



ENGINEERING,  
INC.

ENGINEERS  
SURVEYORS

October 18, 2023

Attn: Mr. Kenneth Buckland, Director of Planning and Economic Development  
Town of Wareham Zoning Board of Appeals  
54 Marion Road  
Wareham, MA 02571

Re: Special Permit/Variance Request Narrative  
ZBA Case #43-23  
24 Highland Bay Drive  
Stephen & Dianne McDonough  
**G.A.F. Job No.: 20-9609**

Dear Zoning Board of Appeals Members,

G.A.F. Engineering, Inc., on behalf of our clients, Stephen & Dianne McDonough, offers the following narrative in support of our request for issuance of a Special Permit to allow construction of decks and stairs closer to the side and rear lot lines than the minimum setbacks required by the Wareham Zoning By-Laws.

The requested construction, as identified in the letter from the Building Commissioner dated June 13, 2023, would allow the construction of a replacement deck and stairs closer than ten feet to the south side and rear property lines. It is also requested that a new deck and stairs be allowed to be constructed over an existing concrete deck closer than ten feet to the north side property line.

The subject property is typical for this neighborhood with respect to non-conformance with lot area and structure setback requirements. The construction of decks with stairs providing safe egress and access to the rear yard adjacent to the Weweantic River will enhance the property without negative impact to the surrounding properties.

This project was approved and issued a positive Order of Conditions from the Conservation Commission under DEP File Number SE76-2748 on August 22, 2022.

We respectfully request that the Board consider these improvements consistent with the character and existing structures within the neighborhood and therefore not substantially more detrimental to the neighborhood and deserving of the issuance of a Special Permit.

We look forward to discussion of our request at the upcoming public hearing.

Sincerely,

Robert J. Rogers  
Project Manager  
bob@gafenginc.com

RJR/rjr

cc: Stephen & Dianne McDonough

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