

**TERRANCE P. BRENNAN – 91 DEPOT STREET, UNIT 14, DENNIS PORT, MA**

**ZONING BOARD OF APPEALS**

**NARRATIVE OF PROJECT**

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The Applicant, Terrance P. Brennan, is the owner of the property at 91 Depot Street, Unit 14, Dennis Port Massachusetts. The property is known as the Widow's Walk Condominium, consisting of 13 condominium units for residential purposes. Units 1 through 12 are located on the first floor of the L shaped building, and Unit 14 is located on the second floor of the structure. There is an interior staircase which provides the only access to the Unit at this time. After discussions with the Building Commissioner and the Fire Department, it was recommended that applicant seek to construct a second means of egress for safety purposes. Based on the layout of the building, the only logical location for the new fire escape is to the south side of the building, which fronts on Lower County Road. The property is located in the RR Zoning District, and requires 50 foot setbacks on all sides. Being a corner lot, there is no rear boundary. The building is currently located 24.9 feet from Lower County Road, and the new fire escape, once constructed, will be located 21.2 feet from Lower County Road. It will be used sparingly, but is sought for safety purposes.

The Building Commissioner referred applicant to the Zoning Board of Appeals, under Zoning Bylaw Section 2.4.1.2 (E5) for an increase in the footprint of a non-conforming structure that does not comply with setbacks and will extend lot coverage.