

November 1, 2021

Town of Wareham  
Zoning Board of Appeals  
Memorial Town Hall  
54 Marion Road  
Wareham, MA 02571

RE: Request for Minor Modification Petition No 15-20  
Book 609 Page 177

Dear Board Members:

We are writing to you to today to respectfully request a minor modification to the variance that was granted for 23 Fishermans Cove Road on 8/26/2020. The modification would be to add 24" to the front of 8' addition on the sunroom which is located on the left side of the existing structure. The additional 2' would only increase the room size by 26 sq ft, but would enhance the aesthetic by bringing the front of the room in line with the previously approved farmer's porch. This additional two feet will not impinge on any of the neighbor's views or make the structure more non-conforming than it currently is.

We would be most grateful if the Board could address this request at the 11/10/2021 meeting as we are endeavoring to complete the project before the winter season sets in.

We appreciate your thoughtful consideration of our request. Should you have any questions, we can be reached at 774-930-6664 or 774-488-9750.

Sincerely,

David & Cynthia Garnett  
23 Fishermans Cove Road

*CC: Sean Brogly*

# PLOT PLAN OF LAND

CLIENT FILE NO. 5186

DEED REF: BOOK: PAGE:

OWNER: DAVID GARNETT & CYNTHIA GARNETT

PLAN REF: BOOK: PAGE:

ADDRESS: 23 FISHERMAN COVE ROAD

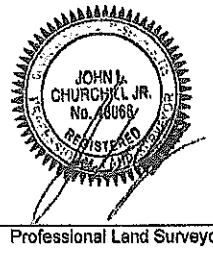
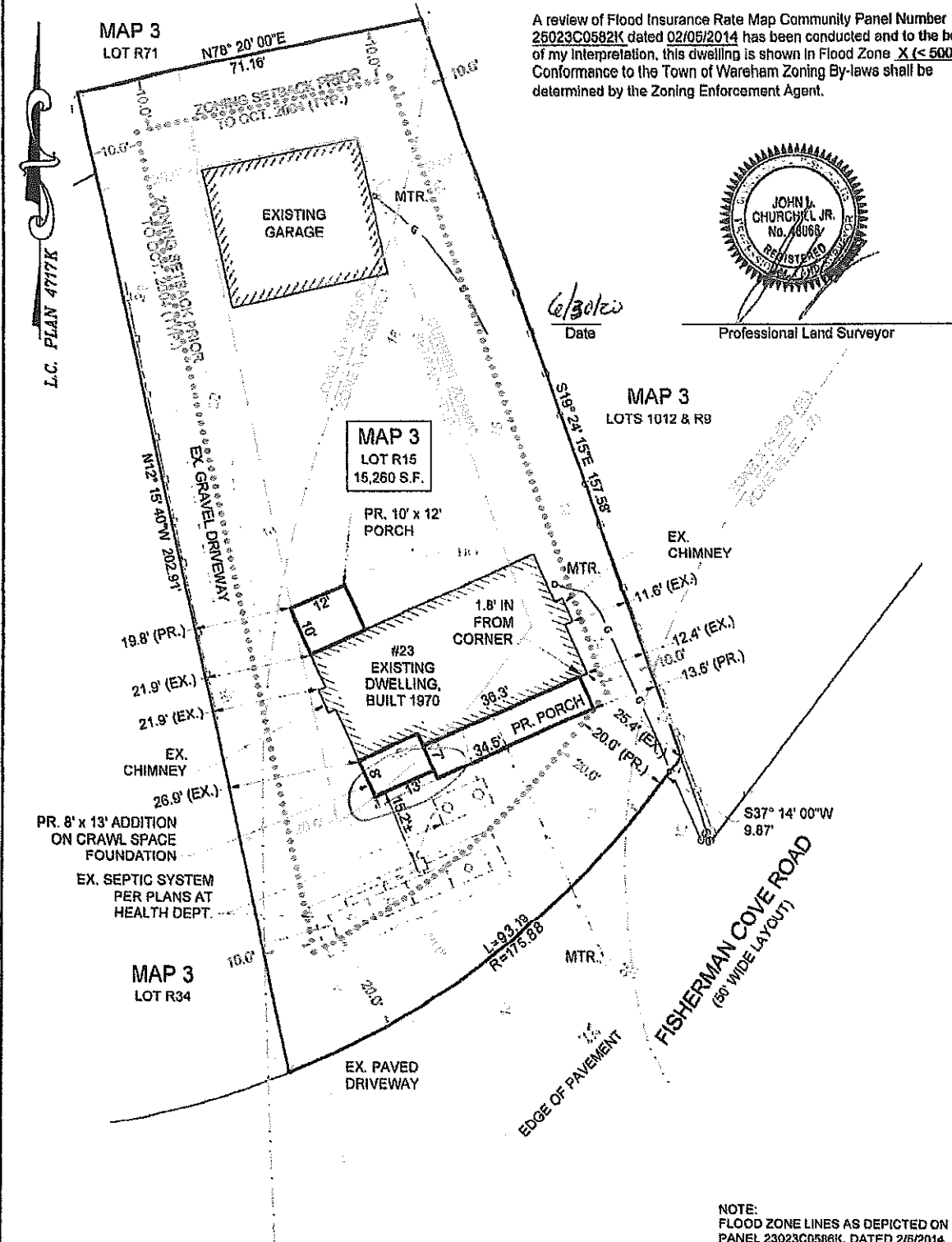
LAND COURT CERT. OF TITLE: 129355

BUZZARDS BAY (ONSET), MA 02532

LAND COURT PLAN: LOT 15 ON L.C. PLAN 4717-I

ASSESSORS MAP: 3 LOT: R15

A review of Flood Insurance Rate Map Community Panel Number 25023C0582K dated 02/05/2014 has been conducted and to the best of my interpretation, this dwelling is shown in Flood Zone X (<500yr). Conformance to the Town of Wareham Zoning By-laws shall be determined by the Zoning Enforcement Agent.



6/30/20  
Date

Professional Land Surveyor

NOTE: FLOOD ZONE LINES AS DEPICTED ON FIRM PANEL 23023C0586K, DATED 2/6/2014.

<b>CURRENT ZONING: R-43</b>	
<b>MINIMUM REQUIREMENTS &amp; SETBACKS:</b>	
MIN. LOT AREA = 43,000 S.F.	PROVIDED: 15,260 S.F.
MIN. FRONTAGE = 180'	PROVIDED: 103.06'
MIN. FRONT YARD = 40'	PROVIDED: 20.0'
MIN. SIDE YARD = 20'	PROVIDED: 11.7'
MIN. REAR YARD = 20'	PROVIDED: > 20'

PREPARED BY:  
**JC ENGINEERING, INC.**  
 2854 CRANBERRY HIGHWAY  
 EAST WAREHAM, MA 02538  
 TEL. (508) 273-0377 FAX. (508) 273-0367  
 DATE: JUNE 30, 2020 SCALE: 1" = 20'