

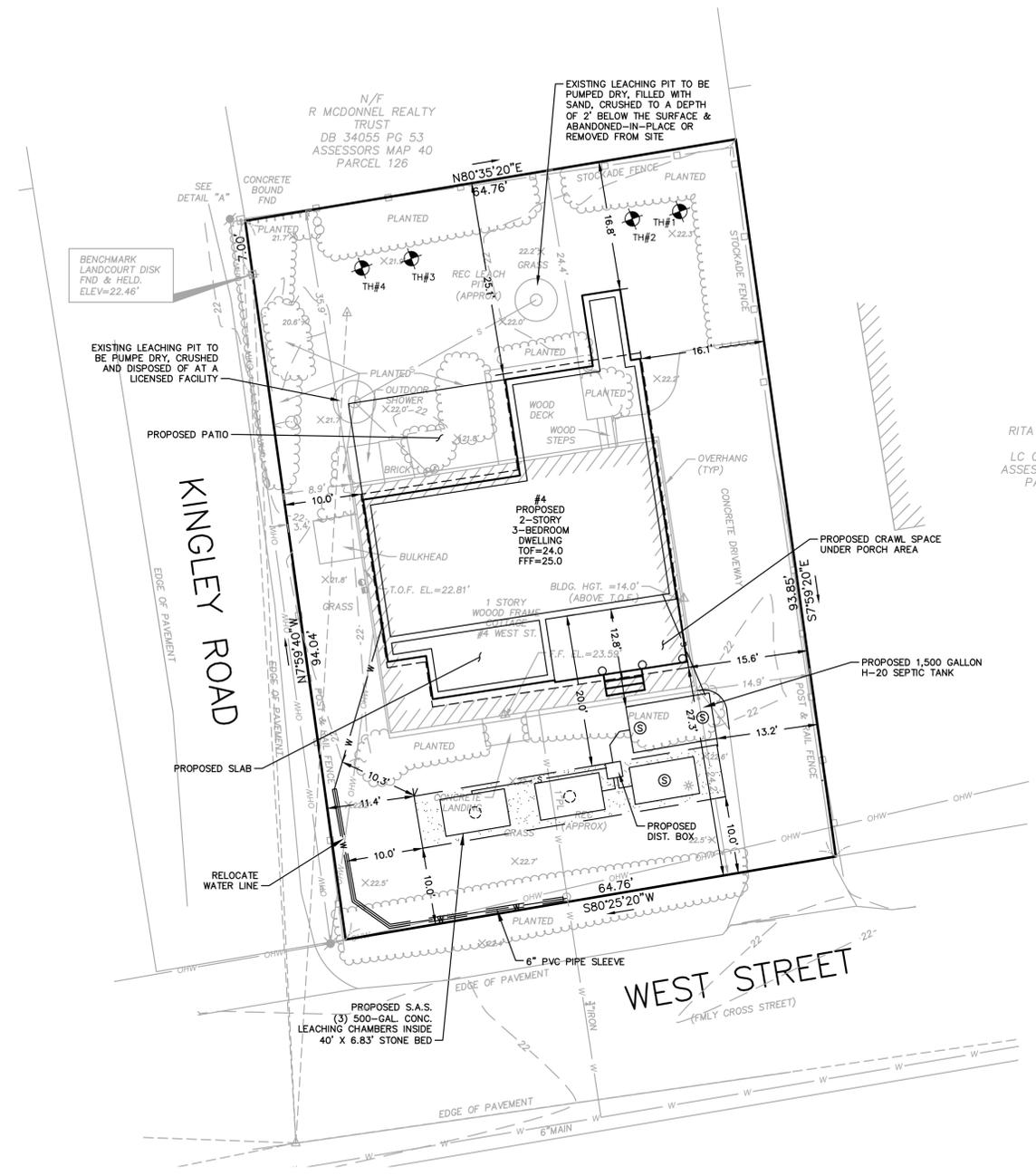
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WITHIN SETBACK AREA

EXISTING	
BASEMENT	556± S.F.
FIRST FLOOR	532± S.F.
SECOND FLOOR	0
TOTAL	1,088± S.F.
PROPOSED	
BASEMENT	265± S.F.
FIRST FLOOR	406± S.F.
SECOND FLOOR	0
TOTAL	671± S.F.

LOCUS INFORMATION

CURRENT OWNER:	NOBLE REALTY TRUST
TITLE REFERENCE:	LAND COURT CERT. 162343
PLAN REFERENCE:	LAND COURT PLAN 14922-B LOT 1
ASSESSORS MAP:	40
PARCEL:	125
ZONING DISTRICT:	RESORT RESIDENTIAL
SETBACKS:	FRONT 25' SIDE 15' REAR 25'
OVERLAY DISTRICT:	NONE
NITROGEN SENSITIVE ZONE:	NOT IN ZONE II
NATURAL RESOURCE AREAS / NIT. SENSITIVE:	YES - CAPE COD EMBAYMENT ESTABLISHED JULY 7, 2023
FEMA FLOOD ZONE DISTRICT:	"X", DATED 7/16/14 PANEL #25001C0592J
MINIMUM LOT SIZE:	40,000 S.F.
EXISTING LOT SIZE:	6,082 S.F.
EXISTING BUILDING COVERAGE:	1,382/6,082=22.7%
PROPOSED BUILDING COVERAGE:	1,350/6,082=22.2%
EXISTING BUILDING WITHIN SETBACK:	1,068± S.F.
PROPOSED BUILDING WITHIN SETBACK:	671± S.F. (38% DECREASE)
EXISTING FLOOR AREA RATIO:	1,290/6,082=21.2%
PROPOSED (BOTH) FLOOR AREA RATIO:	1,794/6,082=29.5%



LOCUS MAP
NOT TO SCALE



Kieran J. Healy
KIERAN J. HEALY, PLS DATE 2/17/2025
FOR THE BSC GROUP, INC.

SITE PLAN OF LAND

4 WEST STREET
IN
DENNISPORT
MASSACHUSETTS
(BARNSTABLE COUNTY)

PROPOSED CONDITIONS

FEBRUARY 17, 2025

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
LAURA NOBLE &
MARIE MONTGOMERY
139 HIGHLAND STREET
TOWNSEND, MA 01468-1129

BSC GROUP
BUILD | SUPPORT | CONNECT
349 Main Street - Route 28
West Yarmouth, Massachusetts
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508 778 8919

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SCALE: 1" = 10'
0 5 10 20 FEET