



TOWN of WAREHAM

Massachusetts

BUILDING DEPARTMENT

David L Riquinha
Building Commissioner

Daniel A. & Linda A. Reisner
10 Pine Tree Drive
Buzzards Bay, MA 02532

June 23, 2021

RE: Garage addition at 10 Pine Tree Drive

Map # 5, Lot # LC8-A

I have reviewed your proposal to construct a new addition to the front of your home located at 10 Pine Tree Drive, in Wareham, MA. The proposal is not in compliance with current zoning regulations and must be denied at this time.

You have applied for a building permit to construct a 22' x 13' addition on the front of your existing dwelling. You are currently not in compliance with setback regulations on that section of the building so adding on to the building will only intensify the non-conformity that already exists. A special permit from the Zoning Board of Appeals is required unless the Board finds that the proposed construction will result in a substantial detriment to the neighborhood, in which case, a variance will be required.

The permit application, together with a site plan by "richard j. hood, pls" labeled "JN 16123 " comprised of one page dated January 6, 2021 is being denied under the following sections of the Wareham Zoning By-law:

- **Article 6, Table 621, Residential Districts,** The proposed construction does not conform to the side yard setback requirements for the R-43 zoning district.
- **Article 13 Section 1352 Non-conforming Structures:** Alteration or expansion of a lawfully pre-existing non-conforming residential structure requires relief from the zoning Board of Appeals. A Special Permit is required for expansion of a lawfully non-conforming structure unless the Board of Appeals finds that the expansion will be substantially more detrimental to the neighborhood in which case a Variance may be required.

The subject dwelling is located in Zoning district R-43.

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.