

Application for Variance

Jeffrey P. Ghilani
81 Papermill Rd, West Wareham, Ma. 02576

General Conditions Existing

Single family home (1200 sq ft). 40,807 sq ft lot (including recently acquired additional 4200 sq ft). 173-foot frontage. Lot over 400 feet deep. Meets all requirements for proposed accessory garage except requested 26' height (Code is 20').

House is close to the road. Efforts have been made to locate the new building far out back and make it aesthetically residential in nature.

Proposed Intentions

60' x 120' garage accessory building. Height: 26' requested variance. (code is 20'). I believe the spirit of the 20' height limit is to protect the aesthetic character of residential areas. Ironically, my request is in part an effort to conform to this mentality.

While I have usage reasons for the additional 6 feet in height (Snow runoff, Internal height for hanging lights, banners, ventilation, shelving, etc.), I have selected a 4-12 peak because, given the particular proportions of the end walls of this building, I believe it provides a proportional aesthetic balance that is more fitting in a residential setting than an industrial looking flat top or low-pitched roof.

Additionally, since my side walls are only 16' high, 40 percent of the building footprint is lower than the 20-foot height standard, i.e., only part of the roof will pierce the 20-foot standard.

My two closest neighbors, Bernadine Gomes and Pasquale Risio, both approve of my project and the requested height variance. (Letters attached.)

Other efforts to keep this property visually residential, private and spacious include:

- A. The current building footprint met the zoning requirements for my lot before I acquired the additional 4200 sq ft parcel. That acquisition was part of an effort to relocate the building an additional 50 feet further from the road. (Now about 165' from the actual road pavement).
- B. Attempting to acquire an adjacent sliver of land northwest of me that used to be a part of this parcel. This will increase my frontage from 173 back to its original 200 feet and will also simplify the town map and restore this lot to its original 1947-1965 configuration.)
- C. Arborvitae will be planted 30 feet in front of the building to provide additional visual buffer and privacy.

Use of the Parcel

This is my primary residence. The new building will be used for garage storage of my privately owned collector cars, collectibles and hobby paraphernalia, wood/hobby shop, etc. No business or industrial related activity. No parking other than driveway access.