

LOCATION MAP
 Parcel ID: 20-32-6
 Deed: Ctf C330-4
 LC Pl. 18027-C, Lot 7
 LC Pl. 18487-A

LOCUS PROPERTY
 Total Area
 = 54,580 SF±, 1.25 Ac±
 (per Condo Site Plan)
 Area not within MGL.c.131.
 wetland resource area
 = 42,015 SF±, 0.96Ac±



LEGEND

- Existing Building
- Existing Fence
- Contour
- Existing Spot Elev 29.5
- Proposed Spot Elev [24.5]
- Proposed House
- Edge of Pavement
- Existing Septic Component
- Existing Sewer
- Proposed Sewer
- Existing & Prop. Water Line
- Flood zone limit

Zoning Compliance
 Zone: RR

Zoning	Existing Unit 4 House	Proposed Unit 4 House
Min Front Setback	50'	236'
Min Side Setback	50'	9.6'/51.3'
Min Rear Setback	50'	256'±
Total (10503sf)	(5300sf±)	(5205sf±)
Building Coverage *	12.6%	12.4%

*15% of non-wetland lot area used

Building Height

	Existing	Proposed
Highest Roof Ridge Elevation	= 42.8	56.2
Average Natural Grade	= 28.2	28.6
Building Height	= 14.6	27.6

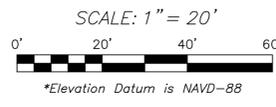
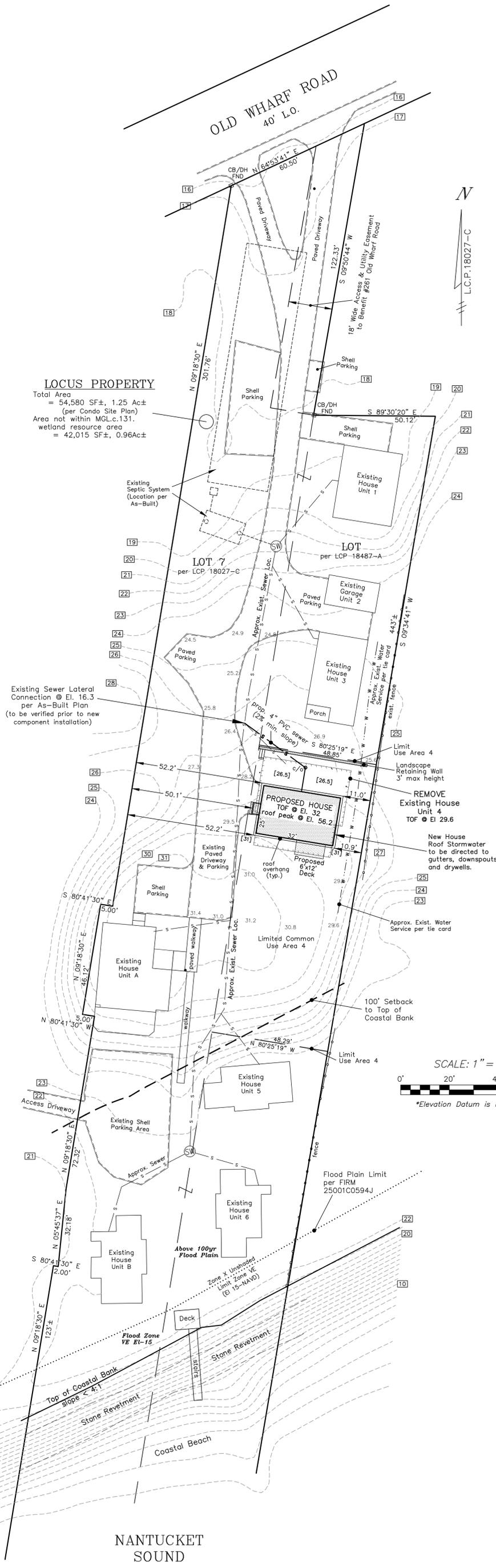
Non-Conforming Floor Space

Existing	Proposed
1st floor: 678 sf	1st floor: 589 sf
2nd floor: 678 sf	2nd floor: 291 sf
Total: 678 sf	Deck: 69 sf
	Total: 949 sf

Max Applicable Increase per zoning sec. 2.4.1.2.D:
 678 sf x 40% = 271 sf

Max Applicable Total Floor Space = 678 sf + 271 sf = 949 sf

NOTE:
 * The existing Unit 4 house is not located within a Special Flood Hazard Area.
 ** This property is not located within a Zone II, Drinking Water Protection District



NANTUCKET SOUND



MORAN ENGINEERING ASSOC.
 508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA
PROPOSED CONDITIONS PLOT PLAN
 Prepared For: Simon & Laura Kotzeff
 Unit 4, 257 OLD WHARF RD., DENNISPORT, MA
 PROJECT: 24-037 DATE: 6/19/2025
 Revised: 10/15/25