

Planning Board
Zoning Board of Appeals

Rebekah DeCoursey
Director of Planning &
Community Development

Town of Ware

Planning & Community Development

Application for Variance

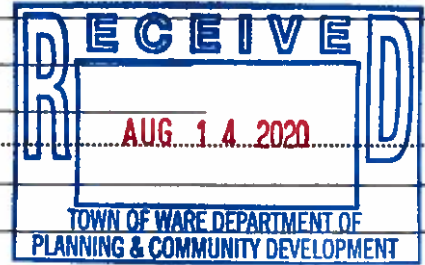


126 Main Street
Ware, MA 01082
413.967.9648 ext. 186
www.townofware.com

V 20 20 - 02

Applicant

Name of Applicant (primary contact): Joseph Herman
Company: _____
Address: 30 Shoreline Dr., Ware, MA 01082
Phone: _____ Cell: 781-258-8391
Email Address: jherman617@gmail.com



Owner

Name of Owner (primary contact): same as above
Address: _____
Phone: _____ Cell: _____
Email Address: _____

Request

Choose applicable Zoning Bylaw section: Article 5.1.1 - Table of Requirements
Will the project require a: Site Plan Review: Yes* No Special Permit: Yes* No *Explain in narrative

Property

Location of Property: 30 Shoreline Dr., Ware, MA 01082
Assessor's Tax Map/Parcel Number: 47-0-47
Deed Reference - Hampshire District Registry of Deeds Book/Page Number: 7707-316
Plan Reference - Hampshire District Registry of Deeds Book/Plan Number: _____
Acreage: 14,331 sq ft Zoning District: BLR
Constraints on the property; check all that apply: Wetlands Floodplain Aquifer

Proposal

Brief description of the proposal: Construct 16'x24' detached garage partially in the 20' side and 30' front setbacks.

Sign

Applicant's signature: *Joseph Herman*
Owner's signature: *Joseph Herman*
Date: 8/12/20

Town Clerk's stamp:

Official Use Only: Preliminary Review By: _____ Date: _____
Fee: \$ _____ Date Paid: _____ Check #: _____
Date of Public Hearing: _____
Decision of Board: _____
Date of Decision: _____ Expiration Date: _____

Request for Variance - Zoning Board of Appeals 30 Shoreline Drive

We are requesting a variance from Article 5.1.1 - Table of Area Requirements relating to the side and front setbacks in the Beaver Lake Residential (BLR) district. We are proposing to build a detached 16'x24' garage partially in the 20' side and 30' front setbacks. One side corner of the garage will be 0.7' in the side setback while the other side corner will extend 5' into the setback, meaning a small triangular section of the garage will be in the side setback. The front facing corners of the garage will extend 2.4' and 2.7' into the front setback. The total area of the variance request is 100.7 sq ft.

We purchased the property in 2003 and have enjoyed it tremendously. We retired in 2019 and began planning for our long held dream of a garage to park a vehicle(s), gain additional storage space and create a woodworking workshop with power and hand tools inherited from my father. As much as we would like a 2+ vehicle garage, we've opted for a smaller 1.5 car garage to be proportional with and not overwhelm the house.

30 Shoreline Dr is a uniquely shaped lot with 53' frontage on Beaver Lake, spanning out to approximately 133' frontage on Shoreline Dr. The configuration of the property, the location of the existing house and utilities and the slope of the land toward the lake leave the northeast corner of the property as the only viable location for a garage.

Placing the garage as proposed with a side entry overhead door offers two benefits. First, this design allows us to utilize the existing driveway, thereby avoiding the hardship associated with removing several large trees, cutting into a hill along the street and creating a second driveway. Second, the design is aesthetically favorable and for the public good in that it maintains the existing trees and landscape while placing the garage unobtrusively in a clearing behind the street side trees and to the front and side of the house.

Placing the garage slightly in the side setback is necessary to provide sufficient turning radius for a vehicle to enter the garage. In addition, this placement is the most visually attractive since it offsets the garage to the front and side of the house instead of encroaching on the front of the house. An additional benefit is it provides more space between the garage, the house and existing mature landscaping, thereby permitting better access to the back yard (waterfront) in the event our existing well ever needs to be serviced with large equipment.

Our proposed garage design is consistent with garages and the character of the neighborhood, including abutters to each side having garages within the 20' side setback. In 2008 after public meeting and review, 28 Shoreline Dr was approved for and built a 19'x24' garage and 2nd floor office space with a 10' setback from our side line. 32 Shoreline has a garage with approximately 10' side setback, and our proposed garage will nicely be positioned back to back with it. Each of these abutters has verbally offered support of our garage proposal. 38 Shoreline also has a garage within the 20' side setback.

Also of note, David Kopacz from the Conservation visited the site in March 2020 and gave his approval for the proposed garage. Betty Barlow from the Board of Health notified me on 6/2/20 that our Board of Health evaluation for a builders permit was reviewed and approved.

Conceptual View (garage siding, eaves and color will match house)

