

ZONING CLASS. — ZONE RS-40
 FRONT YARD SETBACK: 25' , 26.4' EXISTING
 SIDE SETBACK: 15' , 9.4' EXISTING
 REAR SETBACK: 15' , 32.9' EXISTING
 FRONTAGE: 50 FT. MIN, PRE-EXISTING
 LOT COVERAGE: 15%
 Existing Dwelling = 1177.36 sf
 1,177.36 SF / 7,695 SF = 15.3% coverage
 Prop Coverage(house, incl. prop addition) = 1,182.94SF
 1,182.94 SF / 7,695 SF = 15.4% coverage
 MAX. BUILDING HEIGHT: 2.5 STORIES
 WIND ZONE CATEGORY: 110 MPH

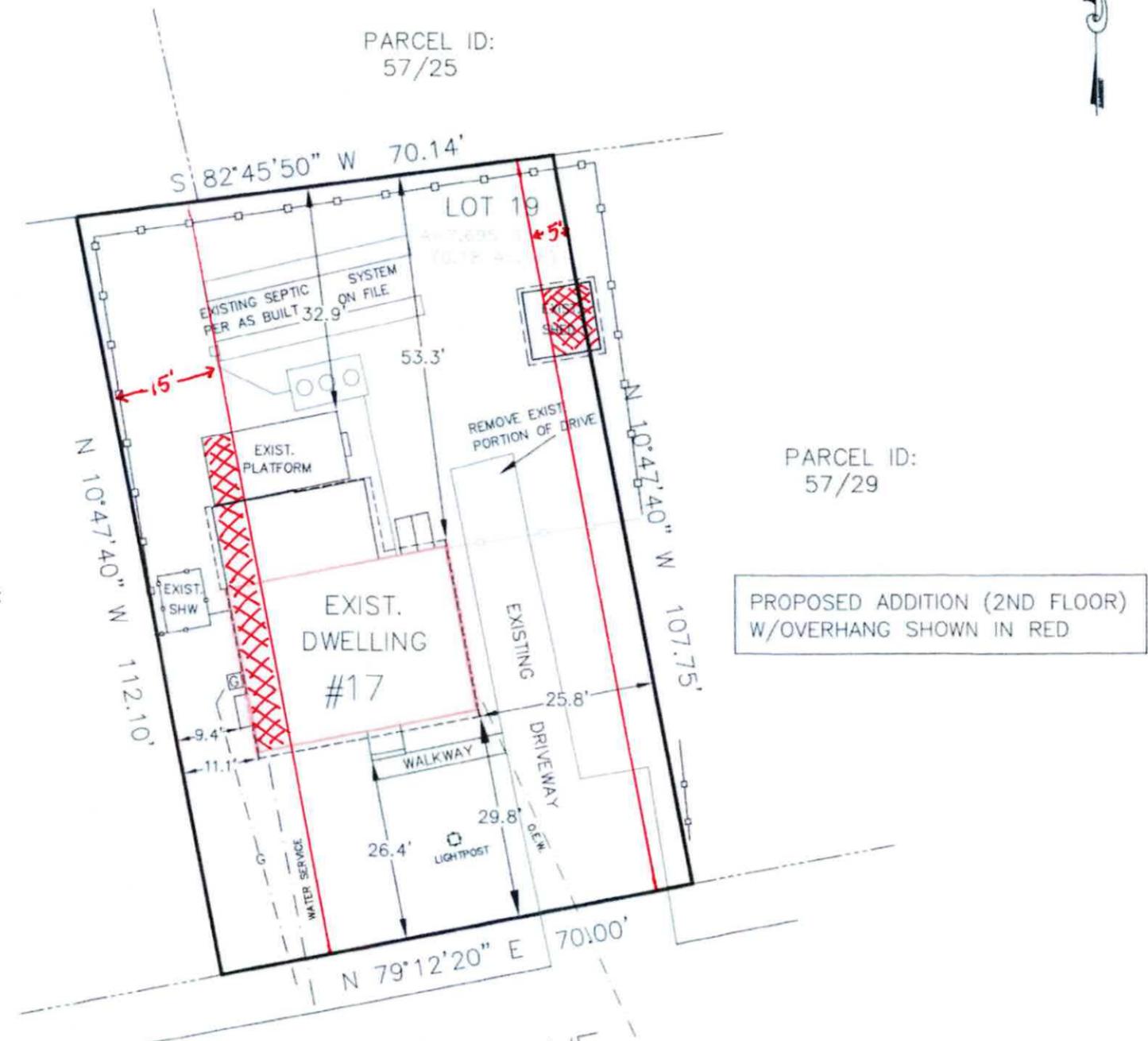
Existing Non-Conforming Calculations:
 11.4 - 15 = 3.6

First Floor: 3.6 * 36.5 = 131.4
 Basement: 3.6 * 24 = 86.4
 Shed: 7 * 10 = 70
 Deck Platform: 3.5 * 10 = 35
 TOTAL Non-Conforming = 322.8 SF

Allowed Increase = 322.8 * 0.40 = 129.12 SF

Proposed Non-Conforming Calculations:
 Prop. Second Floor: 3.6 * 24 = 86.4 SF

Proposed Increase: 86.4 / 322.8 * 100 = 26.7%



PARCEL ID:
57/31

PARCEL ID:
57/25

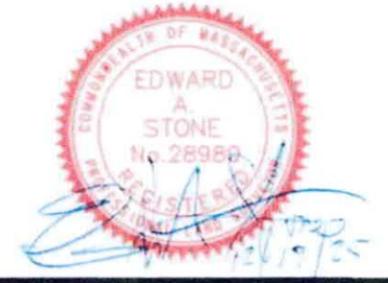
PARCEL ID:
57/29

PROPOSED ADDITION (2ND FLOOR)
W/OVERHANG SHOWN IN RED



LOCUS INFORMATION
 PARCEL ID: MAP 057 PAR. 030
 TITLE REF: LCC 211846
 PLAN REF: LCP 29216-A (Sh2)
 PROPERTY IS NOT IN MADEP NIT. SENS. AREA
 PROPERTY IS NOT IN ZONE II
 FLOOD ZONE: "X"
 COMMUNITY PANEL: 25001-C0592-J DATED:07/16/14

SITE PLAN FOR PROPOSED
 ADDITION/ADU
 LOCATED AT:
 17 ELLIS DRIVE
 DENNISPORT, MA
 PREPARED FOR
 BOVERMAN FAMILY
 TRUST
 JULY 1, 2025 REV: DECEMBER 19, 2025



MEYER & SONS, INC.
 852 MAIN STREET
 DENNISPORT, MA
 PH: (508)362-2922
 info@meyerandsons.com

