



ENGINEERING,
INC.

ENGINEERS
SURVEYORS

September 21, 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: Variance Request Narrative – 25 Lazy Harbor Road
John Cook
Map 54 Lot 1014
G.A.F. Job No.: 22-9933

Dear Zoning Board of Appeals Members,

G.A.F. Engineering, Inc., on behalf of our client, John Cook, offers the following narrative in support of our request for Variance from the front setback as listed in Article 6, Section 625, note 2 of the Wareham Zoning By-Laws.

The requested Variance, as identified in the letter from the Building Commissioner dated July 31, 2023, would allow the construction of a garage with a front yard setback less than the existing principle building's front yard setback to Lazy Harbor Road.

The configuration or shape of this lot is such that the front yard bordering the Lazy Harbor Road layout occupies approximately half of the lot to the east of the existing dwelling. The north and west sides of the property are encumbered with Bordering Vegetated Wetlands associated with Beaverdam Creek, a tributary to the Weweantic River.

A literal enforcement of the zoning provision from which relief is sought would require placement of the garage on the northwest side of the existing dwelling, closer to Beaverdam Creek and the Weweantic River. Placing the garage on this portion of the lot would impede the existing access to the waterfront along Beaverdam Creek and create additional work to provide electric service to the garage.

The requested garage location is in close proximity to the existing shell driveway and requires minimal land disturbance for construction. The location is not visible from Lazy Harbor Road. This location is also appropriate given that it is situated opposite an existing storage structure located on the abutting lot to the southwest, Lot P28.

In our opinion, and in conformance with Section 1470 of the Zoning By-Laws, this project qualifies for approval of the variance given the fact that "desireable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law".

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

Sincerely,

Robert J. Rogers
Project Manager
bob@gafenginc.com

266 MAIN ST.
WAREHAM, MA 02571

TEL 508.295.6600
FAX 508.295.6634

RJR/rjr

cc: John Cook