



ph: 508-430-7506

TO: Zoning Board of Appeals
FROM: Rachel Lohr, Zoning Compliance Officer
DATE: February 12, 2024
RE: ZB2024-05 9 Hiawatha Road Site Summary

The existing single-family dwelling is located at **9 Hiawatha Rd., Map:6 Parcel: G5-1** in the RH-1 Zoning District and is a pre-existing non-conforming single-family dwelling and lot, that was built in 1950 according to Town Assessing records. The applicants are proposing a raze & replace.

Project History:

- January 23, 2024, a full building permit application was submitted.
- January 23, 2024, a denial letter was issued by the building commissioner.
- January 25, 2024, ZBA application was submitted.
- January 30, 2024, comments received from the Health Department indicating a Board of Health Filing for a reconsideration of previously approved variance conditions, no increase in square footage, habitable space, or number of bedrooms, there is currently a 3-bedroom deed restriction on the dwelling.
- February 1, 2024, Conservation returned comments indicating the property was approved for a Request for a Determination of Applicability.
- January 30, 2024, Police Department returned no comments.

The existing structure is a pre-existing non-conforming single-family dwelling that is located on a pre-existing non-conforming lot, the existing dwelling is a one story 3-bedroom home. The lot is non-conforming in lot size and frontage requirements, the lot is 5,600 sq ft and the frontage is 70ft. The proposed structure is a 2 1/2 story dwelling with 3 bedrooms. This property is also located in the AE Flood Zone and the scope of work qualifies under “Substantial Improvement” requiring the proposed dwelling to meet FEMA regulations.

The table shown on the next page shows the existing and proposed conditions, according to the engineered site plans provided by J.M O’Reily & Associates, Inc., dated July 26, 2023 and December 1, 2023.



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Existing Conditions	Proposed Conditions
<ul style="list-style-type: none">• Setback on North side – 18.2ft• Setback on East side – 21.9ft• Setback on South side – 9.9ft• Setback on West side (road) – 11.3ft• Building Height – 20ft• Building coverage – Existing 26.5% Max Allowed 30%• Site coverage – Existing 51.3% Max Allowed 35%	<ul style="list-style-type: none">• Setback on North side – 20ft• Setback on East side – 22.1ft• Setback on South side – 10.2ft• Setback on West side (road) – 11.3ft• Building Height – 28.5ft• Building coverage – Proposed 27.8% Max Allowed 30%• Site coverage – Proposed 49.7% Max Allowed 35%

The proposed project will **decrease** the following non-conformities, North side set back, which will become conforming, South side setback, and site coverage.

The proposed project **increases** the following non-conformities, Building coverage.

The proposed project will **not create any new non-conformities.**