



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul E. Turner
Director of Inspectional Services

Jenna Cardoza
P.O. Box 822
Onset, Massachusetts, 02558

July 7, 2022

RE: 140 Minot Avenue

Map 43, Lot 1169

I have reviewed your building application dated August, 22, 2020, for your building at 140 Minot Avenue, Wareham, Massachusetts. You are proposing to change the use of the existing structure from mixed use building, to a six unit residential structure. The proposed six family use is not permitted by right. Therefore a Variance must be secured in order to proceed with your request.

Your application is being denied under the following sections of the Wareham Zoning By-law

- **Article 3, Section 320, Table of Principal Use Regulations**
- **Article 3, Section 340.4, Residential Uses, paragraph four**
- **Article 6, Section 620, Table of Dimensional Regulations**
 - Minimum Lot Area
 - Minimum Frontage
 - Minimum Front Set Back
 - Minimum Side
- **Article 6, Section 628, Dimensional Standards For Existing Small Lots**

The subject dwelling is located in the MR-30 zoning district.

Respectfully,

Paul E. Turner
Building Commissioner
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments, i.e. Health, and conservation, etc. to ensure full compliance.

In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.