have the guidance or the understanding that I had to take one step backward to move forward. I now recognize that this was wrong but I finished the project because I saw it as my only option as everything was already purchased.

I am currently living in the garage with my fiancé. In April of 2020, we had to move from our apartment in Boston. We had no other option but to move into the garage due to our new financial and professional situations that we found ourselves in due to the pandemic. My fiancé is working from home and I am commuting to Boston as an essential worker. I have faced the reality that we may have no other option but to live here for the unforeseen future. I have acknowledged the fact that I didn't finish the garage project the proper way and I feel as though I need to make things right with the town. It is hard for me understand that I am somehow living on my property illegally. It just doesn't feel right. I have ignored other's advice to just "let sleeping dogs lie" and have decided to go to the town in good faith to try and resolve this issue I find my family in.

I am requesting a variance for an accessory apartment at 22 Weaver Street. The property is zoned MR-30 and accessory apartments are only allowed with a variance. The property could also be changed to a two-family but would need a variance for the lot size and road frontage requirements. The lot is 80% or 36,165 of 45,000 square feet and 80% or 160 of 200 feet for frontage. These variances wouldn't degrade the neighborhood as #7A Weaver Street is multifamily and has a lot size of only 40% or 18,295 of 45,000 square feet and frontage of 35% or 70 of the 200 feet requirement. 3 Weaver Street is another multifamily residence that has a lot size of 85% or 37,026 of 45,000 square feet and is nearly identical in lot size to 22 Weaver Street. Since my fiancé and I are living and working from here, I believe it to be in the public good to grant the variance. Because of the unprecedented reality that this pandemic has left my family in, I believe it to be unique.

I hope that this letter has shed some light on my current situation. I understand that my ignorance is not an excuse, but unfortunately it is my reality. I am hoping on resolving this issue and believe I am doing the right thing by being fully transparent to help you make your decision.

Sincerely,

A handwritten signature in black ink, appearing to read 'Z Letendre', with a long horizontal flourish extending to the right.

Zachary Letendre
Applicant/Resident

22 Weaver St. West Wareham, MA 02576