

**18 PELHAM LANE – DENNISPORT  
ZBA SPECIAL PERMIT NARRATIVE  
7/10/25**

**EXISTING CONDITIONS**

18 Pelham Lane is approximately 26,049 s.f. with 152.09 feet of frontage on Pelham Lane in Dennisport. The existing 2-story year-round, single-family dwelling was constructed in 1930 per the Assessor’s records. The home has 2,931 s.f. (11.3%) building coverage and contains 5 bedrooms. The existing house is nonconforming on the east side of the subject lot as 1,462 s.f. of the house is within the 25’ required building setback, at 5.8 feet from the rear/east lot line.

**PROPOSED CONDITIONS**

The subject proposal includes demolishing the existing 2-story single-family and reconstructing a new 2-story year-round, single-family dwelling. The new dwelling will continue to be nonconforming on the east side of the lot as 60 s.f. of the house will be located within the 25’ required building setback. However, this is 1,402 s.f. less than the existing dwelling. The proposed dwelling will have 3,341 s.f. (12.8%) building coverage.

**REQUESTED RELIEF**

To allow the following on the subject lot:

1. Raze and replace on a lot that does not meet the current lot size for zoning.
2. To build a new house that will be 24.3 feet (overhang) from the rear/east lot line, where the new foundation will have a setback of 25.2’ from the same lot line and the soffit/facia is 24.4’ from the lot line.

There will be a reduction of 1,402 s.f. of building coverage in the required building setback on the east side of the lot.

Per the Zoning Referral Letter dated 6/24/25, “Zoning Board of Appeals ZBA Special Permit required per 2.4.1.2 for the voluntary demolition and rebuild of a non-conforming structure.”

The nature of the proposed structure is substantially less nonconforming compared to the existing structure.