



Plan to Accompany Zoning Board of Appeals Application
 #36 Depot Street
 Dennis Port, MA
 prepared for
 James A., Jr. & Allysen M. Feeley
 Deed Book 35032 Page 108
 Lot 1, Plan Bk. 278 Pg. 34
 Scale: 1" = 10' March 20, 2025
 ols #1524001



- Notes
- Assessor's Parcel 40-89
 - Zone: Resort Residential
 - Max. Building Coverage: 15%
 Original Building Coverage: 1,017 s.f./5,050 s.f. = 20.1%
 Existing Building Coverage: 1,185 s.f./5,050 s.f. = 23.4%
 - Structures do not fall in a special flood hazard zone as shown on F.E.M.A. FIRM map No. 25001C0592J effective 7/16/2014
 - Septic system shown from Board of Health "As-Built" Plans

Basic Site Data	Required/Allowed	Existing	Proposed
Frontage	50'	37.51'	no change
Front Setback	25'	24.2'	26.0'
Right Side Setback	15'	1.5'	no change
Left Side Setback	15'	6.4'	no change
Rear Setback	25'	28.5'	no change
Lot Area	40,000 s.f.	5,050 s.f.	no change
Lot Width	100'	36.81'	no change
Non-conforming floor space within setbacks		117 s.f.	no change
Cumulative lot coverage (footprint) percent for all	15% (Bldg. Coverage)	26.1%	25.4%
Cumulative floor space of all structures (FAR)		1,873 s.f.	1,514 s.f.
Cumulative floor space to lot area % all structures		37.0%	29.9%

I hereby certify that the structures shown hereon are located as they exist on the ground

Donald T. Poole Date
 P.L.S. #32662

