

1) **55 Lower County Road U-11 - SP:** John and Susan Lovett c/o Alexander Ranney of Ranney Building & Design, Inc. 239 Scudder Avenue, Hyannis, MA (02601) are seeking a Special Permit for the proposed expansion of a non-conforming structure within a cottage colony. Located on a property in the R-40 Zoning District at 55 Lower County Road U-3 West Dennis (Assessor's Map 13 Lot 58-11).

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
13-58-2	55 LOWER CO	WD	MADISON CAD
13-58-3	55 LOWER CO	WD	HAVERTY DEB
13-58-4	55 LOWER CO	WD	DEE GERALD M
13-58-5	55 LOWER CO	WD	MERITULLI LLO
13-58-6	55 LOWER CO	WD	FURCOLO FOS
13-58-7	55 LOWER CO	WD	DRISCOLL JAM
13-58-8	55 LOWER CO	WD	TRAVALI NANC
13-58-9	55 LOWER CO	WD	FLOYD PATRIC
13-58-10	55 LOWER CO	WD	FITZGERALD J
13-58-11	55 LOWER CO	WD	LOVETT JOHN
13-58-12	55 LOWER CO	WD	STONE PROPE

Detail Information Zoom To

Owner State	FL
Owner Zip	34133
Owner Country	
State Class #	1021
State Class Desc	CONDO SF
Deed Date	01/19/16 00:00:00
Book	29398
Page	16
Certificate	
Last Sale Price	289000.0000
Total Value	\$453,800.00
Land Value	\$0.00
Building Value	\$232,500.00
Detached Building Value	\$221,300.00
Acres	0.00
Prev Year Total Value	\$428,700.00
Property Card	PK Field Card

Find Abutters



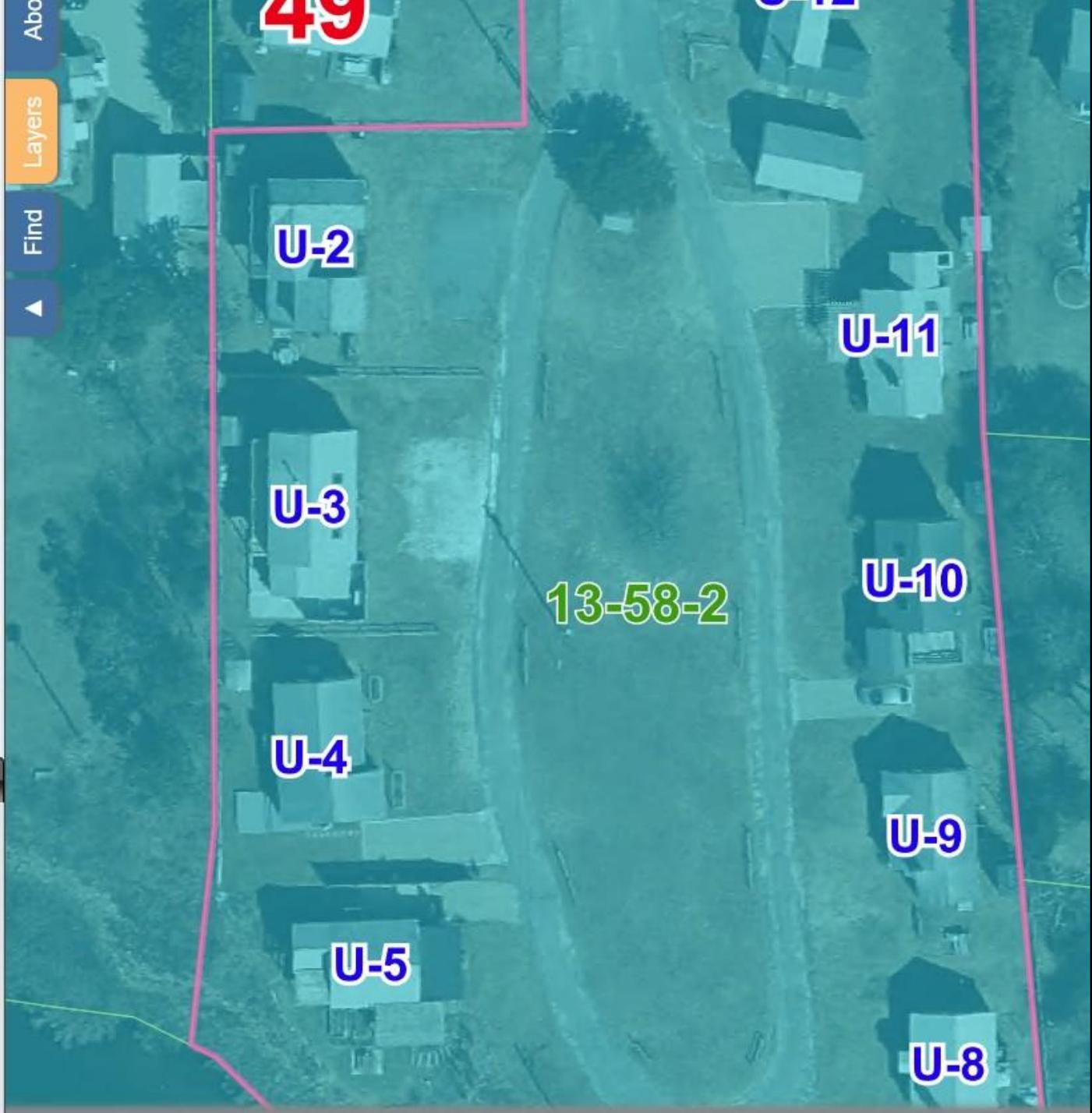
- FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE

- Voting Precincts
 - Voting Precincts 2020 - Labels
 - Voting Precincts 2020 (updated 2024)
 - 1
 - 2
 - 3
 - 4
 - 5

- Zoning
 - Zoning (2024)
 - Large Wind Facility Overlay
 - Medium Wind Facility Overlay District
 - Seasonal Resort Community
 - Hotel Resort Districts
 - Scenic Corridors
 - Quivet Neck-Crowes Pasture Resrc Prot Dist
 - Residential 60
 - Residential 40
 - Resort Residential
 - Limited Business
 - Extensive Business
 - Dennisport Villane Center Area A

Base Maps

- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo



- About
- Layers
- Find
- ▲

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Detail Information Zoom To

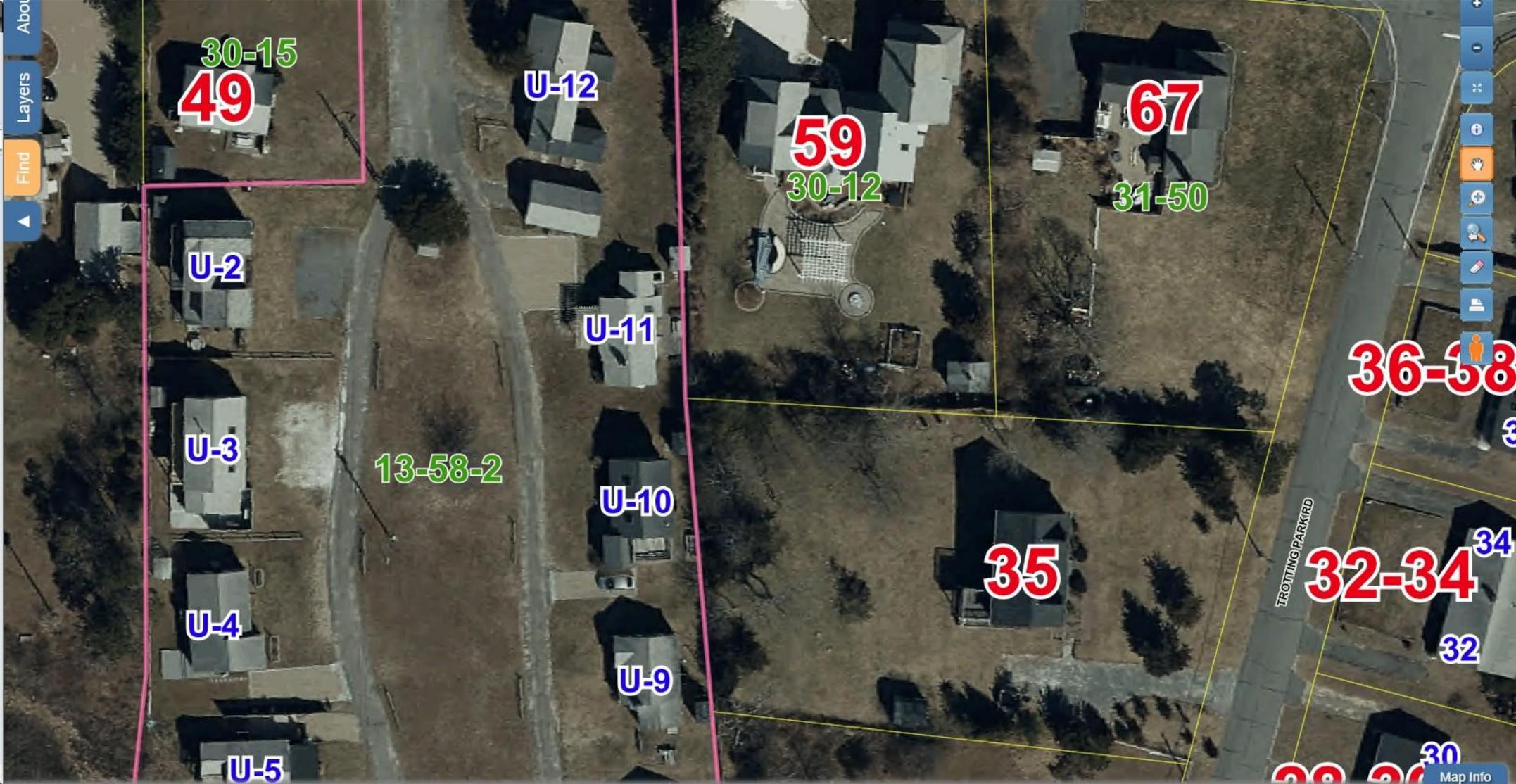
CAMA ID	13-58-11
MapPar	13-58-2
Key	175
Fiscal Year	2026
Extension	11
Address	55 LOWER COUNTY ROAD U
Village	WD
Property Type	R
Owner	LOVETT JOHN
Co-Owner	LOVETT SUSAN A
Owner Address	26036 CLARKSON DRIVE
Owner City	BONITA SPRINGS
Owner State	FL
Owner Zip	34133
Owner Country	
State Class #	1021
State Class Desc	CONDO SF
Dead Date	01/10/16 00:00:00

Find Abutters

About

Layers

Find



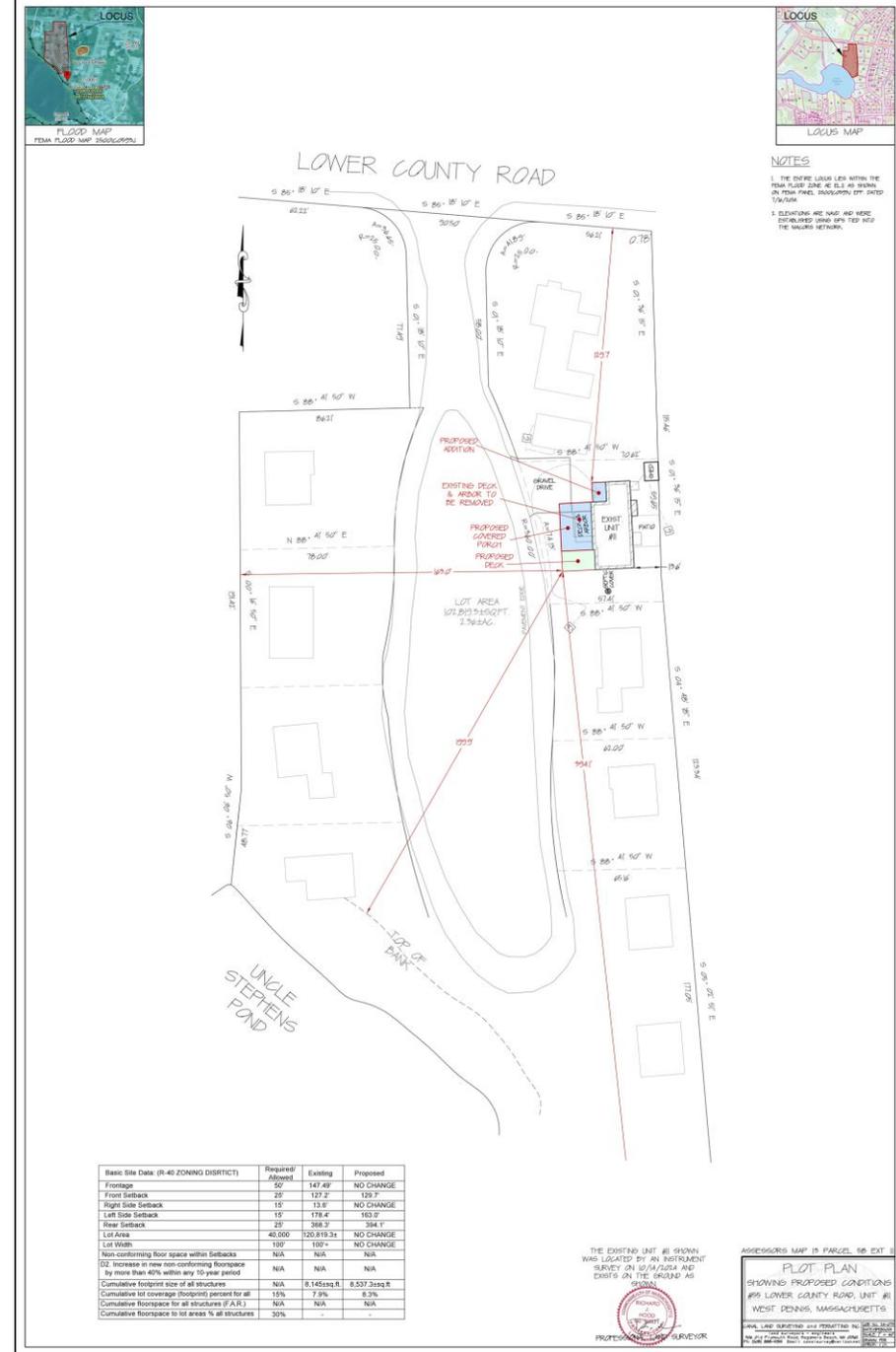
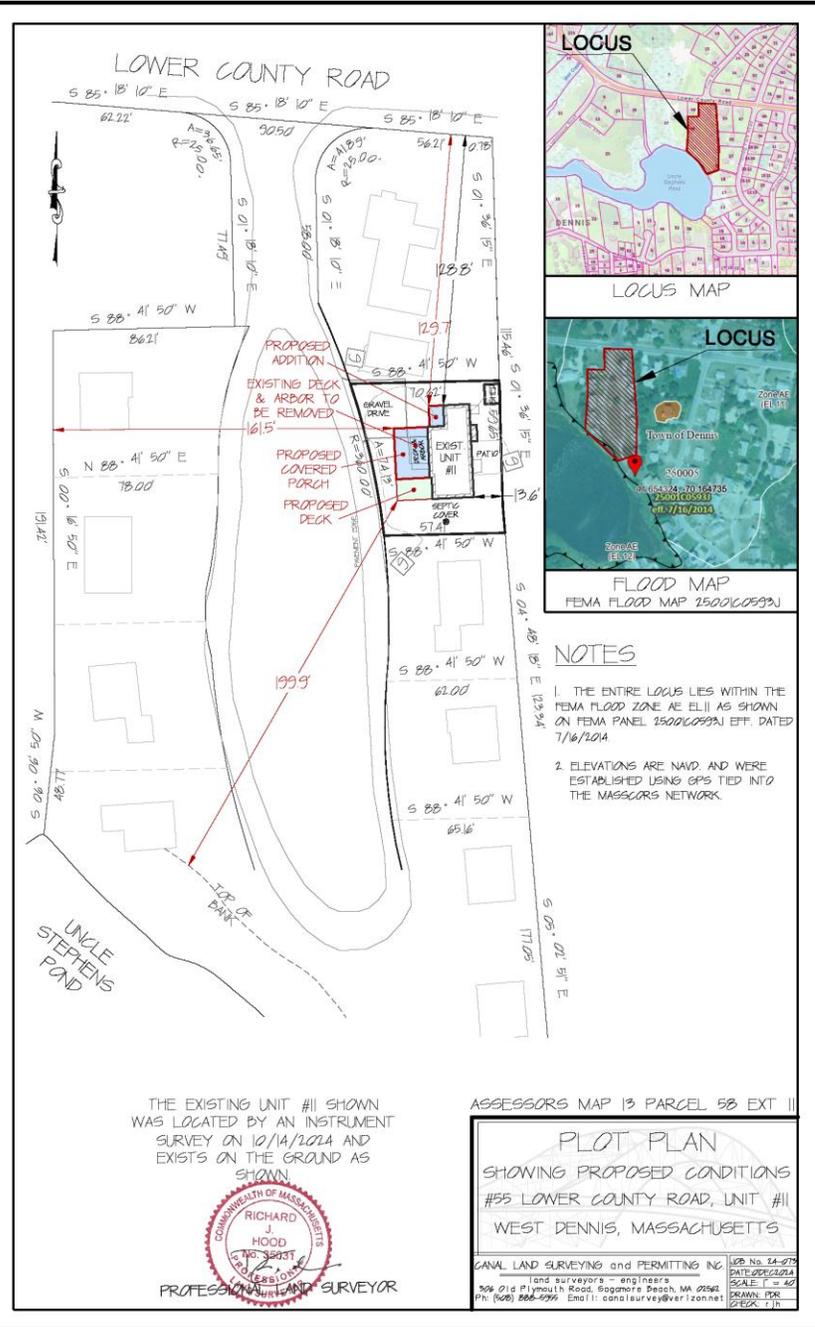












88° 41' 50" W

86.21'

88° 41' 50" E

78.00'

PROPOSED ADDITION
EXISTING DECK & ARBOR TO BE REMOVED

PROPOSED COVERED PORCH
PROPOSED DECK



LOCUS MAP



LOCUS

FLOOD MAP FEMA FLOOD MAP 2500|C0593J

Basic Site Data: (R-40 ZONING DISTRICT)	Required/ Allowed	Existing	Proposed
Frontage	50'	147.49'	NO CHANGE
Front Setback	25'	127.2'	129.7'
Right Side Setback	15'	13.6'	NO CHANGE
Left Side Setback	15'	178.4'	163.0'
Rear Setback	25'	368.3'	394.1'
Lot Area	40,000	120,819.3±	NO CHANGE
Lot Width	100'	100'+	NO CHANGE
Non-conforming floor space within Setbacks	N/A	N/A	N/A
D2. Increase in new non-conforming floorspace by more than 40% within any 10-year period	N/A	N/A	N/A
Cumulative footprint size of all structures	N/A	8,145±sq.ft.	8,537.3±sq.ft
Cumulative lot coverage (footprint) percent for all	15%	7.9%	8.3%
Cumulative floorspace for all structures (F.A.R.)	N/A	N/A	N/A
Cumulative floorspace to lot areas % all structures	30%	-	-



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Hyannis, MA 02601

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55 Lower County Rd
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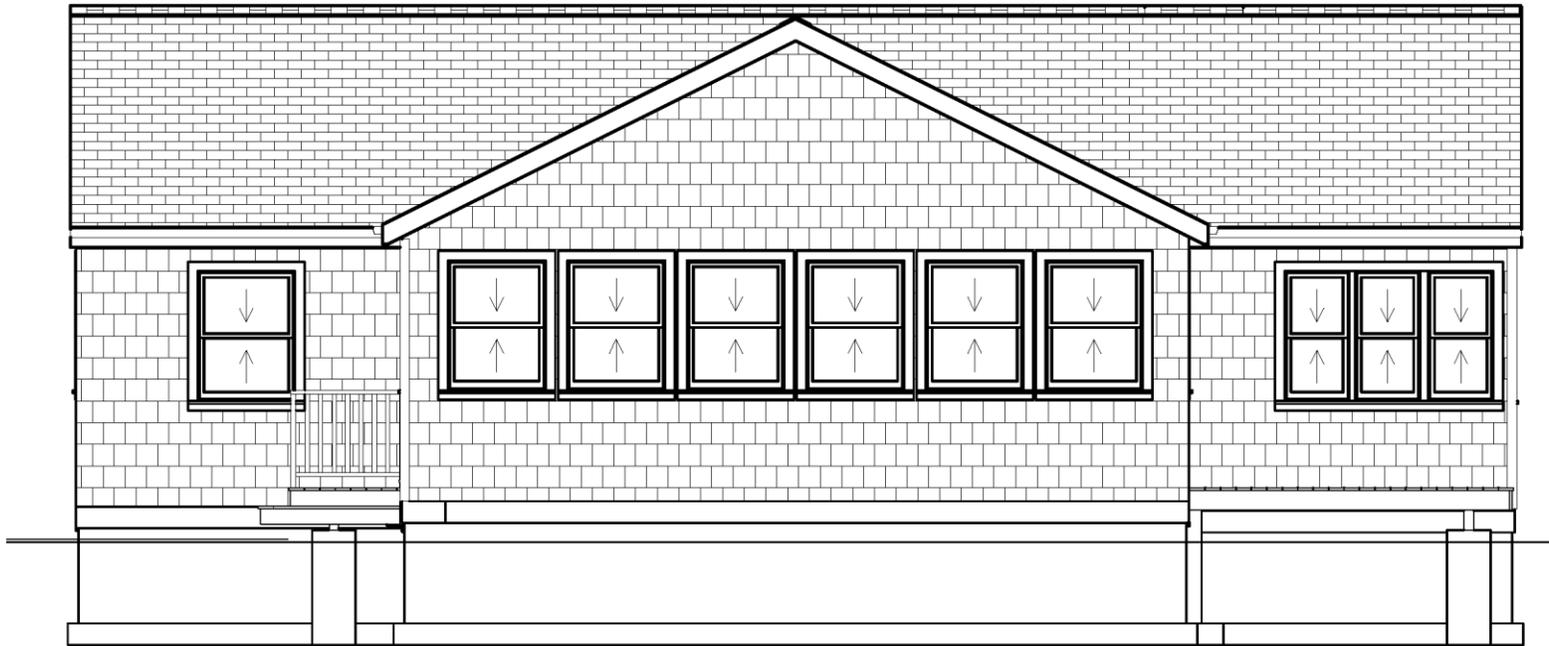
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SCALE:

SHEET:

A - 1

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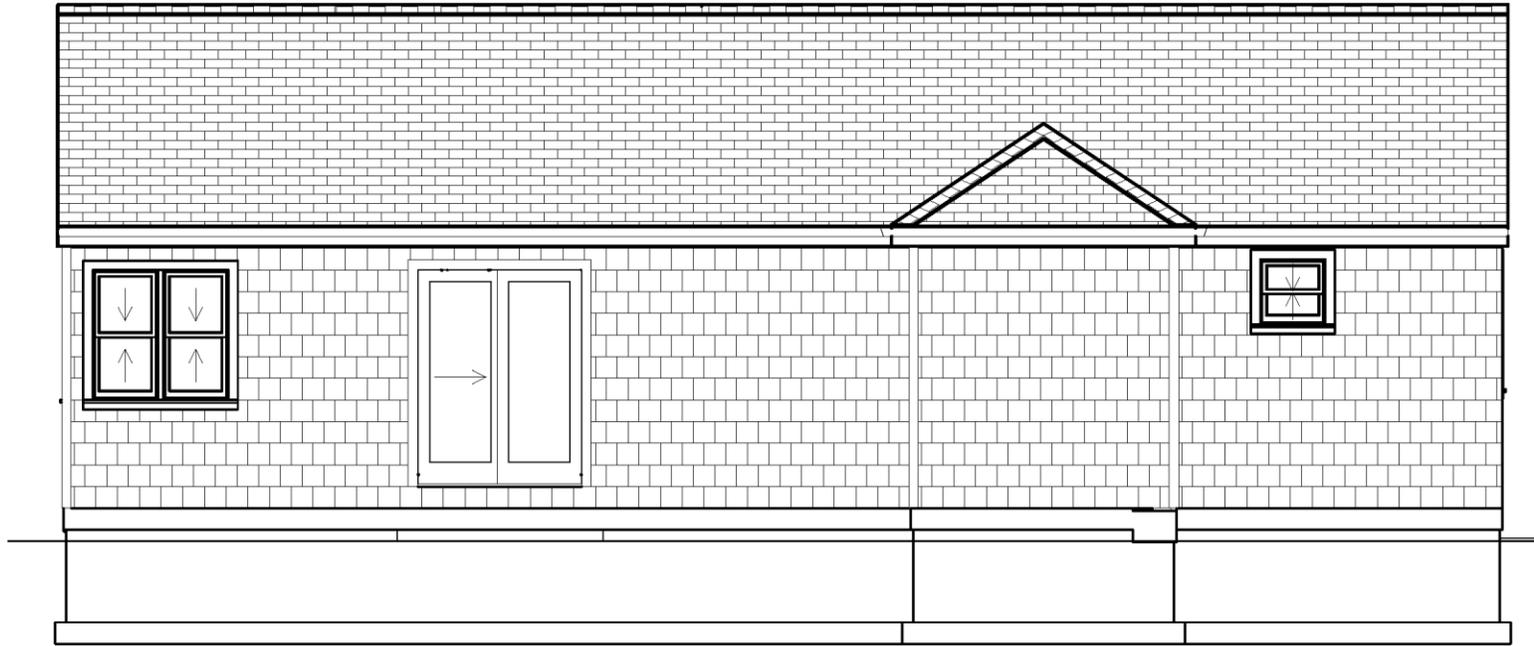
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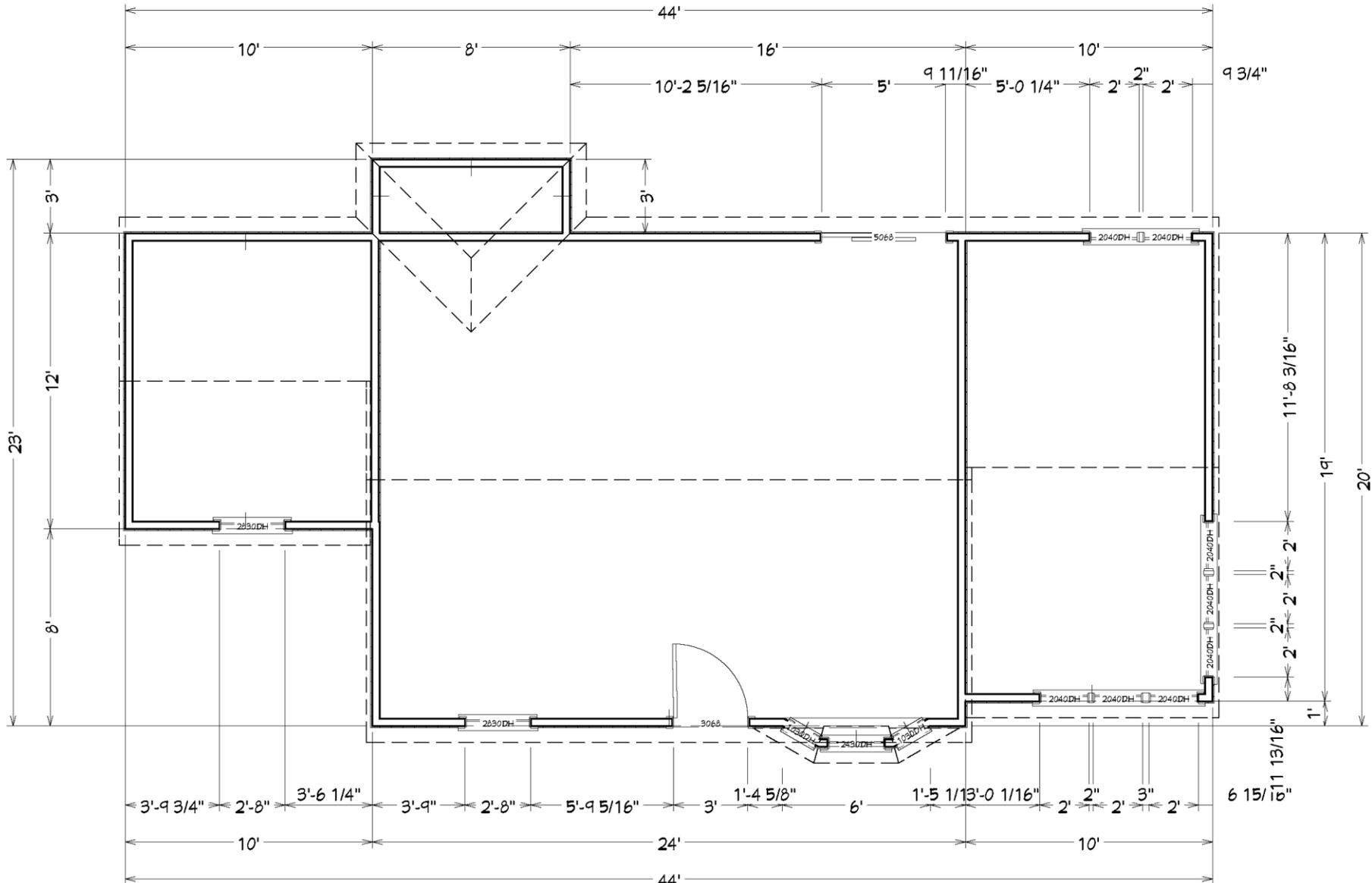
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A - 5



LIVING AREA
814 SQ FT

Existing Structure

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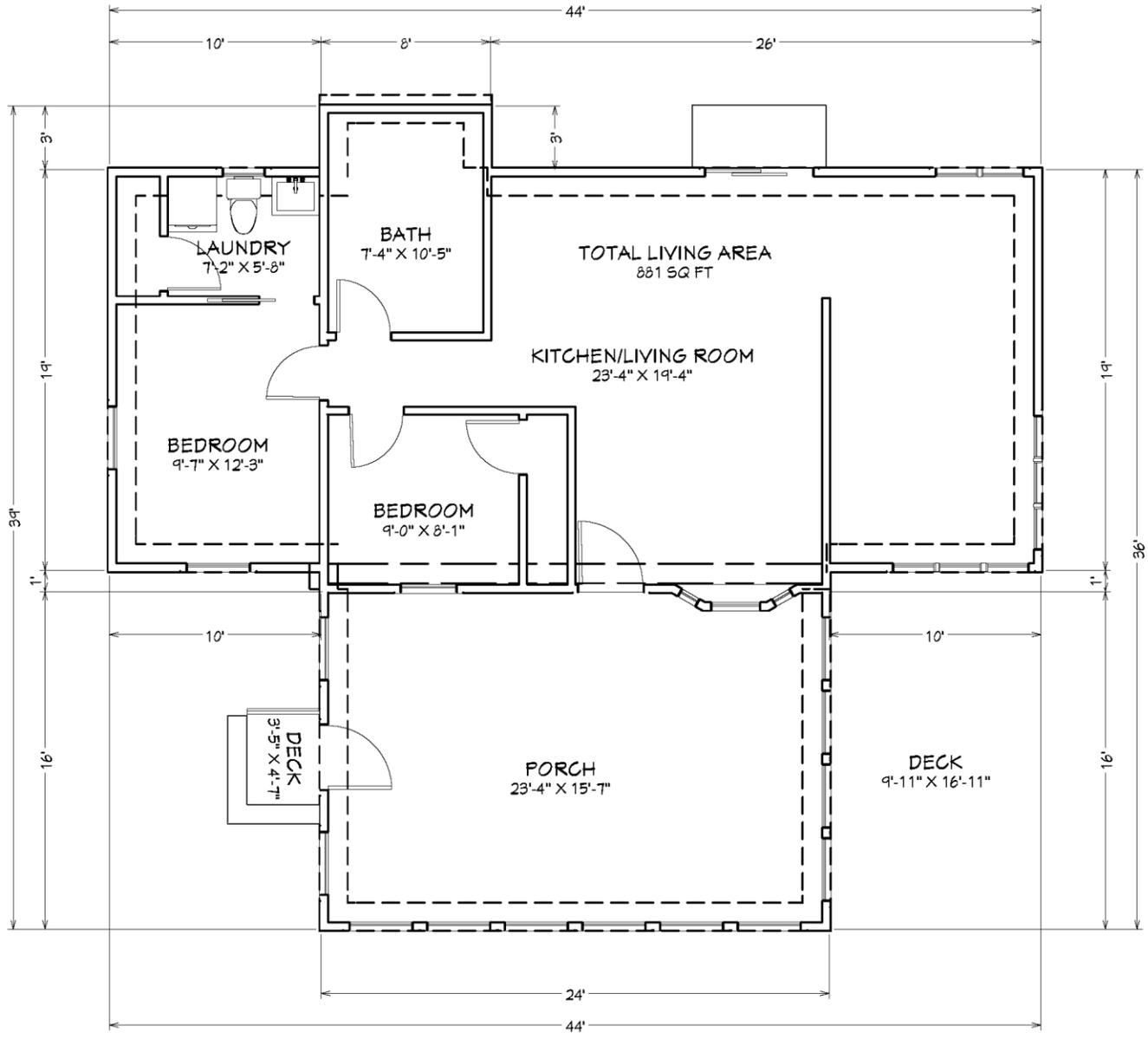
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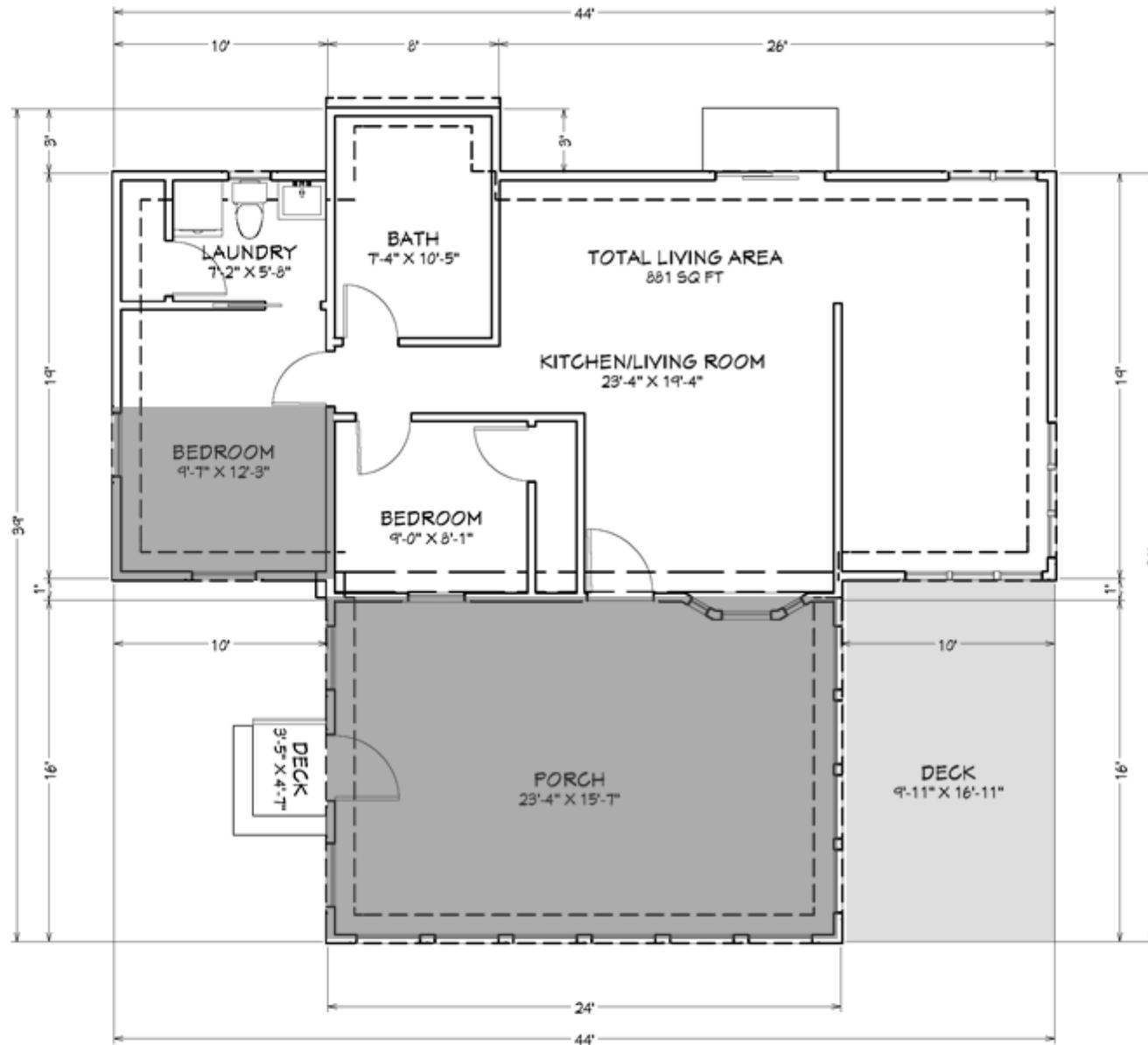
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Addition in Grey

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SCALE:

SHEET:
A - 6

FINISH SIDING
& SHEATHING
2x RIM JOIST
OPEN DECKING
LAG BOLT IN
PREDRILLED BLOCK
DECK
JOIST

HEADER
JOIST
SLOPED BLOCK
FELT GASKET ON
FLASHING AT BOLT
FLASHING

WALL STRUCTURE

2x FLOOR
JOISTS

TREATED MUDSILL
CONCRETE STEMWALL

Deck Anchored to Wood Wall: 1st Floor

(print at 1"=1')

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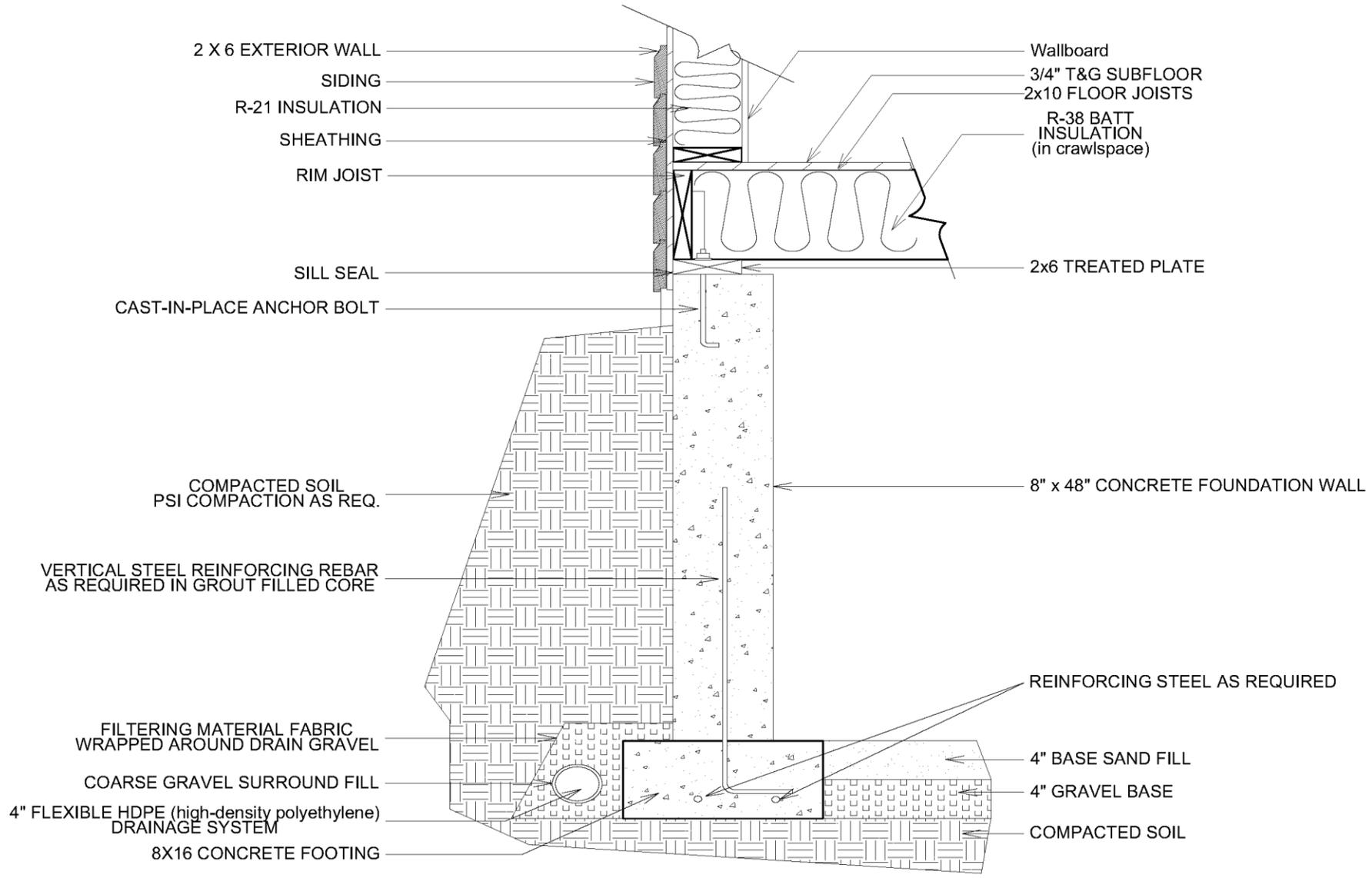
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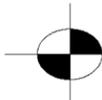


2 X 6 EXTERIOR WALL
 SIDING
 R-21 INSULATION
 SHEATHING
 RIM JOIST
 SILL SEAL
 CAST-IN-PLACE ANCHOR BOLT

Wallboard
 3/4" T&G SUBFLOOR
 2x10 FLOOR JOISTS
 R-38 BATT INSULATION (in crawlspace)
 2x6 TREATED PLATE

COMPACTED SOIL
 PSI COMPACTION AS REQ.
 VERTICAL STEEL REINFORCING REBAR
 AS REQUIRED IN GROUT FILLED CORE
 FILTERING MATERIAL FABRIC
 WRAPPED AROUND DRAIN GRAVEL
 COARSE GRAVEL SURROUND FILL
 4" FLEXIBLE HDPE (high-density polyethylene)
 DRAINAGE SYSTEM
 8X16 CONCRETE FOOTING

8" x 48" CONCRETE FOUNDATION WALL
 REINFORCING STEEL AS REQUIRED
 4" BASE SAND FILL
 4" GRAVEL BASE
 COMPACTED SOIL



48" Concrete Stem Wall w/2x10 Floor Joist - L
Scale:

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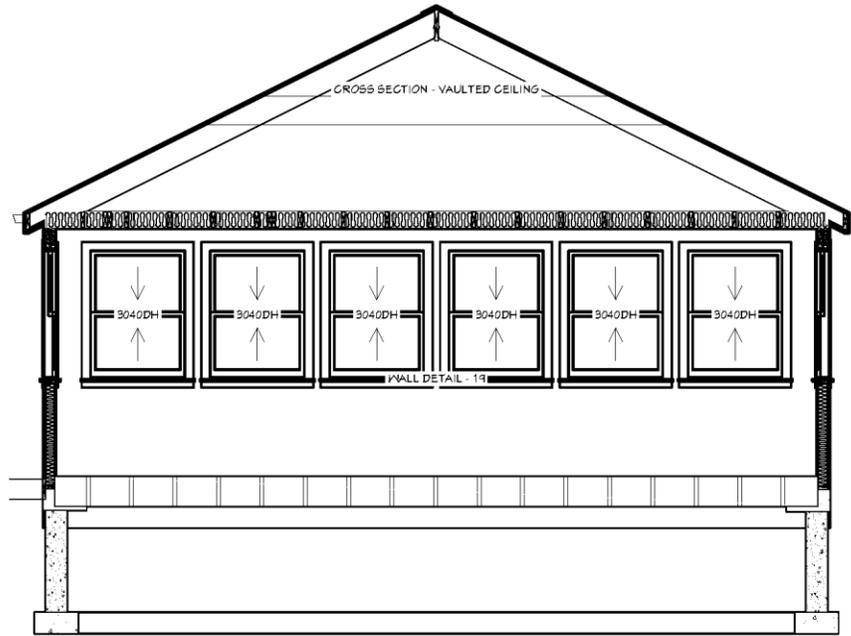
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A - 9



Bedroom Addition (8'x10') - Expand bedroom and move laundry into new 1/2 bath in back of larger bedroom.

All wood frame construction to match existing where possible, and still meets current code MA 780 CMR.

All insulation to be closed cell spray foam in bedroom addition.

Sun Porch Addition (24'x16') - Remove front door, save material, and relocate (smaller) to the right side of the new Sun Porch.

All wood frame construction to be built to current code MA 780 CMR.

All insulation to be closed cell spray foam in Sun Porch Addition.

Vaulted ceiling joists locations are not to exceed 48" up the rafters from the top plates of the walls, therefore no structural ridge beam is required.

12" Sonatubes with 24" footings spaced at 7'-8" o.c. along the outside edge of the Sun Porch may be used instead of a poured foundation if ground water is an issue.

All Siding, Trim, Roof and details to match existing materials as close as possible.

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A - 10