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Wareham Zoning Board of Appeals
54 Marion Road
Wareham, M 02571

Changes to Statement indicating general existing conditions, proposed intentions, and use of the parcel for the property at 18 Beach Street in Wareham, MA:

The existing house at 18 Beach Street is 34 feet wide, 784 square feet, and the lot is 4000 square feet. On the left it is 8'1" from the abutter's property line. On the right the house is 7'5" from the abutter's property line. The house conforms to zoning on the front and rear property lines.

We are seeking to add a 26' X 8' farmer's porch on the front of the house. We are appealing to the zoning board for a special permit so that the proposed front porch can stay with the current alignment of the existing house on the left, keeping with the same encroachment that already exists. The placement of the rest of the porch meets zoning requirements.

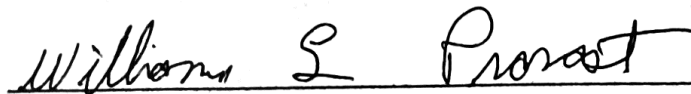
We also were seeking permission to add a three season room on the rear of the house at the same 7'5" encroachment that already exists with the placement of the house and existing rear covered porch. After speaking about the addition with Wayne Shea, our abutting neighbor on the right, Wayne expressed concern about privacy for his house and yard and expressed that he would prefer that we keep the room 10 feet off the property line even though the current back porch is at 7'5" off the property line. Because of his concern, we have made the three season room at 17'10" wide on the building plans to move the three season porch to begin at 10' off the property line as our neighbor has requested.

In total if we add the front porch at 208 square feet and the rear three season room at 264.5 square feet as are designed on the 9/7/2022 building plan, the floor area ratio will be at 32% which exceeds the 30% allowable ratio. Both spaces will be unheated non-living space.

We can modify the design to meet current zoning by pulling in the front porch design on the left by 2 feet. It would be less of an enhancement to the front of the building and neighborhood as it would not fall within the same alignment of the existing building, but it would allow us to conform to zoning at the 10' off the property line on the left.

We are asking for the special permit to build the front porch and three season room as shown on the building plan dated 9/7/2022 because we believe that it is a more valuable enhancement to the house and neighborhood and is not any more of a detriment to the abutters than already exists.

William L. Provost



Kathleen A. Provost

