

**SIMON PETER KOTZEFF and LAURA PUMA KOTZEFF**

**257 Old Wharf Road, Unit 4, Dennis Port**

**ZONING BOARD OF APPEALS**

**NARRATIVE OF PROJECT**

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The Applicants, Simon Peter Kotzef and Laura Puma Kotzef, are the owners of the property at 257 Old Wharf Road, Unit 4, Dennis Port, Massachusetts. The Property is located in the RR Zoning District, contains approximately 50,400 square feet (42,015 of upland), and is improved with 7 single family dwellings built in approximately 1953. The existing structure is 9.6 feet from the side boundary, and has a footprint of 712 square feet.

The applicant proposes to raze the existing one story structure and to replace it with a 2 story dwelling, having 1,903 square feet of living space, which includes a finished basement and deck. The structure will have a footprint of 1,100 square feet and will be moved 2 feet further from the side boundary, and will be 11.6 feet from the easterly boundary. Although living space will increase, the building lot coverage will still be compliant at 12.9%, and height will be increased from its present 14.6 to 27.3 feet.

The Building Commissioner has referred this matter to the Zoning Board of Appeals to seek a finding by the Zoning Board of Appeals, pursuant to Section 2.4.1.2(F4) for the voluntary demolition and reconstruction to a condominium structure increasing the intensity of an existing non-conformity on a non-conforming lot. The only increase of a non-conformity will be the increase in height with a side setback, which setback encroachment will be improved to a degree that this Board can find that the proposed structure will be substantially less non-conforming.