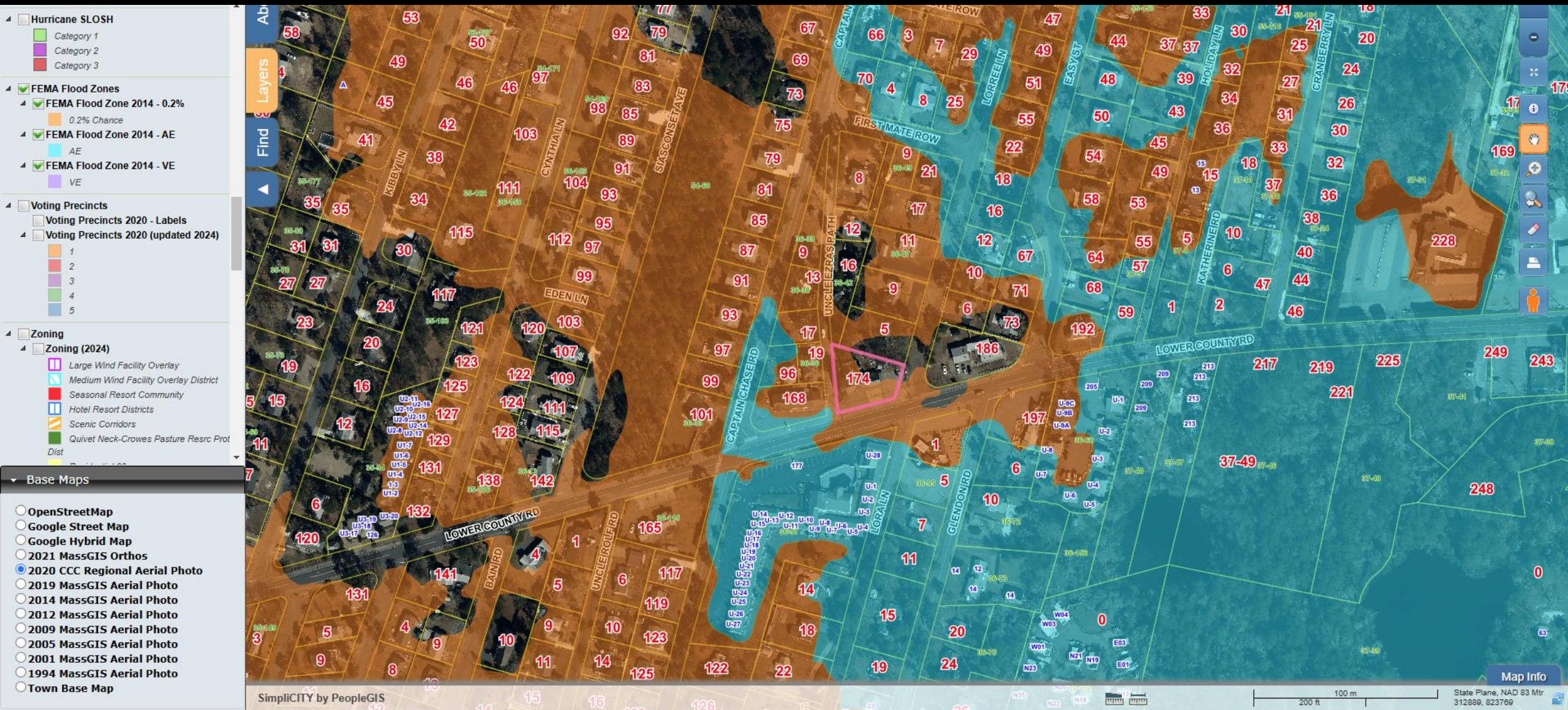


174 LOWER COUNTY ROAD (SP-029919-2024): Jon Hall, P.O. Box 636, Dover, MA 02030, is seeking a Special Permit to expand the footprint and height of a pre-existing non-conforming building on a non-conforming lot and possible change of use. Located on a property in the Resort Residential (RR) Zoning District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



- 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
- 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)**
- Old King's Highway Hist. Distr. (2024)
- Base Maps**
- OpenStreetMap
 - Google Street Map
 - Google Hybrid Map
 - 2021 MassGIS Orthos
 - 2020 CCC Regional Aerial Photo**
 - 2019 MassGIS Aerial Photo
 - 2014 MassGIS Aerial Photo
 - 2012 MassGIS Aerial Photo
 - 2009 MassGIS Aerial Photo
 - 2005 MassGIS Aerial Photo
 - 2001 MassGIS Aerial Photo
 - 1994 MassGIS Aerial Photo
 - Town Base Map



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	07/08/22 00:00:00

Find Abutters



Find Properties

Owner:

Enter Owner

Parcel ID:

Enter Parcel ID

Address:

LOWER COUNTY ROAD

174

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

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







Google

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



Google



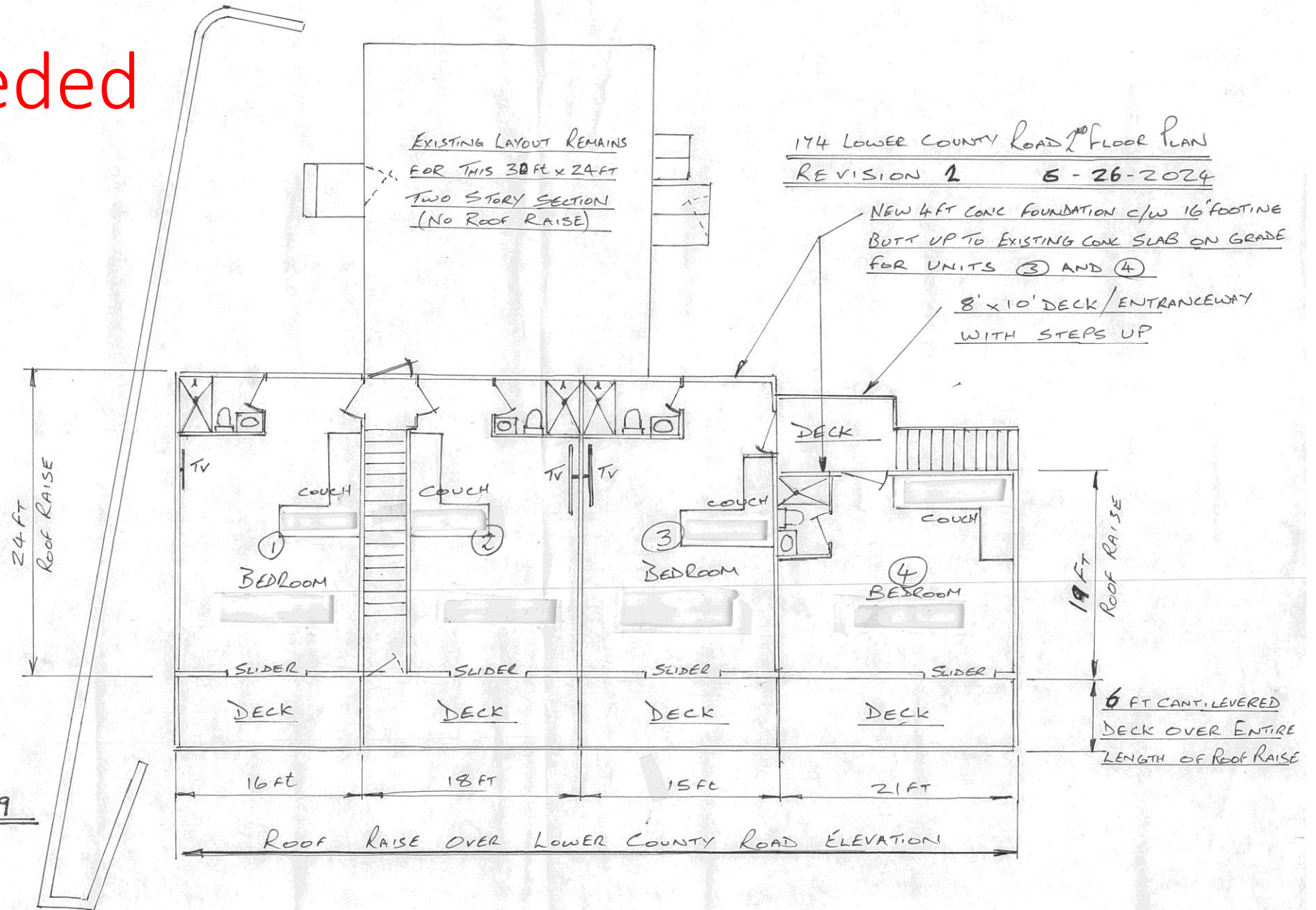
174 Lower County Rd
Dennis, Massachusetts
[View on Google Maps](#)



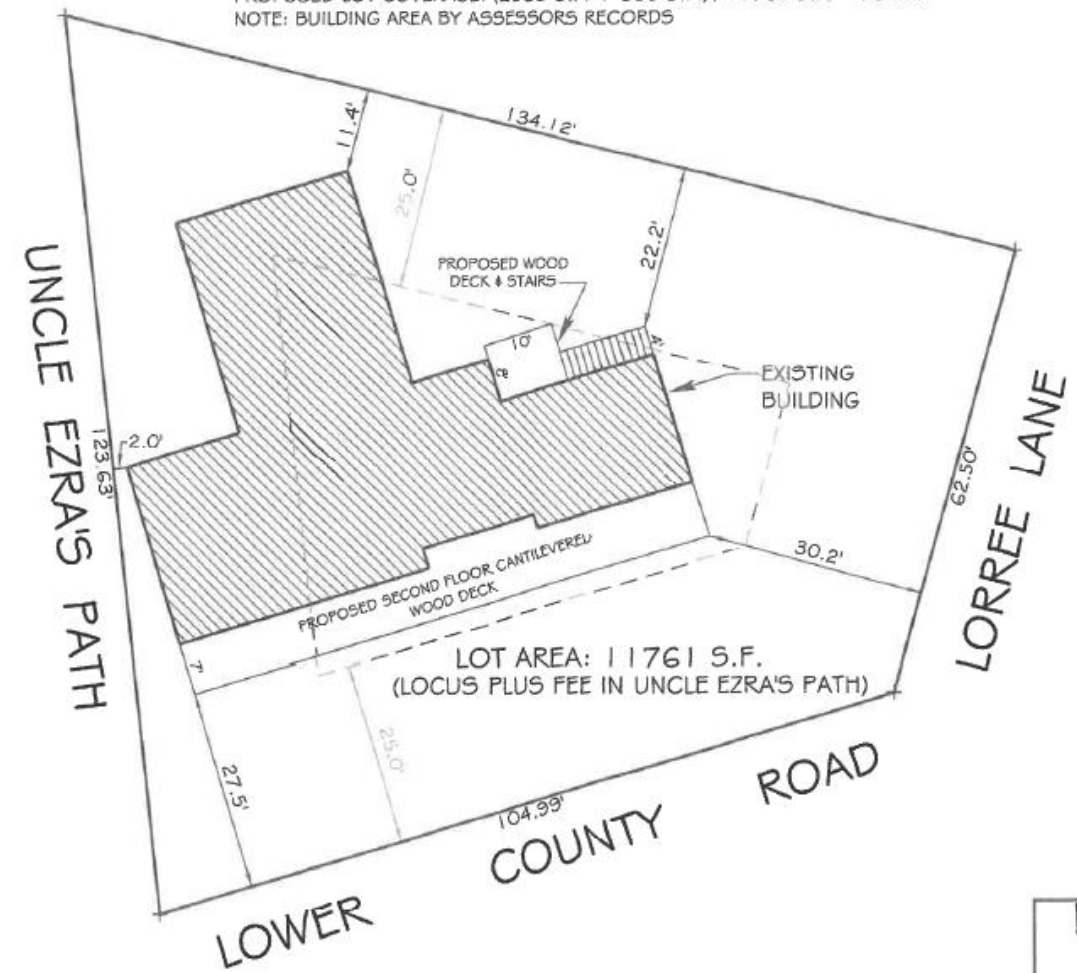


Superseded

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



PLAN BOOK 256 PAGE 10
 ASSESSORS MAP 36 PARCEL 44

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	COPY # CPP-1

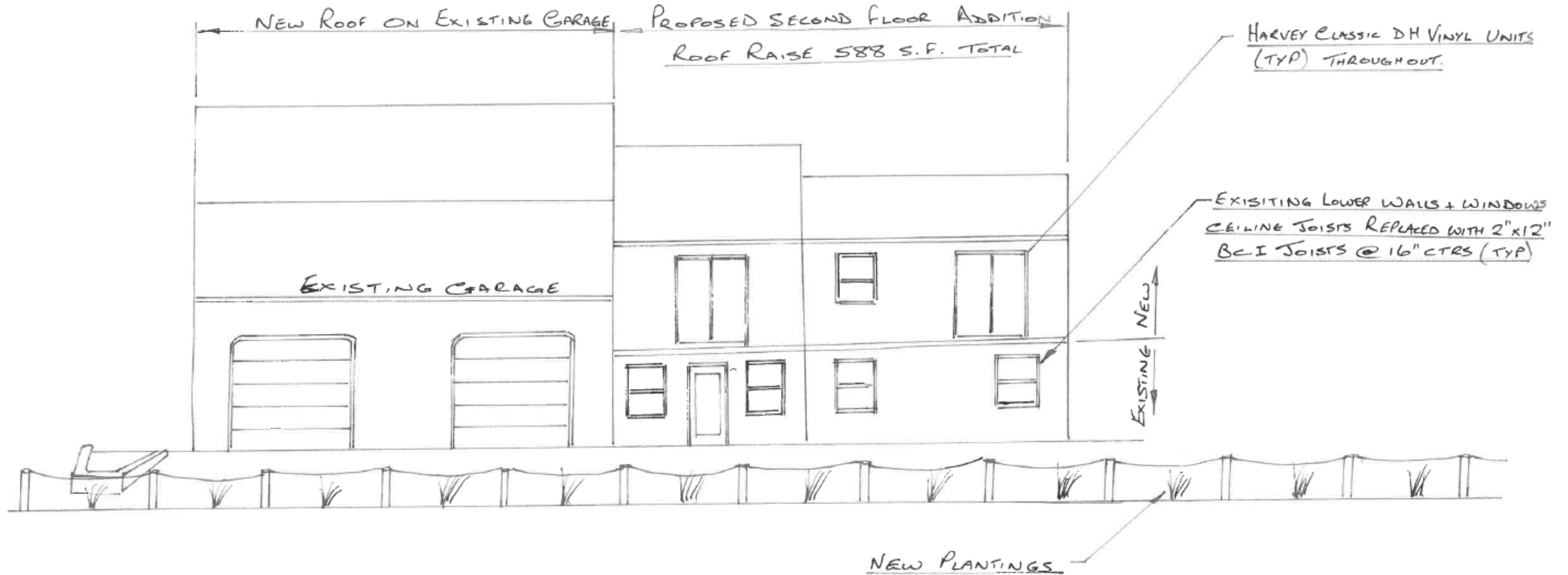
WELLER & ASSOCIATES
 P.O. BOX 417 CENTERVILLE, MA
 TEL: (508) 328-4692
 EMAIL: trisweller@gmail.com

REGISTERED LAND SURVEYORS & ENVIRONMENTAL CONSULTANTS

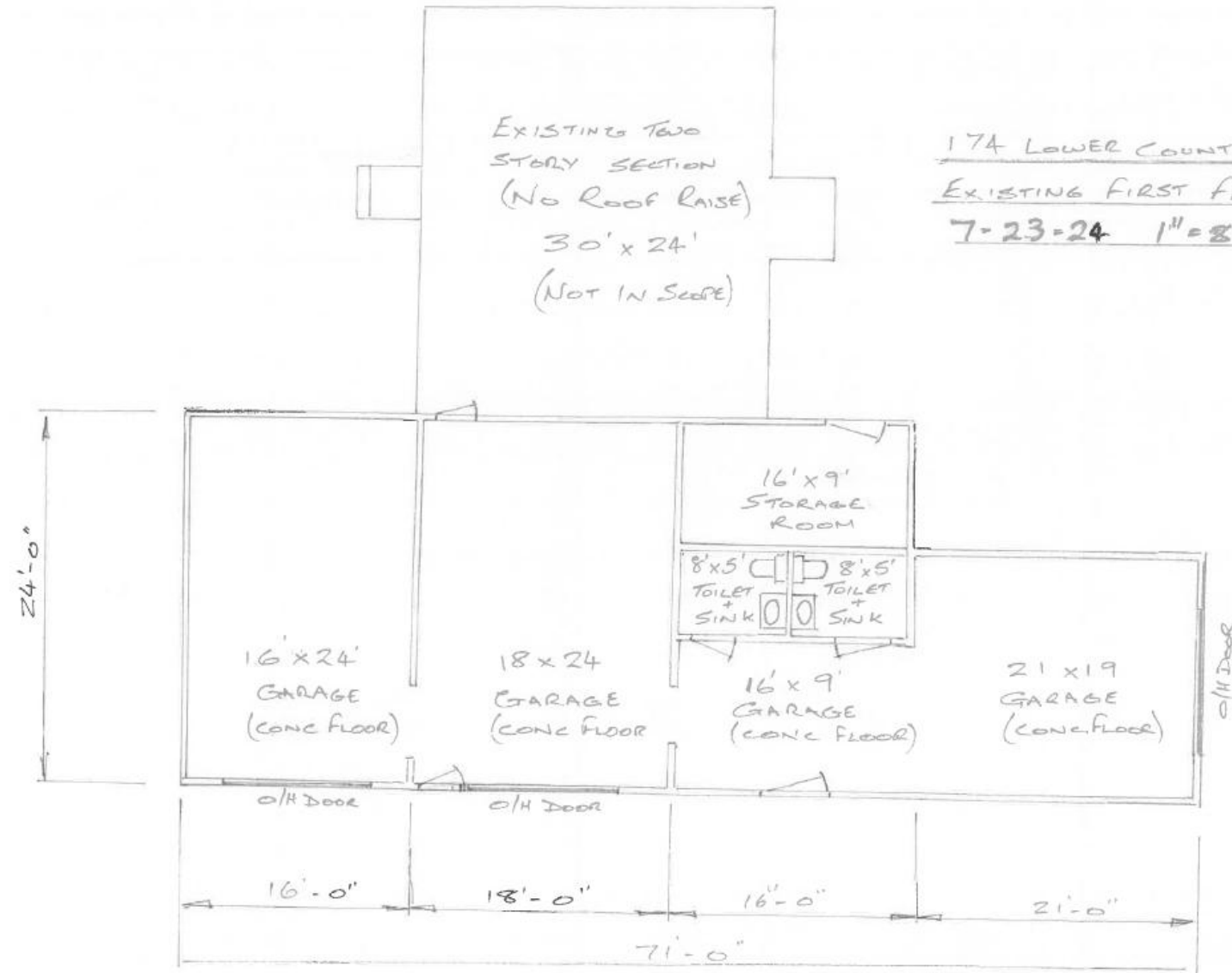
FRONT ELEVATION - LOWER COUNTY ROAD

SCALE 1" = 8'-0"

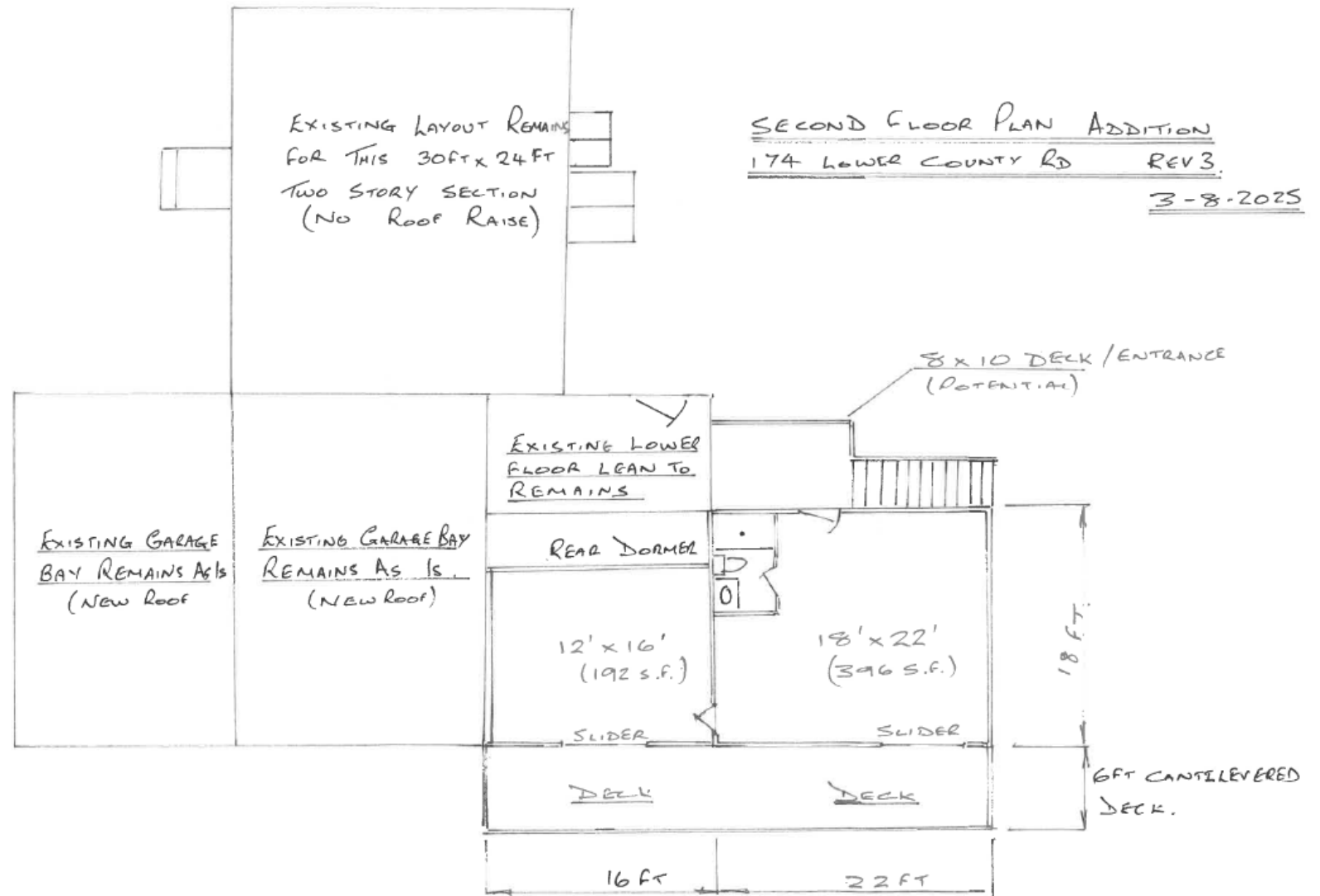
174 LOWER COUNTY ROAD REV. 3. 3-8-2025



DRAWING 1 OF 9

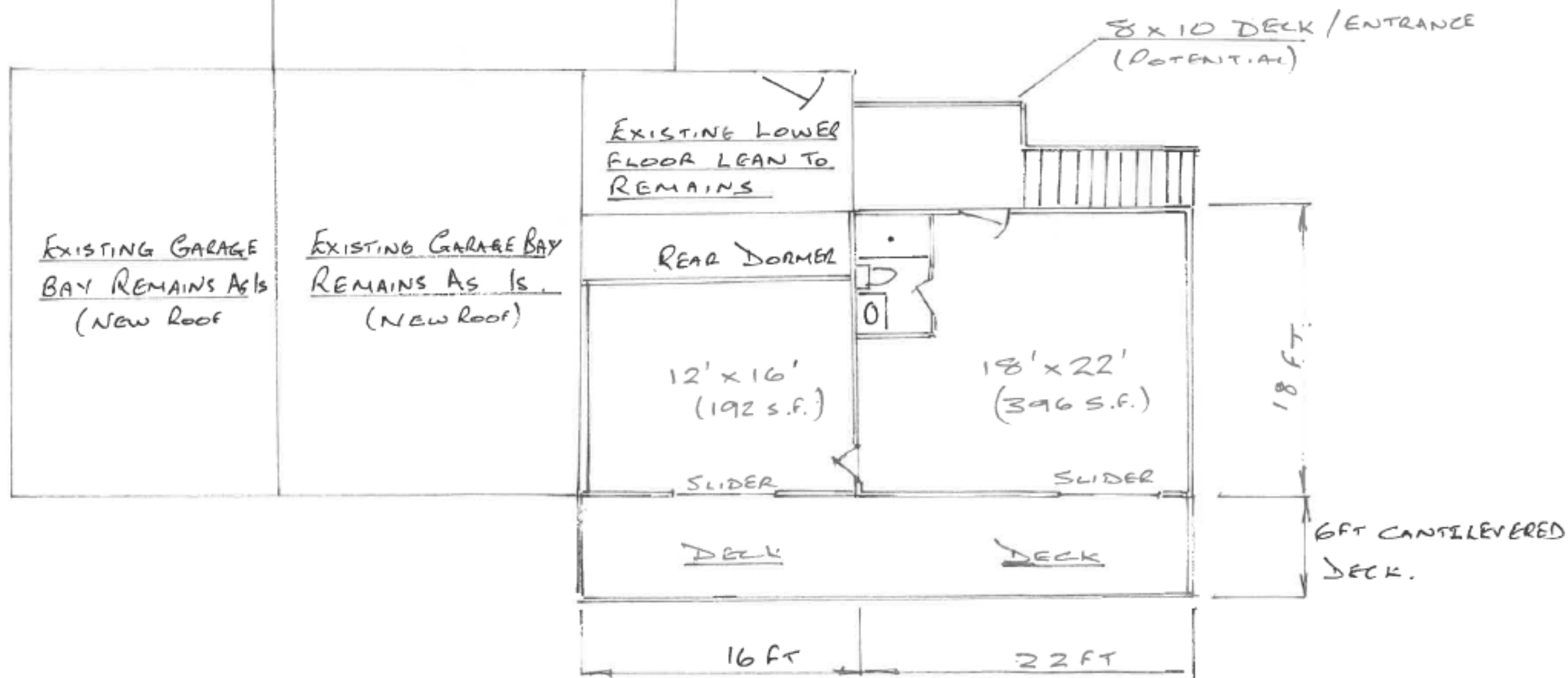


DRAWING 4 of 9

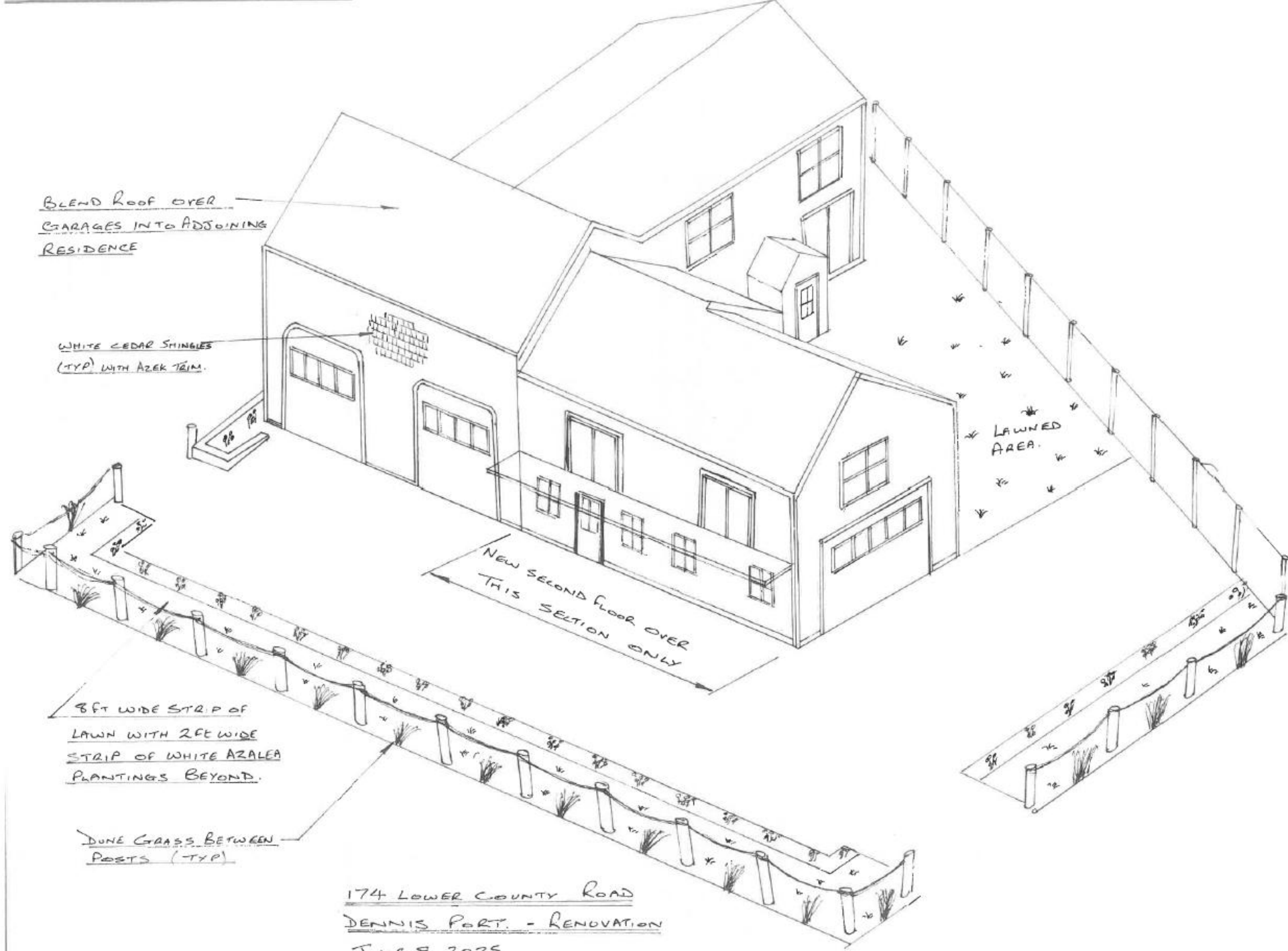


DRAWING 5 OF 9

PROPOSED SECOND FLOOR ADDITION 588 S.F. TOTAL



PROPOSED SECOND FLOOR ADDITION 588 S.F. TOTAL



BLEND ROOF OVER
GARAGES INTO ADJOINING
RESIDENCE

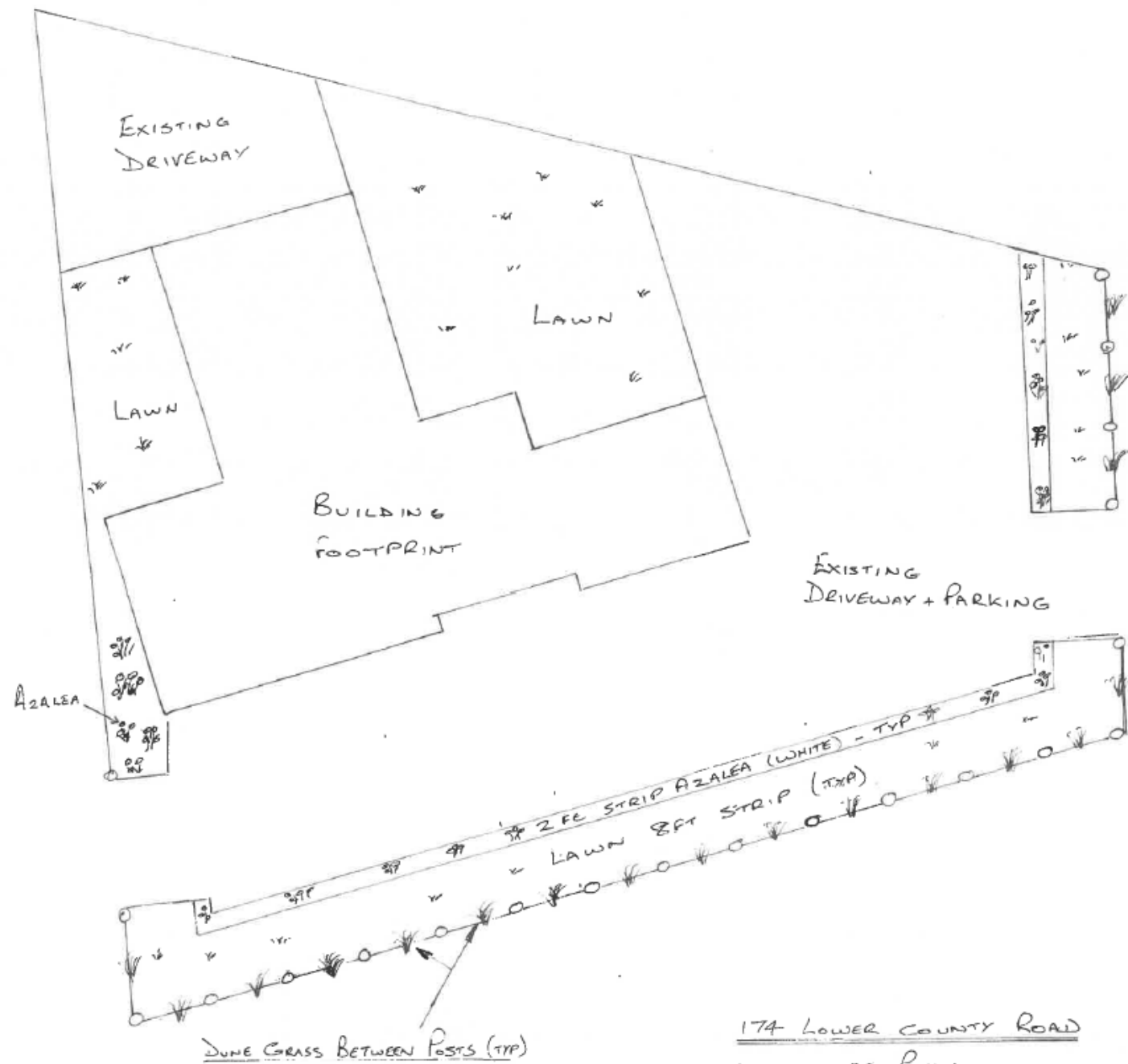
WHITE CEDAR SHINGLES
(TYP) WITH AZEK TRIM.

NEW SECOND FLOOR OVER
THIS SECTION ONLY

8 FT WIDE STRIP OF
LAWN WITH 2 FT WIDE
STRIP OF WHITE AZALEA
PLANTINGS BEYOND.

DUNE GRASS BETWEEN
POSTS (TYP)

174 LOWER COUNTY ROAD
DENNIS PORT. - RENOVATION
JUNE 8, 2025

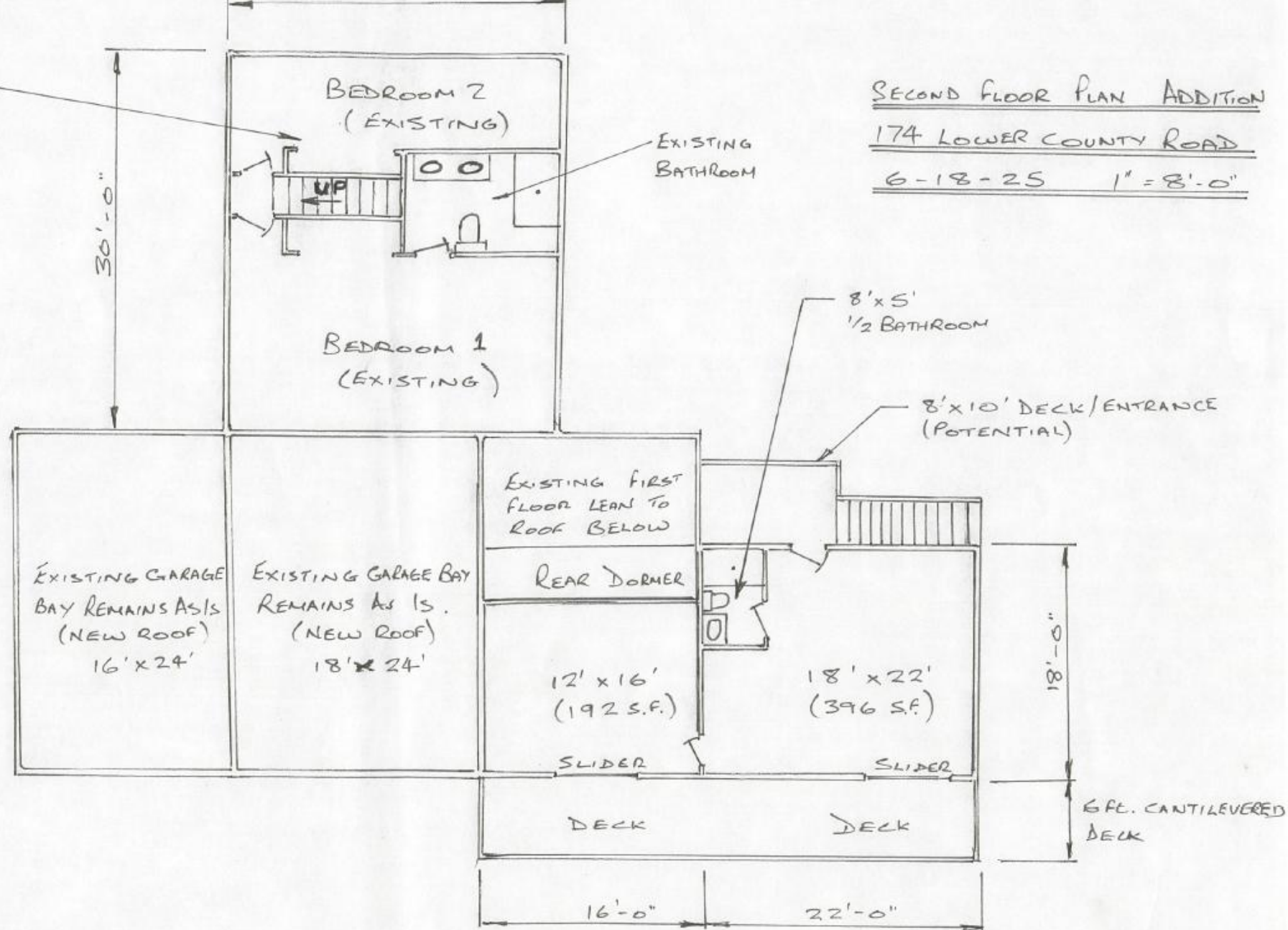


174 LOWER COUNTY ROAD

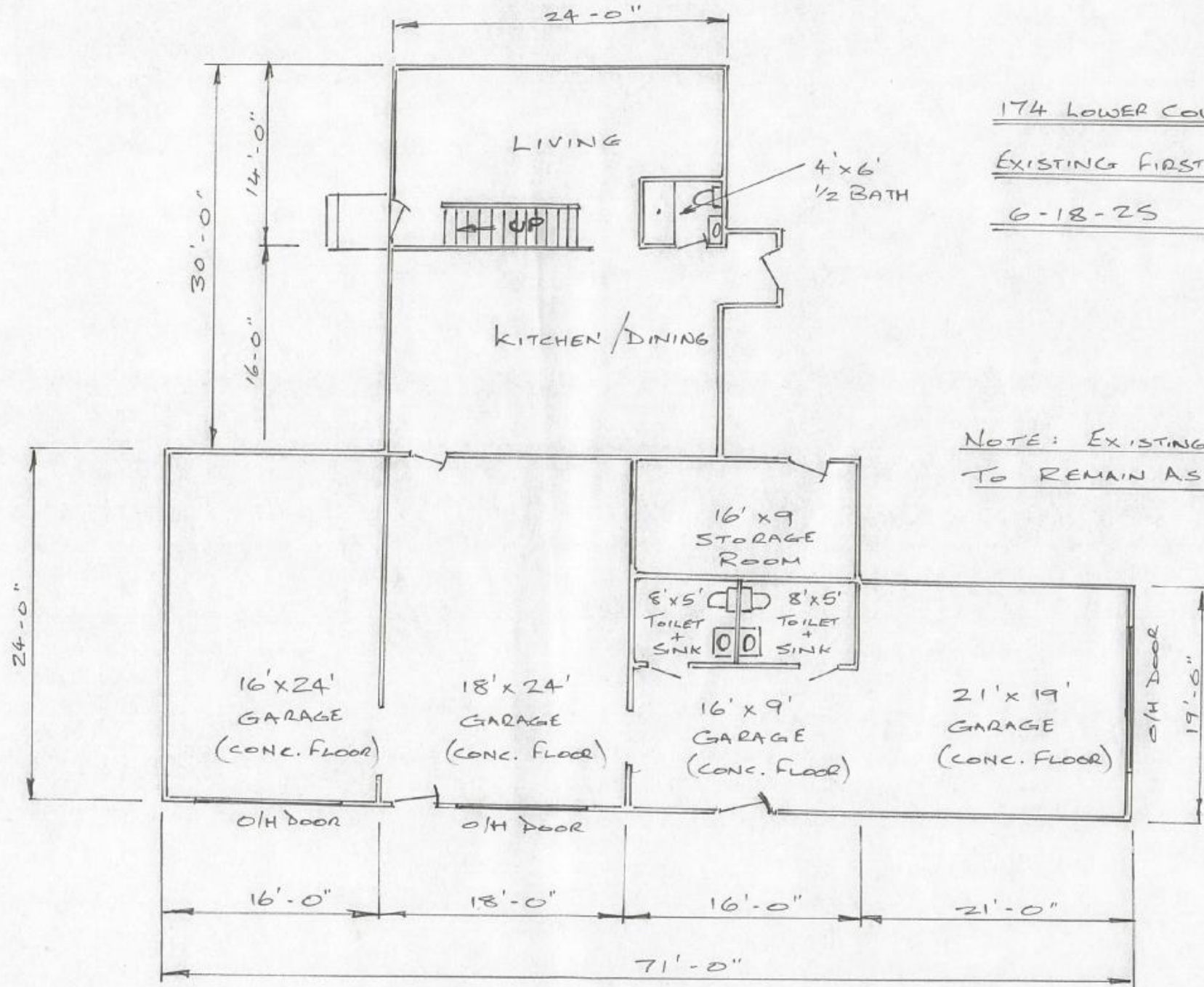
LANDSCAPE PLAN.

JUNE 8, 2025

EXISTING 2ND FLOOR
TO REMAIN AS IS.



PROPOSED SECOND FLOOR ADDITION 588 S.F. TOTAL



174 LOWER COUNTY ROAD

EXISTING FIRST FLOOR PLAN

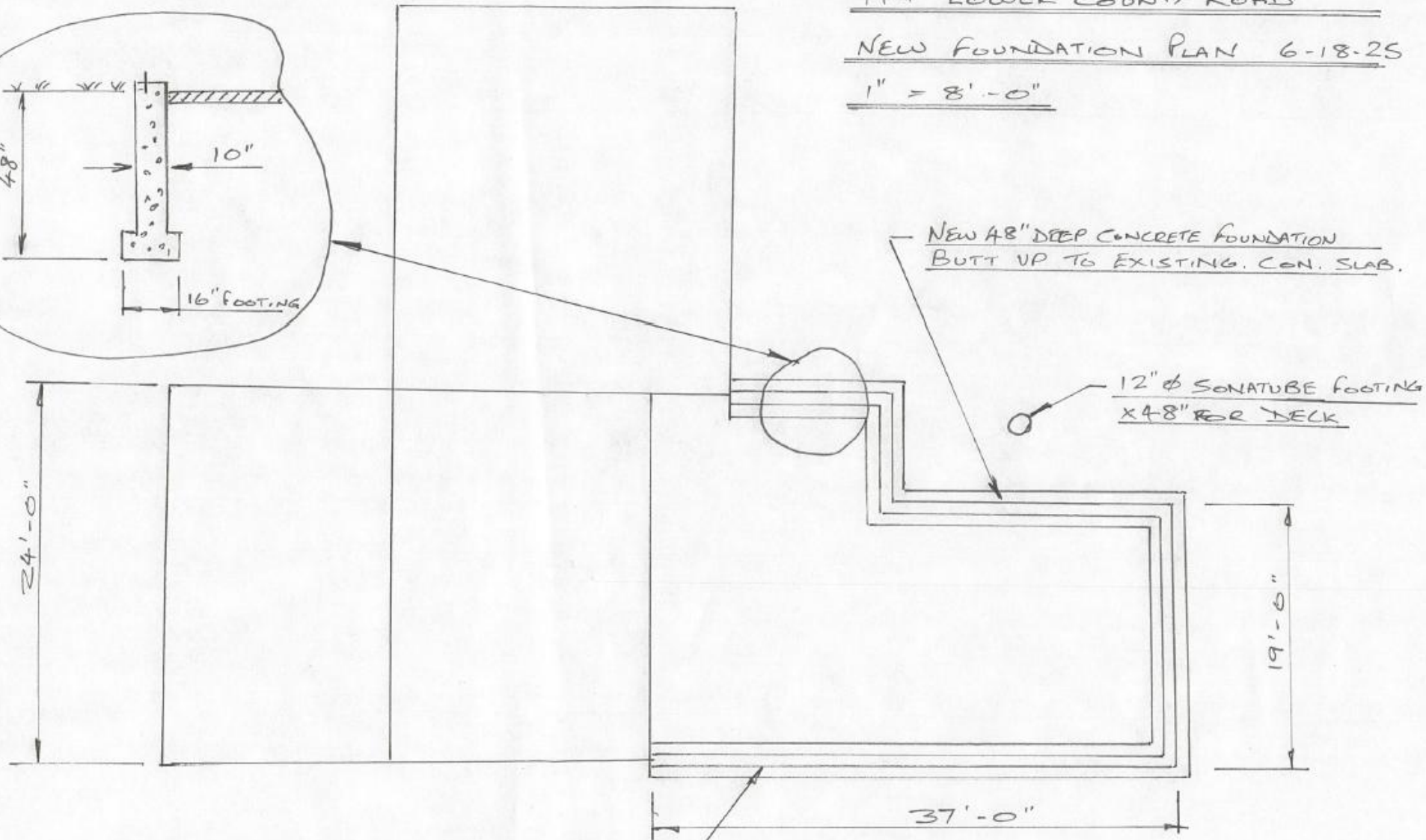
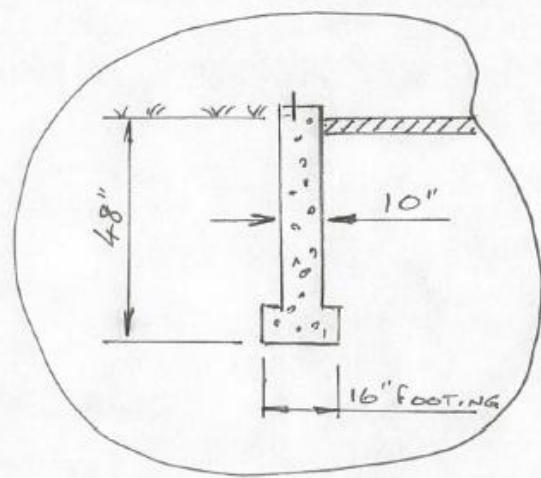
6-18-25 1" = 8'-0"

NOTE: EXISTING FIRST FLOOR
TO REMAIN AS IS.

174 LOWER COUNTY ROAD

NEW FOUNDATION PLAN 6-18-25

1" = 8'-0"



FOUNDATION PLAN.

TEST PITS AROUND PERIMETER
SHOWED THIS AREA REQUIRES
NEW FOUNDATION.



SUBMITTAL SUMMARY REPORT (BLDR-025273-2024) FOR TOWN OF DENNIS

PERMIT ADDRESS: 174 LOWER COUNTY ROAD
DP, MA 02639

PARCEL: 36-44-0

APPLICATION DATE: 01/31/2024

SQUARE FEET: 1,400

DESCRIPTION: Roof raise over existing garage footprint. work to be completed by myself (homeowner & construction supervisor) with no workman's comp.

EXPIRATION DATE:

VALUATION: \$28,000.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Jon Hall		174 Lower County Road Dennis Port, MA 02639
Contractor	Jon Hall		174 Lower County Road Dennis Port, MA 02639
Owner	Jon Hall		174 Lower County Road Dennis Port, MA 02639

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Building Review v.1	02/01/2024	02/22/2024		In Review

SUBMITTAL DETAILS

Building Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building)	John Mushinsky	02/22/2024	07/17/2024	More Info Required
Comments	Need to submit a commercial permit			
Health (Health)	Camrie Baams	02/22/2024	02/06/2024	Complete
Natural Resources (Conservation - DNR)	Erin Burnham	02/22/2024	02/12/2024	Complete
Zoning (Building)	Paul Fowler	02/01/2024		Pending Board Approval
Comments	Special Permit required per 2.2.2 (2.c) (2.d), 2.4.1.2 (E.7) (E.8) for the change of use of mixed use building to multi unit residential building that will increase building height and floor area to a non-conforming structure on a non-conforming lot in the Resort Residential zoning district.			