



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

Paul E. Turner
Director of Inspectional Service

William Provost
36 K-Marie Drive
Attleboro Massachusetts, 02571

September 14, 2022

RE: 18 Beach Street

Map 50, Lot 55

I have reviewed your proposal to construct a covered front porch and an enclosed three season room off the rear of 18 Beach Street. At this time, I must deny your request.

The Floor Area Ratio is approximately 32%, exceeding the allowable 30% ratio. Floor Area Ratio is defined as the relationship between the total amount of usable floor area that a building has, or has been permitted for the building, and the total area of the lot on which the building stands. This ratio is determined by dividing the total, or gross, floor area of the building by the gross area of the lot.

Your proposed side setbacks for the additions to your lawfully non-conforming structure are encroaching the required setbacks but not more than that are existing encroachment, therefore a Special Permit must be secured by the Zoning Board of Appeals in order to proceed with your request. A Variance may be required if the Zoning Board of Appeals finds that the new additions are substantially more detrimental to the neighborhood.

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

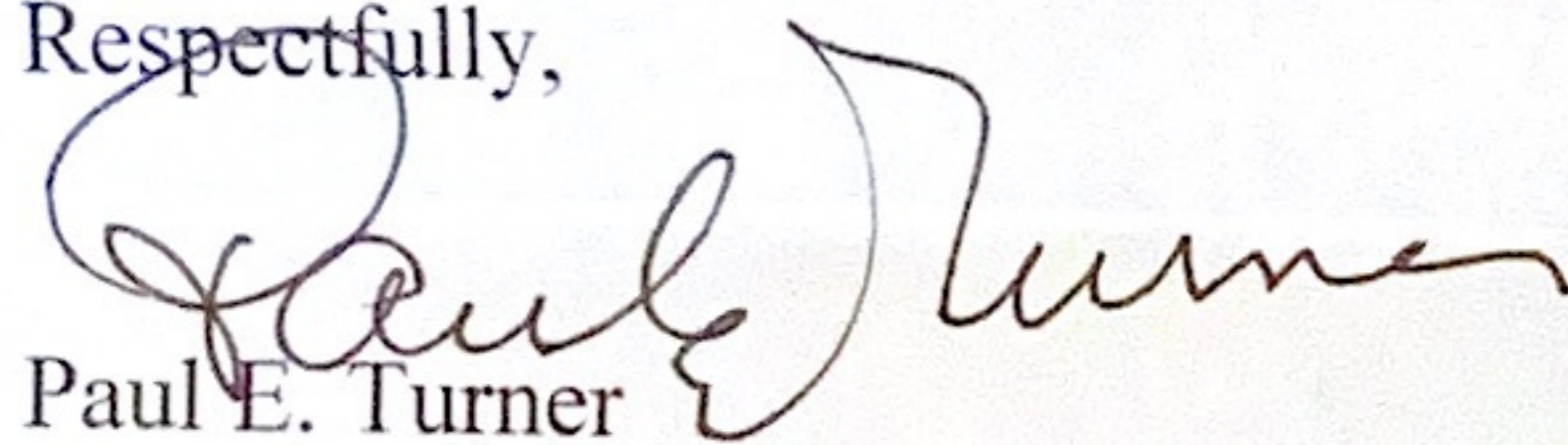
- **Article 6, Density and Dimensional Regulations, 628 Dimensional Standards for Small Lots, Minimum Side Setback, Floor Area Ratio**
- **Article 13: Zoning Protection, 1352**, If the Building Official determines that a proposed addition, alteration, or extension to a lawfully non-conforming single or two family residential structure increases the non-conforming nature of the structure, a denial letter will be issued and the applicant must make application to the Board of Appeals for a new determination in order to proceed. If the Board of Appeals affirms the Building Officials decision, no such alteration or expansion

may occur unless the Board of Appeals issues a Special Permit for alteration or extension will not be substantially more detrimental to the neighborhood than the existing non-conformity. An addition, alteration, or extension that increases the non-conforming nature would include but not be limited to: A structure that continues along the same line as an existing encroachment without increasing the encroachment.

- **Article 13: Zoning Protection, 1353,** An addition, alteration, extension, or structural change that is found to increase the non-conforming nature of the structure and is found by the Zoning Board of Appeals to be substantially more detrimental to the neighborhood will require a Variance.

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.