



Paul E. Sweetser

PROFESSIONAL LAND SURVEYOR

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Narrative

to accompany the application for Special Permit for property located at
22 Woodland Drive - West Dennis (Assessors Map: 49 Parcel 30)

February 18, 2025

Special Permit Request under Section 2.4.1.2 of the Dennis Zoning By-Laws

The house was built in 1961 per Town records as a single story, two bedroom dwelling. The existing dwelling footprint is 905 square feet to the drip edge and is 12.07% coverage which is 2.93% under the 15% allowed. The proposed addition is living room space. The total area of the addition is 177 square feet to the drip edge added to the existing 905 square feet makes the total building area 1,082 square feet representing 14.43% coverage (less than the allowed 15%). We are not proposing any expansion into the setback requirements.

The neighborhood consists of single family residential homes and this house will remain as such. This project will not add any additional traffic or increase the need for additional utilities.

Provided:

SUBSURFACE SEWAGE DISPOSAL SYSTEM SITE PLAN AND PROFILE

by AJM Site Design, LLC at a scale of 1"=10', Asa J. Mintz, PE, Paul E. Sweetser, PLS

Floor plan and elevation plan by Eric Oman.