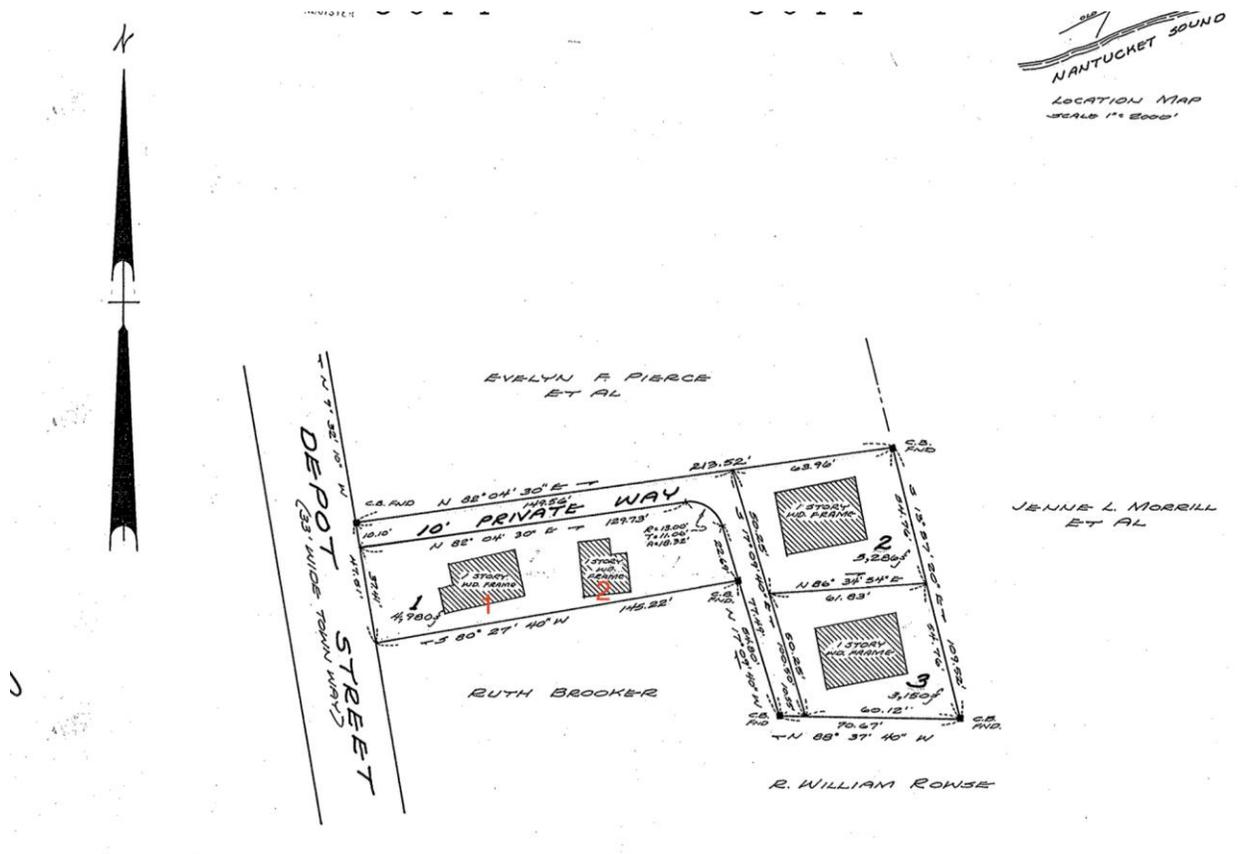


Project Narrative

The Property is shown as lot 1 on a subdivision plan dated November 1973, recorded at the Barnstable County Registry of Deeds (“Registry”) in Plan Book 278, Page 34 (“Subdivision Plan”). Here is a snapshot of the plan showing Lot 1:



The Property is currently improved with two single family structures. The structures are labeled above as structures 1 and 2 in red ink. This request has to do with renovations to structure 2. The lot is located in the Resort Residential zoning district and has an area of 5,050 square feet. The original structures were built in 1940.

The Applicant received a building permit from the Town of Dennis on June 17, 2024. Upon receiving the building permit, the Applicant began renovating structure 2 and is now finished with the majority of the work. The building permit is shown below:



Town of Dennis
685 Route 134
South Dennis, MA 02660

Permit NO.: BLDR-024956-2024

Permit

Permit Type: **Building (Single & Two Family)**
Work Classification: **Existing Building**
Permit Status: **Issued**

Issue Date: 06/17/2024 Expiration:

Location Address: **36 DEPOT STREET, DP, MA 02639** Parcel Number: **40-89-0**

Contacts

James Feeley (508)963-3500 james.a.feeley@gmail.com	Owner	Michael Woessner 102 Skaket Beach Road, Orleans, MA 02653 (508)292-4703 woesmkw@aol.com	Applicant
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Description: Renovation of total house including walls, insulation, windows, siding, etc.

Valuation: \$135,000.00
Total Sq Feet: 995.00

Inspection Requests:
Visit Citizen Self Serve at www.town.dennis.ma.us

Fees	Amount	Payments	Amt Paid
Building Residential Fee	\$636.80	Total Fees	\$636.80
Total:	\$636.80	ECheck	\$636.80
		Amount Due:	\$0.00

Additional Information

Type of Work: Renovation (no reconfiguration of space)
Number of Units: 1
Lot Area Sq. Ft.: 4791.6
Zoning District: RESORT RESIDENTIAL

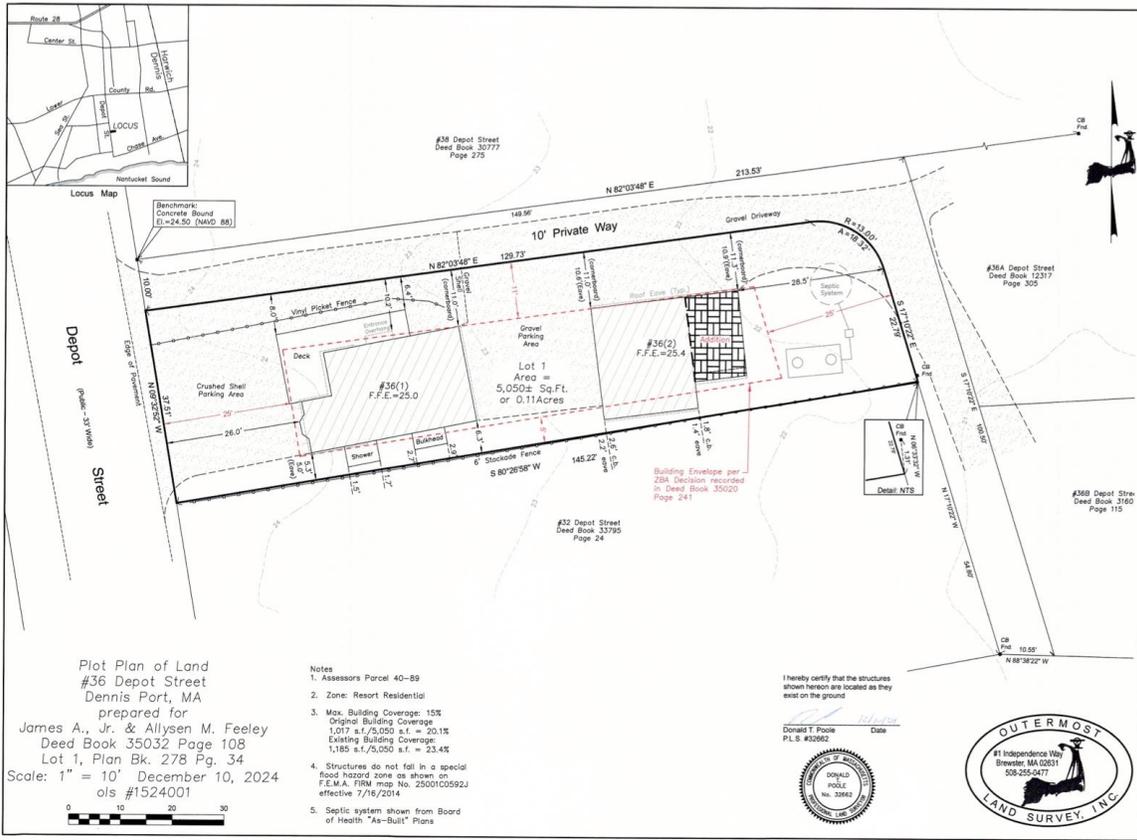
Issued By: Paul Fowler June 17, 2024
Date

Paul Fowler Date

Town of Dennis Date

Town of Dennis Date

The renovations are shown below in a snapshot of the site plan. Because the Owner started work after receiving a building permit and then had to stop after being informed that he needed a special permit, structure 2 remains unfinished. The site plan shows both "Original," meaning pre-renovation, and "Existing," meaning post-renovation versions of structure 2. The site plan also shows Original and Existing lot coverage. The Owner is proposing to make alterations to the original plan to comply with 2.4.1.2D3. The proposed renovation will have two stories, though the floor area on the second floor will be limited, as structure 2 will have high vaulted ceilings. The plan also calls for adding a sunroom on the first floor.



Finally, the Property is substandard in every dimensional aspect and was granted a variance by the Dennis Zoning Board of Appeals in February 2022. Condition 3 of the variance states that both structures may be altered or replaced, so long as the structures a. remain within the building envelope that was decided in the Board's decision, b. remain as two single family dwellings or one two family dwelling, and c. comply with normal site plan and special permit review processes. A snapshot of the five conditions is included below:

CONDITIONS

1. The lot is granted variance from minimum lot size requirements and is allowed to remain in its current size.
2. The property may continue to be used for residential purposes without the need for further Variance relief.
3. The property may have the residences altered or replaced with a new structure(s) as long as the structure(s) are located within the building envelope on the plan accompanying this decision.
4. New structure(s) on the property may either be two single family dwellings or one two-family dwelling.
5. Future changes on the site shall be subject to normal Dennis Site Plan or Special Permit review processes as appropriate as long as condition 3 and 4 are complied with.

The Applicant seeks a Special Permit under Section 2.4.1.2B (Change, Extension or Alteration: Buildings or structures that are nonconforming by dimension) and, in that regard, a finding that the proposed expansion is not substantially more detrimental to the neighborhood.