

174 LOWER COUNTY ROAD (SP-029919-2024): Jon Hall, P.O. Box 636, Dover, MA 02030, is seeking a Special Permit to expand the footprint and height of a pre-existing non-conforming building on a non-conforming lot and possible change of use. Located on a property in the Resort Residential (RR) Zoning District at 174 Lower County Road, Dennisport, MA (Assessor's Map 36, Parcel 44). Continued from January 27, 2025 and March 24, 2025 without Testimony.

- Hurricane SLOSH
 - Category 1
 - Category 2
 - Category 3
- 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
- Base Maps
 - OpenStreetMap
 - Google Street Map
 - Google Hybrid Map
 - 2021 MassGIS Orthos
 - 2020 CCC Regional Aerial Photo
 - 2019 MassGIS Aerial Photo
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- Dist
 - Residential 60
 - Residential 40
 - Resort Residential
 - Limited Business
 - Extensive Business
 - Dennisport Village Center Area A
 - Dennisport Village Center Area B
 - General Commercial I
 - General Commercial II
 - General Commercial III
 - Medium & Large Wind Facility Overlay
 - Industrial
 - West Dennis Village Center
 - Marine Open Space
 - Mixed Use Marine
 - Residential-Commercial
 - Village Center Support
 - West Dennis Village Center
- South Dennis Hist. Distr. (2024)
 - South Dennis Hist. Distr. (2024)
- Old King's Highway Hist. Distr. (2024)
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Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage:

Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
33-7-0	174 LOWER C	WD	TOWN OF DEN
36-44-0	174 LOWER C	DP	HALL JON

Detail Information Zoom To

CAMA ID	36-44-0
MapPar	36-44
Key	2271
Fiscal Year	2025
Extension	0
Address	174 LOWER COUNTY ROAD
Village	DP
Property Type	R
Owner	HALL JON
Co-Owner	
Owner Address	P.O. BOX 636
Owner City	DOVER
Owner State	MA
Owner Zip	02030
Owner Country	
State Class #	0310
State Class Desc	MIXED USE/COMM
Dead Date	07/08/23 00:00:00



Find Abutters

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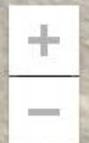
Detail Information Zoom To

Owner State	MA
Owner Zip	02030
Owner Country	
State Class #	0310
State Class Desc	MIXED USE/COMM
Deed Date	02/09/23 00:00:00
Book	35631
Page	239
Certificate	
Last Sale Price	375000.0000
Total Value	\$445,200.00
Land Value	\$185,800.00
Building Value	\$255,500.00
Detached Building Value	\$3,900.00
Acres	0.27
Prev Year Total Value	\$425,000.00
Property Card	PK Field Card

Find Abutters



174 Lower County Rd
Dennis, Massachusetts
View on Google Maps





174 Lower County Rd
Dennis, Massachusetts
View on Google Maps



Google

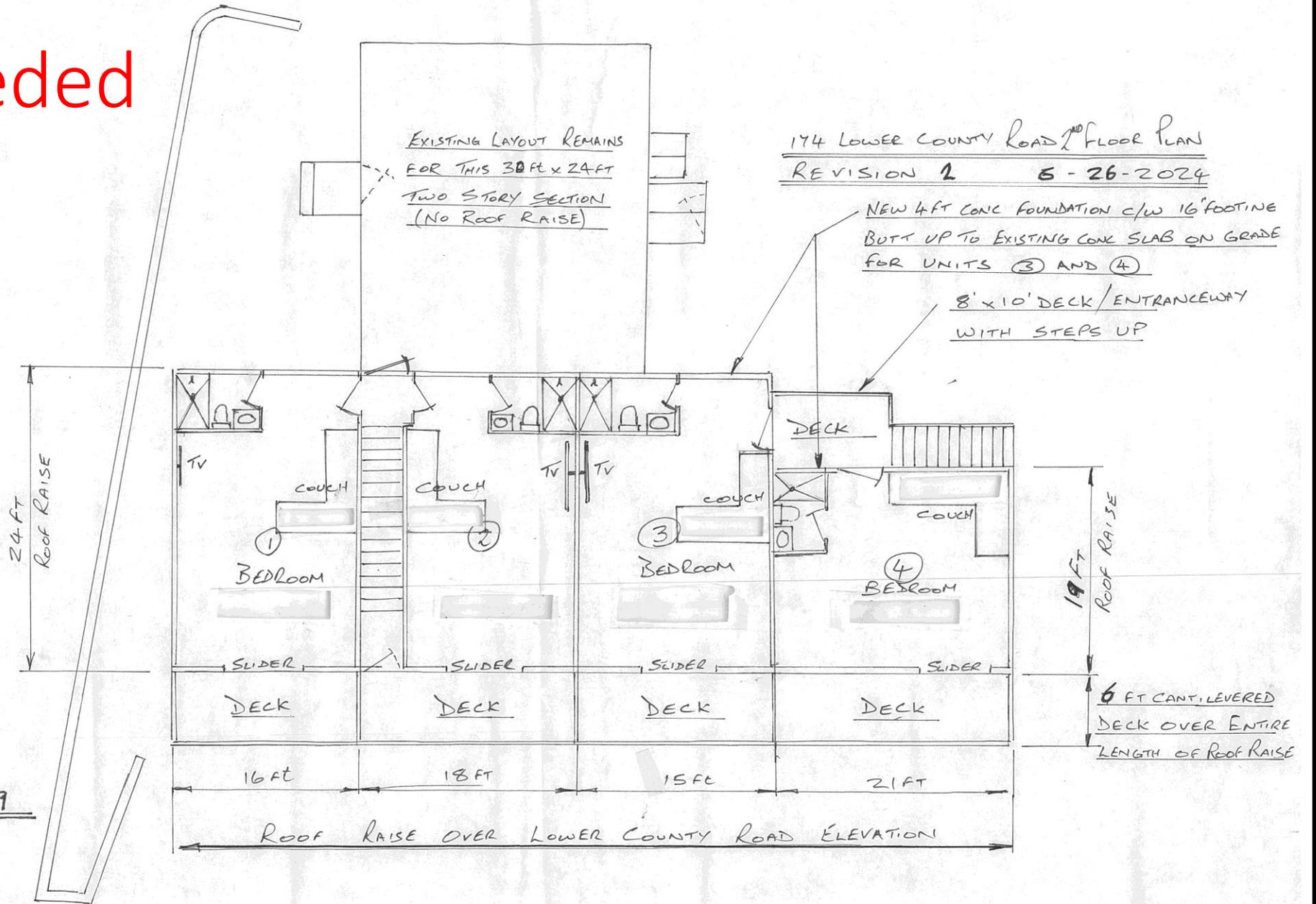
174 Lower County Rd
Dennis, Massachusetts
[View on Google Maps](#)





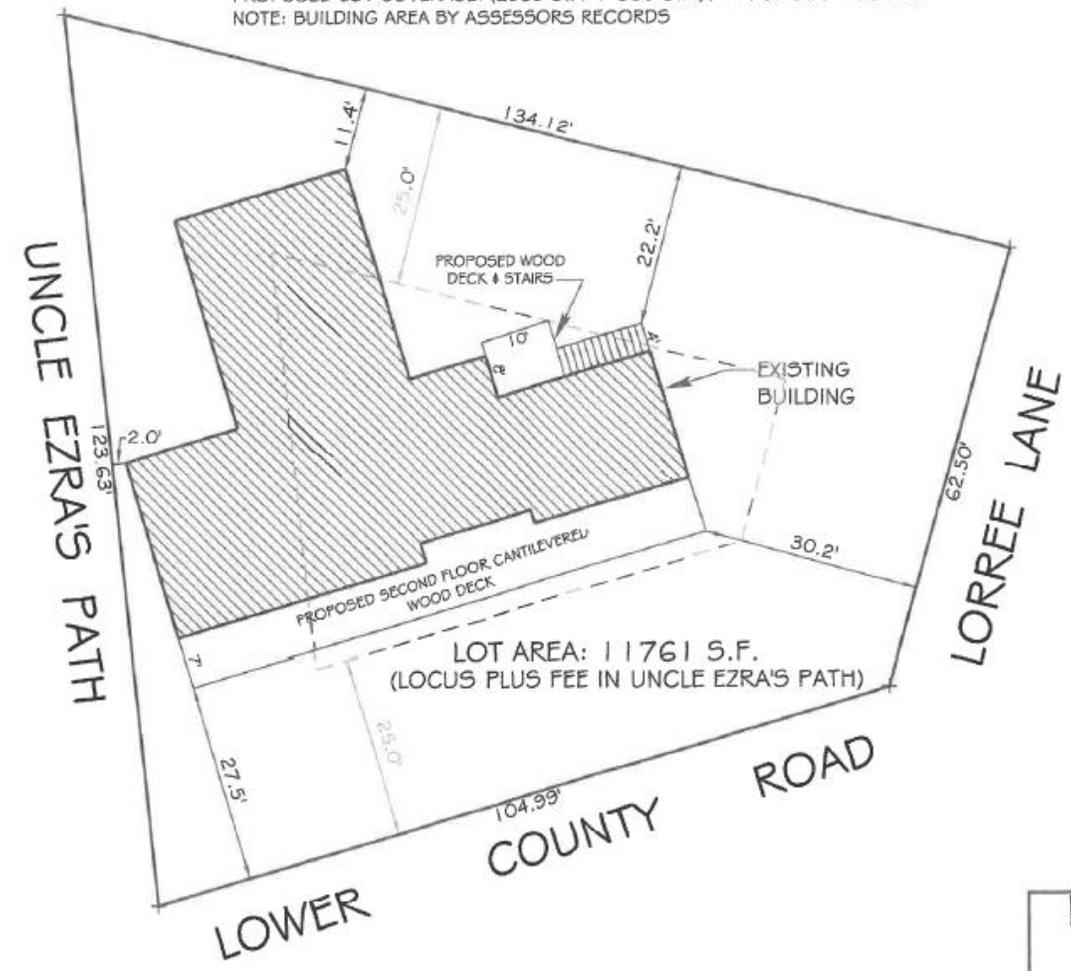


Superseded



DRAWING 5 OF 9

EXISTING LOT COVERAGE: 2935 S.F. / 11761 S.F. = 25.0%
 PROPOSED LOT COVERAGE: (2935 S.F. + 588 S.F.) / 11761 S.F. = 29.9%
 NOTE: BUILDING AREA BY ASSESSORS RECORDS



BASIC SITE DATA	REQUIRED	EXISTING	PROPOSED
FRONTAGE	50'	104.99'	104.99'
FRONT SETBACK	25'	27.5'	27.5'
RIGHT SIDE SETBACK	25'	30.2'	30.2'
LEFT SIDE SETBACK	25'	2.0'	2.0'
REAR SETBACK	25'	11.4'	11.4'
LOT AREA	40000 S.F.	11761 S.F.	11761 S.F.
LOT WIDTH	100'	104.99'	104.99'
NON-CONFORMING FLOOR SPACE WITHIN SETBACKS		480 S.F.	480 S.F.
D2. INCREASE IN NEW NON-CONFORMING FLOOR SPACE BY MORE THAN 40% / 10 YEAR PERIOD		0 S.F.	0 S.F.
CUMULATIVE FOOTPRINT (ALL STRUCTURES)		2269 S.F.	2269 S.F.
CUMULATIVE LOT COVERAGE	15%	19%	19%
F.A.R.		2935 S.F.	3529 S.F.
CUMULATIVE FLOOR SPACE TO LOT AREA %	30%	25%	29.9%



BUILDING LOCATION PLAN
 FOR
 174 LOWER COUNTY ROAD DENNISPORT, MA
 PREPARED FOR
JON HALL

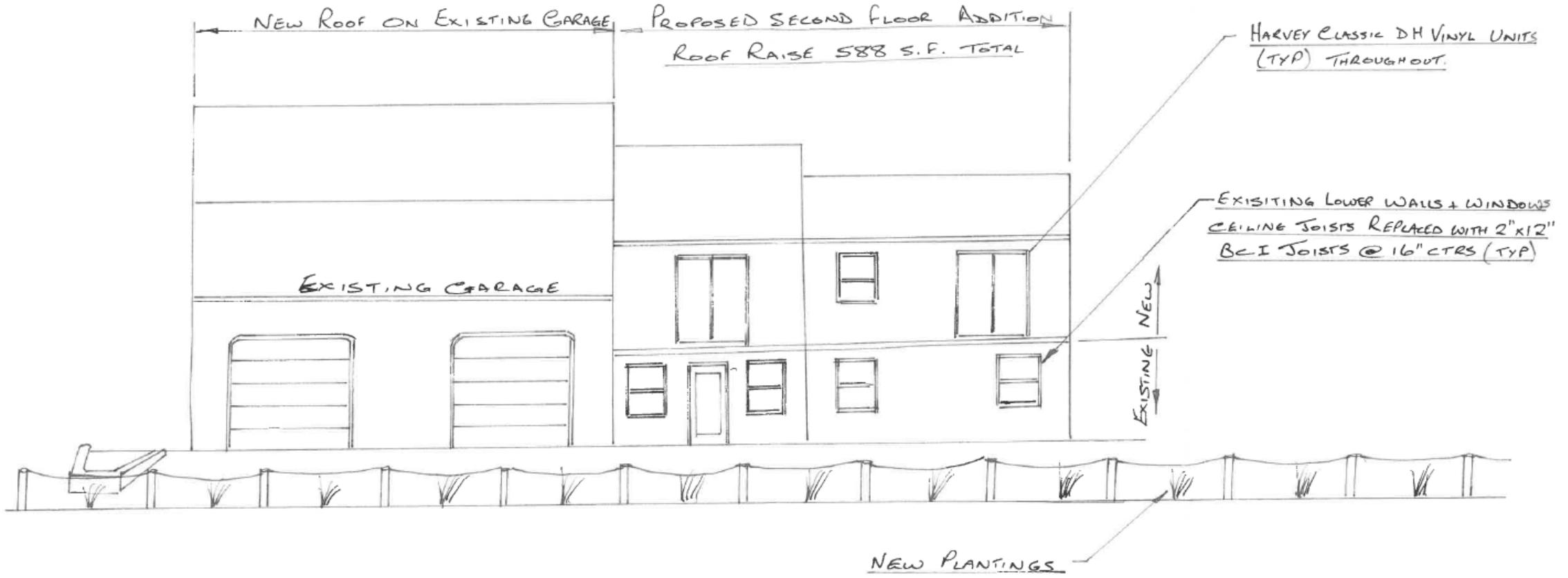
SCALE 1" = 20'	DATE 05-14-2024	DRAWN BY TMW
JOB NUMBER	REVISED 04-16-2025	DATE 04-16-2025

WELLER & ASSOCIATES
 P.O. BOX 417 CENTERVILLE, MA
 TEL: (508) 328-4692
 EMAIL: trsweller@gmail.com

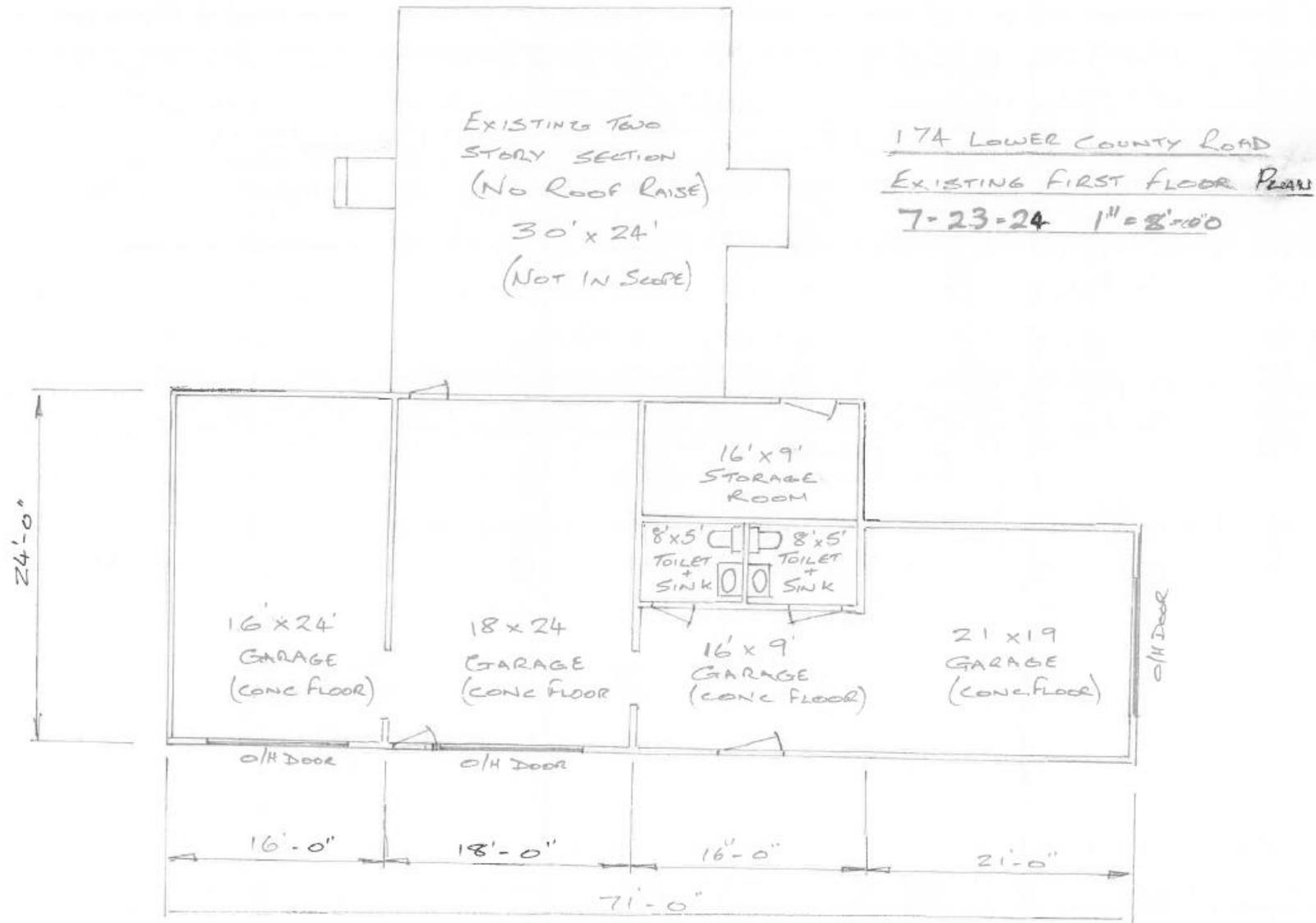
REGISTERED LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS

FRONT ELEVATION - LOWER COUNTY ROAD
174 LOWER COUNTY ROAD REV. 3. 3-8-2025

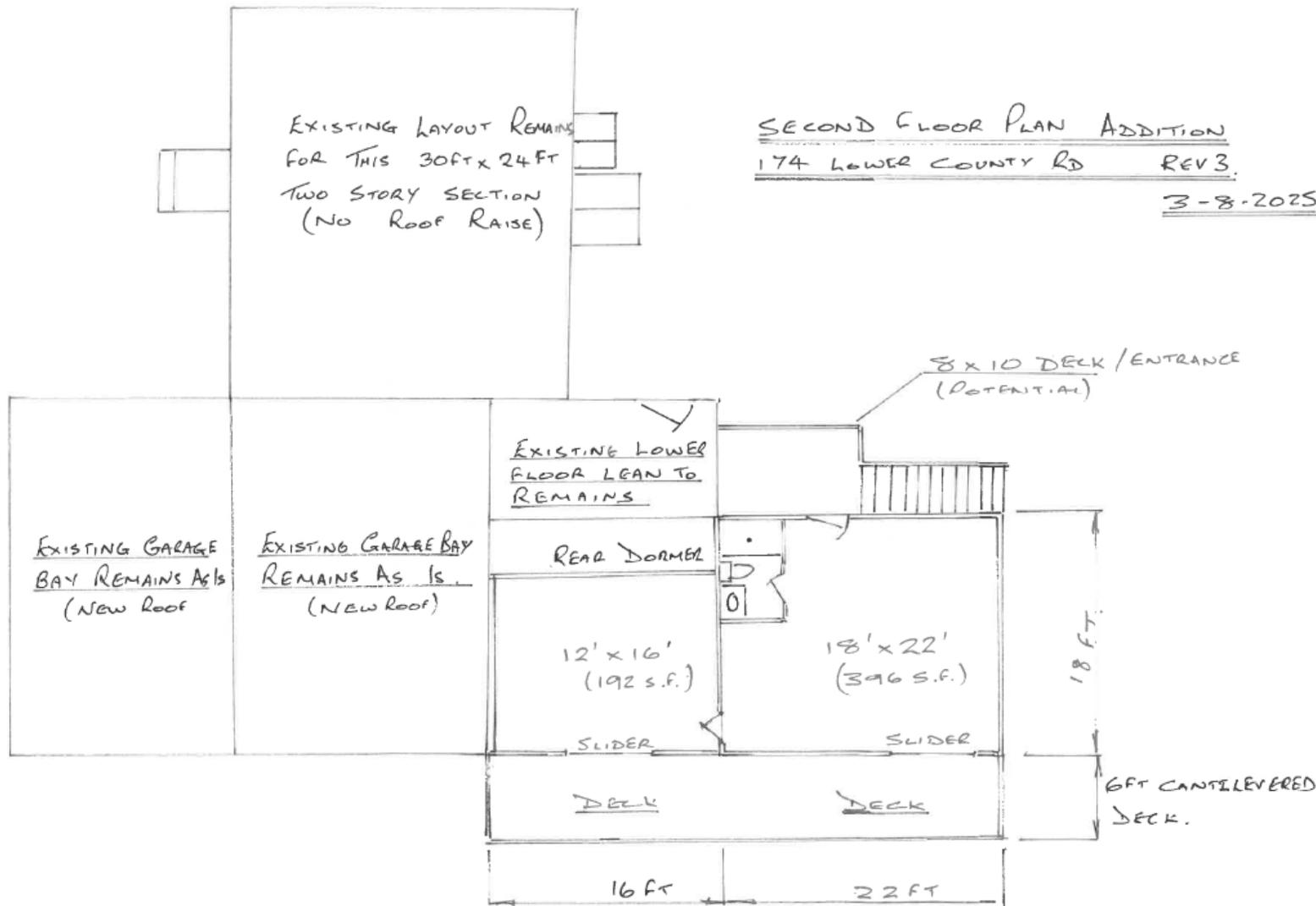
SCALE 1" = 8'-0"



DRAWING 1 OF 9



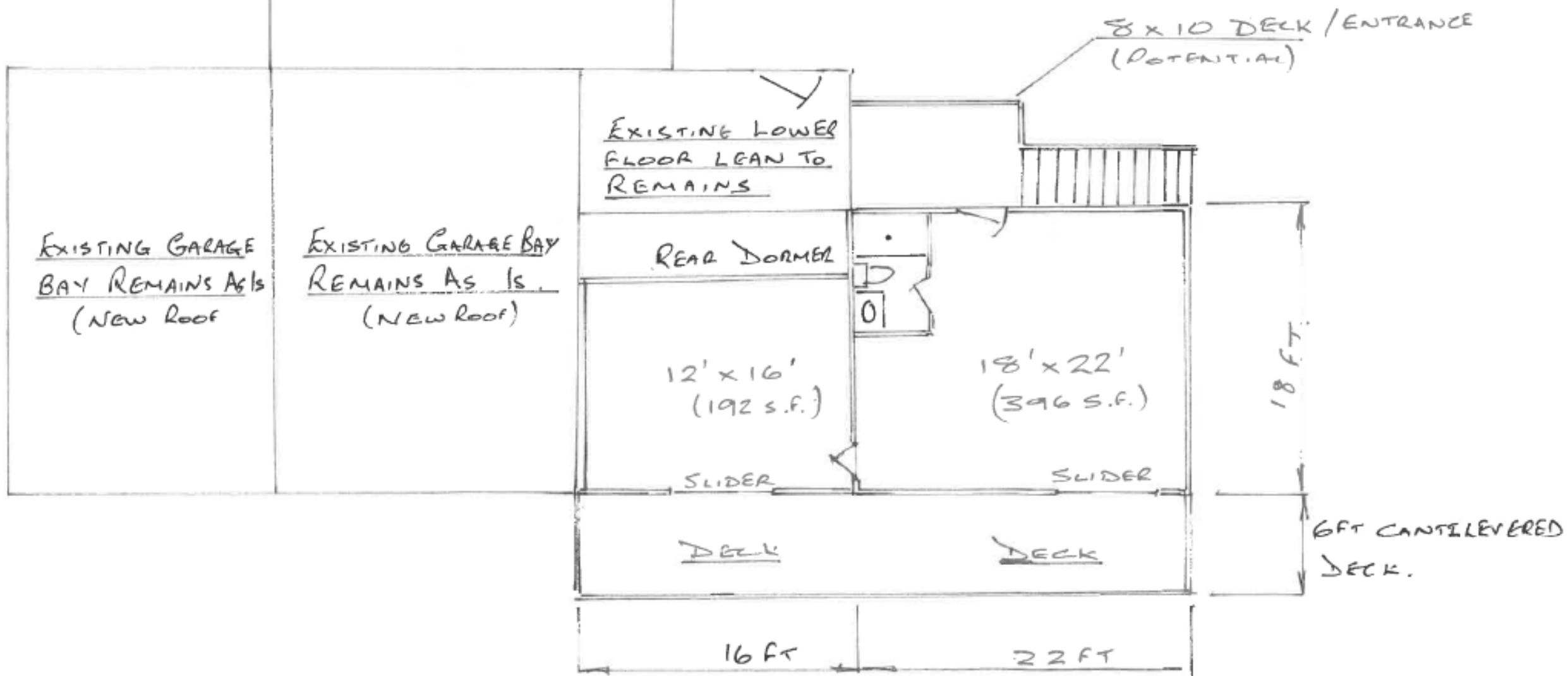
DRAWING 4 OF 9



SECOND FLOOR PLAN ADDITION
174 LOWER COUNTY RD REV 3.
3-8-2025

DRAWING 5 OF 9

PROPOSED SECOND FLOOR ADDITION 588 S.F. TOTAL



PROPOSED SECOND FLOOR ADDITION 588 S.F. TOTAL