

**GRANT P. LEGOULLON and KAREN H. LEGOULLON, TRUSTEES OF THE KAREN
& GRANT LEGOULLON FAMILY TRUST**

11 WENDY WAY, WEST DENNIS, MA

ZONING BOARD OF APPEALS

NARRATIVE OF PROJECT

The Applicant, Grant P LeGoullon and Karen h. Legoullon, Trustees of the Karen & Grant LeGoullon Family Trust, is the owner of the property at 11 Wendy Way, West Dennis, Massachusetts. The property is in the R-40 Zoning District, contains 9,313 square feet of area, and fronts on Sandpiper Lagoon in the West Dennis “fingers”. The lot is improved with a one-story, single family dwelling, having 3 bedrooms, 1 bathroom, and complies with all current bulk requirements of the zoning bylaw. The lot is 90 feet wide.

The proposal is to raze the existing structure and construct a new two and one half-story single family dwelling, having 3 bedrooms, and continuing to meet all bulk requirements of the bylaw, including all setbacks, lot coverage and height.

The Building Commissioner referred applicant to the Zoning Board of Appeals for a Special Permit pursuant to Zoning Bylaw Section 2.4.1.2(c.2) for a raze and replacement on a non-conforming lot.