

# Project Narrative

**Property Address:** 68 Uncle Barney's Road, West Dennis, MA

**Applicant:** Philip Stone Amidon

**Prepared by:** Jeffrey Baroni, Custom Crafted Homes

**Relief Requested:** Special Permit under Section 2.4.1.2(C.2) of the Dennis Zoning Bylaw

**Date:** July 11, 2025

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## Proposed Work

The applicant proposes to raze and replace an existing single-family home on a pre-existing, non-conforming lot. The lot is non-conforming due to lot area, but the proposed new structure will be fully compliant with all current setback, height, and building coverage requirements. The new structure will be moved farther back from the street to meet the current front setback. No new nonconformities will be created.

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## Reason for Special Permit

A Special Permit is required under Section 2.4.1.2(C.2) of the Dennis Zoning Bylaw for the raze and replacement of a non-conforming structure on a non-conforming lot. While the lot does not meet the minimum required area, the proposed construction reduces the degree of nonconformity and is not substantially more detrimental to the neighborhood than the existing condition. The proposed structure will not obstruct views or interfere with the open enjoyment of neighboring properties. Dark Skies compliant exterior lighting will be used to minimize light pollution.