



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Director of Inspectional Services

John Salerno
190 Onset Ave
Onset, MA 02558

November 3, 2020

RE: 169 Onset Ave

I have reviewed your application to construct a new two family dwelling at 169 Onset Ave in Onset, MA. The proposal does not comply with the prescriptive requirements for the OV-1 zoning district and must be denied at this time.

You have presented a plan to construct a new two family dwelling on a parcel of land that consists of 5,405 square feet and falls under the small lot regulations of the Wareham zoning by-law. The permitted floor area ratio (F.A.R) for that property is 1,250 square feet and you have proposed approximately 2,744 square feet based on my calculations. It is unclear to me what the intent of the uppermost level is but that must be clarified at the time of the hearing or before. If it is intended to be habitable space, that will have to be taken into consideration relative to the floor area calculation.

The submitted permit application documents along with the site plan by G.A.F. Engineering labeled "Job no 13-8232" comprised of one page dated September 17, 2015, and the architectural drawings by "Anthi" comprised of four pages dated August 27, 2020, are being denied under the following sections of the Wareham Zoning By-law:

- **Article 6, Table 628, Existing small lots in Village Districts,** You are proposing a 51% Floor Area Ratio where 20% is permitted. A Variance must be secured from the Zoning Board of Appeals in order to proceed with your proposal.

The subject dwelling is located in the OV-1 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.