

----- Original message -----

From: mrmarzullo <mrmarzullo@comcast.net>

Date: 11/23/20 10:24 (GMT-05:00)

To: inspections@wareham.ma.us

Subject: 9 Murphy St., Swifts Beach

Commissioner Riquinha

This Summer my wife and I purchased this property from Nazih Elkallassi, along with plans and permits to build a 2 story single family home on a 38 x 50 footprint on 12 foot reinforced concrete stilts.

Now, after much consideration we are interested in having these plans modified into a 2 story duplex on the existing site footprint so that our son, daughter in law and grandkids can have their own unit.

Being in Zone R30, having an area of 91,912 sq. ft. and over 200 ft. of frontage we are hoping that we can modify the existing building permit, rather than starting from scratch.

It appears to us that a 2 family or duplex fits into the zoning criteria especially since that the house footprint is only 2.1% of the entire lot and also seems to meet sq. ft., frontage, height and setback requirements.

We know that there are these, so called "paper roads" that will probably never be constructed, but don't know how they would affect our proposed plans.

We realize that Mr. Elkallassi spent many years, many dollars and had to traverse many regulations in developing these lots thru the land court and getting his vision to this point.

We would really appreciate your counsel, advice and candor before proceeding forward.

Thank you for your time.

Michael Marzullo
(508) 846-6952

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Re: 9 Murphy St., Swifts Beach

To Jenna Deane <jdeane@wareham.ma.us> Copy mrmarzullo@comcast.net <mrmarzullo@comcast.net>

Mr. Marzullo

The two family Use is permitted in the R-30 zoning district. If you change the footprint in any way, it may trigger a new review from conservation and possibly require a new permit application all together. If you are simply changing the structure in the same exact footprint, we will need to ensure that you have adequate off-street parking and we will need new amended plans to reflect the change. A review of the changes will need to be completed before I can say with certainty that a new application will not be required.

Best Regards,

David Riquinha
Building Commissioner
Zoning Enforcement Officer

From: Jenna Deane
Sent: Monday, December 07, 2020 7:57 AM
To: David Riquinha
Subject: Fw: 9 Murphy St., Swifts Beach

Good morning

Please see the email below for your review and response.

Thank you

Jenna Deane
Senior Department Assistant
Town of Wareham
Inspectional Services Dept.
508-291-3100 x 3190

From: mrmarzullo <mrmarzullo@comcast.net>
Sent: Thursday, December 03, 2020 8:13 PM
To: Inspection Dept
Subject: FW: 9 Murphy St., Swifts Beach

Sent from my Galaxy