



## Zoning Board of Appeals

241 Blackmore Pond Road  
Map 68, Lot 1009 – A, R – 60

Building Permit B – 23 – 25  
24' x 30' Free Standing Garage with attached Garden Shed and Lean – to

Requesting Variance due to denial under the following section of the Wareham Zoning By-Laws:

- **Article 6: Density and Dimensional Regulation:**
  - o **625 Accessory Building, Residential Buildings, Height**

This Variance is being requested due to the Wareham Zoning By-Laws stating Residential Accessory Building overall height CANNOT exceed 20'. Referencing out attached Cross Section Drawing, our desired buildings overall height will be 23'.

This proposed free standing garage will be used as a hobbyist wood shop. The owner has requested a Live Load floor system for the second-floor deck, in order to utilize the space for storage. The floor system would be framed using a 14" I – Joist: Series NI-80, which is rated to span 25'-9" at 16" oc. (See attached I – Joist span chart) The second floor storage area will be accessed by a stairway located in the North West corner of the first floor.

After reviewing cross section drawing, we feel it is necessary to build this structure as shown to acquire a reasonable storage space. We tried to lower the pitch or drop rafters to top plate of 1<sup>st</sup> floor wall, and it doesn't work out to have a comfortable head height below collar ties to fall under 20' overall.

Respectfully,

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