

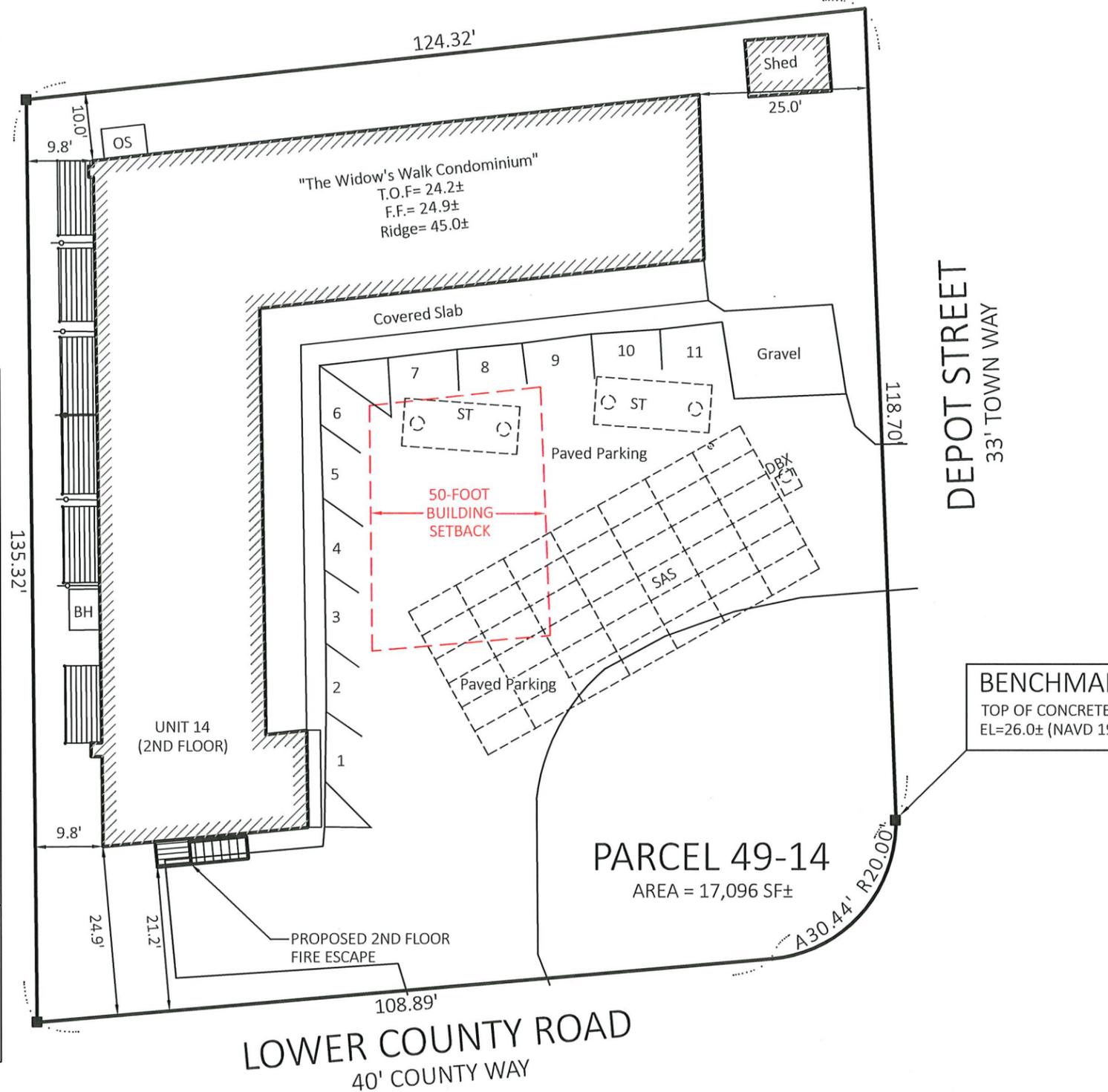
OWNER OF RECORD:
 THE WIDOWS WALK CONDOMINIUM
 MASTER DEED BOOK 3326 PAGE 19
 PLAN BOOK 355 PAGE 2-6
 TERRANCE BRENNAN- UNIT 14
 DEED BOOK 32010 PAGE 18
 ASSESSORS' MAP 58 PARCEL 49-14

I CERTIFY THAT THE EXISTING BUILDING
 SHOWN HEREON IS LOCATED AS IT EXISTS
 ON THE GROUND.

DATE _____

P.L.S. _____

MASS. COORD. SYSTEM



ZONING CLASSIFICATION

ZONE	R-R (RESORT-RESIDENTIAL)
MINIMUM AREA	560,000 SF
MINIMUM FRONTAGE	100 FEET
FRONT/REAR SETBACK	50 FEET
ABUTTER SETBACK	50 FEET
MAXIMUM BUILDING COVERAGE	25% SF
MAXIMUM BUILDING HEIGHT	2 STORIES EXCLUSIVE OF ROOF

BUILDING COVERAGE CALCULATION:

BUILDING / COVERED SLAB / BH (SHED NOT INCLUDED)	4,880 SF
LOT AREA	17,096 SF
(BUILDING / LOT AREA) x 100 % = COVERAGE	
(4,880 / 17,096) x 100 = 28.5%	28.5% > 25.0%

BUILDING COVERAGE WITHIN 50' SETBACK

BUILDING AREA	4,880 SF
DECKS	351 SF
TOTAL:	5,231 SF

ALLOWABLE EXPANSION WITHIN THE SETBACK:

5,231 SF x 40% = 2,093 SF

PROPOSED BUILDING COVERAGE WITHIN 50' SETBACK

PROPOSED FIRE ESCAPE 46 SF << 2,093 SF

PROPOSED PLOT PLAN
 SHOWING PROPOSED DECK FOR UNIT 14
 ON
 91 DEPOT STREET, DENNISPORT, MA

PREPARED FOR
TERRANCE BRENNAN



SCALE 1"=20' NOVEMBER 15, 2024
 REVISED 1-28-2025: REDUCE SIZE OF PROPOSED FIRE ESCAPE.