

April 16, 2025

Town of Dennis
Planning Department
685 Route 134
South Dennis, MA 02660

RE: ZBA VARIANCE REQUEST
7 RHYSAPAH ROAD, DENNISPORT, MA
PROJECT NARRATIVE

The Applicant is proposing to raise and replace the existing dwelling which requires a variance from the Zoning Board of Appeals pursuant to M.G.L. 40A, §10. Below please find a brief project description. Applicant's counsel will follow up with a more in-depth review and legal analysis.

The pre-existing non-conforming one and a half (1.5) story, 1,596 sq. ft. dwelling has sustained substantial water damage and is currently uninhabitable. The three (3) bedroom house has four hundred sixty-four square feet of non-conforming space. The property is located at the end of Rhyspah Road on a cul-de-sac. The rear of the property is right on the water with a "U"-shaped rock retaining wall. The current front setback is 16.2 feet with side setbacks of 2.9 (left/West) and 18.8 (right/East).

The proposed replacement project is a two (2) story 2,037 sq. ft. home with three (3) bedrooms and 649 sq. ft. of non-conforming space. The project has a slightly smaller lot coverage footprint of 17.4%, decreased from 17.9%. The increase in square footage results from the full second story and additional access. The proposed house will be raised on open piles to allow for ocean storm surges to pass under. There will be no change to the current retaining wall. There is a significant decrease of hardscape (-656 sq. ft.), and proposed plant mitigation of 250 sq. ft. The Applicant is also removing the shed that is currently on the property.

As the first floor is raised off of the ground, the Applicant is required to build staircases to access the front door and rear patio. These two staircases resulted in a decrease of the front and right side setbacks to 14.8 ft. and 14.1 ft. respectively. The left setback is improved from 2.9 ft. to 5.2 ft. Please note that the living space on the right side is still 18.8 ft. from the right side boundary and the 14.1 ft. results from the staircase to/from the deck on the raised first floor.

To date, the Applicant has received approval under the Massachusetts Wetlands Protection Act and Town Wetland Bylaws, as well as a variance from Section 2.1 of the Town of Dennis Wetland Bylaw from the Town of Dennis Conservation Commission. The Applicant is currently preparing its submission to the Town of Dennis Board of Health. Counsel for the Applicant will follow up with a more in-depth memorandum at a later time.