

THOMAS F. AHRENSFELD – 15 ALBION WAY, SOUTH DENNIS, MA

ZONING BOARD OF APPEALS

NARRATIVE OF PROJECT

The Applicant, Thomas F. Ahrensfeld, is the owner of the property at 15 Albion Way, South Dennis, Massachusetts. The property is in the R-40 Zoning District, contains 39,918 square feet of area, and fronts on the Bass River. The lot is improved with a two-story, single family dwelling, having 3 bedrooms, 2 ½ bathrooms, and is positioned 8 feet from the mean high water mark to the rear, and 12.2 feet from the southerly boundary. The structure also sits entirely within the 100 foot Riverfront area, within feet of a coastal bank, and almost entirely within 50 feet of the coastal bank.

The proposal is to raze the existing structure and construct a new two-story single family dwelling, having 3 bedrooms, but located further east from the Bass River, so that it is closer to Albion Way, partially out of the 100 foot buffer, and with only a small section being located within 50 feet of a coastal bank. The house will comply with all setbacks and lot coverage calculations. The lot does not contain the necessary 40,000 square feet by 82 square feet, and does have some footprint within 50 feet of the top of the coastal bank.

The Building Commissioner referred applicant to the Zoning Board of Appeals for a Special Permit.