



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

David L Riquinha  
Director of Inspectional Services

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Malone Family Trust  
C/o Robert Malone, Trustee  
65 Northdale Road  
West Roxbury, MA 02132

October 18, 2021

**RE:** 79 Blackmore Pond Circle

Map # 76, Lot # 8

I have reviewed your permit to increase the size of your preexisting single family dwelling at 79 Blackmore Pond Circle, in Wareham, MA. Your proposal is not in compliance with current zoning regulations and must be denied at this time.

Your proposal increases the non-conforming floor area ratio from 19.20% to 34.04% where 25% is permitted as of right. This is a new nonconformity, and will require a Variance from the Zoning Board of Appeals before you can proceed.

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

- **Article 6, Table 628, Existing Small Lots in Residential Districts;** A 25% floor area ratio is permitted for lots between 5001, and 10,000 square feet in residential zoning districts. Your proposal exceeds the permitted value and will require the aforementioned relief in order to proceed.

The subject dwelling is located in the R-60 Zoning district.

Respectfully,

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 receipt of this letter.**