



December 23, 2025

Town of Dennis Zoning Board of Appeals
Dennis Town Hall
685 Route 134
South Dennis MA 02660
RE: Special Permit Narrative - 17 Ellis Drive, Dennis Port MA 02639

Dear Town of Dennis Zoning Board of Appeals and Staff,

Meyer and Sons Builders Inc, on behalf of the owners of 17 Ellis Drive, Dennis Port MA 02639, respectfully submit the following Special Permit Application for review by the Town of Dennis' Zoning Board of Appeals on January 16, 2026. Please find below a Project Narrative detailing the proposed work including construction of a second floor on a pre-existing non-conforming structure on a non-conforming lot. The proposed second floor will add a total of 663 SF to the existing 1,177 SF dwelling. All existing setbacks will remain. We are requesting relief per Zoning By-law 2.4.1.2 for an increase in building height and coverage of a non-conforming structure on a non-conforming lot.