

**SIMON PETER KOTZEFF and LAURA PUMA KOTZEFF**

**257 Old Wharf Road, Unit 4, Dennis Port**

ZONING BOARD OF APPEALS

NARRATIVE OF PROJECT

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The Applicants, Simon Peter Kotzeff and Laura Puma Kotzeff, are the owners of the property at 257 Old Wharf Road, Unit 4, Dennis Port, Massachusetts. The Property is located in the RR Zoning District, contains approximately 50,400 square feet (42,015 of upland), and is improved with 7 single family dwellings built in approximately 1953. The existing structure is 9.6 feet from the side boundary, and has a footprint (to the exterior of the building) of 712 square feet with floor space totaling 678 square feet.

The applicant proposes to raze the existing one story structure and to replace it with a 2 story dwelling, having 949 square feet of living space, which includes a first floor, partial second floor, and a small second floor deck. The structure will have a footprint of 709 square feet and will be moved 1.3 feet further from the side boundary (10.9 feet), and will maintain the westerly 50 foot boundary. Although living space will increase, the building lot coverage will still be compliant at 12.4%, and height will be increased from its present 14.6 to 27.6 feet. The increase of floor area will also comply with the 40% increase in non-conforming area.

The Building Commissioner has referred this matter to the Zoning Board of Appeals to seek a finding by the Zoning Board of Appeals for the voluntary demolition and reconstruction of a non-conforming structure, which is substantially less non-conforming. The only increase of a non-conformity will be the increase in height with a side setback, which setback encroachment will be improved to a degree that this Board can find that the proposed structure will be substantially less non-conforming.