

**Town of Dennis
Board of Appeals
Application for Special Permit**

Applicants/Owners: Chris Gendreau
Property Address: 20 Pine Street, Dennisport

The Applicant proposes to alter and expand a pre-existing nonconforming, one-story, single-family dwelling by slightly altering the single-story roof line while remaining a single-story structure and by adding two covered porches to the existing dwelling. The existing dwelling's footprint will not otherwise be altered. The two porches will be no more nonconforming as to setbacks than the existing structure and total 348 sf. in coverage. The dwelling will conform to height limits. No new nonconformities will be created.

The Property, a corner lot, is pre-existing nonconforming as to lot size (40,000 sf required in the RR district where 5,657 sf provided) and width (50' (Pine) and 75' (Nickerson Court) where 100' required). The existing structure is nonconforming as to front, rear and one side setback (front setback, 2.3' and 9' where 25'; side setback, 5.5' where 15' required). The rear setback will change but remain conforming (42.1' existing, 36.'1 proposed and 25' required.). Building coverage and site coverage are nonconforming and will increase but the proposed work will not exceed the 30% rule or 40% rule limits allowed for special permit relief (existing building coverage (23.2%, 1,314 sf); proposed building coverage (29.4 %, 1,662 sf where 30% (single story as calculated gross floor area) allowed). Building height will remain conforming.(17.3"). Nonconforming floor area will increase by only 3.1% or 175sf (33.4% proposed where 40% max allowed).

Special permit relief for the proposed work may be granted under MGL Ch. 40A section 6 and the Dennis Zoning Bylaw Section 2.4.1.2.B (B.1, B.2 and B.3).