

PROJECT NARRATIVE
137 SEA STREET
EAST DENNIS. MA

The existing house was constructed in 1958 and the cottage was constructed in 1959. In the 1980s, the garage structure was relocated to its current location. It was previously located in the rear yard area of the main house.

The lot was created by the “Approval Not Required” process and endorsed by the Dennis Planning Board on 8 August 1955. The plan is recorded at the Barnstable Registry of Deeds at Plan Book 123, Page 17. At the time the lot was created, it conformed to the requirements of the Dennis Zoning By-Law.

Sea Street is a Town Way.

A new 6-bedroom septic system was constructed in 2021 and the Dennis Board of Health issued a Certificate of Compliance on 9 April 2021. The only modification to the existing system proposed is new sewer services from the main house and relocated cottage to be connected to the existing septic tank.

The proposed plan is to demolish the existing main house and detached garage and construct a new 2-1/2 story single-family home with an attached garage. The existing cottage would be relocated to a more appropriate location.

The proposed plan would eliminate existing setback non-conformities for the main house and garage. The proposed plan will comply with all zoning requirements, with the exception of the pre-existing non-conforming lot area.

The proposed plan will improve zoning compliance as well as provide a significant aesthetic improvement to the neighborhood.