



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Building Commissioner

Joseph Nadeau
54 Nanumett Street
Buzzards Bay, MA 02532

February 28, 2022

RE: 54 Nanumett Street

Map # 3, Lot # 22

I have reviewed your application to alter the existing dwelling at 54 Nanumett Street in Buzzards Bay, MA. Your proposal does not comply with the requirements set forth in the Wareham Zoning by-law and must be denied at this time.

Based on the documents provided by you, it is my understanding that you would like to raze the existing single car garage, and replace it with a new two car garage in the same location. The dwelling is currently nonconforming with respect to front, rear, and side yard setbacks, and the new addition as proposed, would intensify and/or aggravate the current nonconformities. You must apply for and secure a Special Permit from the Zoning Board of Appeals in order to continue with your request. If the Zoning Board finds that the work proposed would result in a substantial detriment to the neighborhood, a Variance will be required.

The permit application is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6 Table 628 Dimensional Standards for Small Lots in Village Districts:** Small lots in residential districts that are between 0 and 5000 square feet are required to meet an average alignment setback in the front yard, as well as a 10' setback on the sides and rear.
- **Article 13 Section 1352 Non-conforming Structures:** Alteration or expansion of a lawfully preexisting nonconforming residential structure requires a Special Permit from the Zoning Board of Appeals. If the Board finds that the increase will result in a substantial detriment to the neighborhood, a Variance will be required.

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

Respectfully,

A handwritten signature in blue ink, appearing to read "D. Riquinha".

David Riquinha
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 the date of this letter.