

01/20/2026

**Project Narrative\_Special Permit Application**  
**10 Flakeyard Road Dennisport MA 02639**  
**Zoning District R 40 Low Density Residential**

The property at 10 Flakeyard Road is a long-established pre-existing nonconforming lot located in the R-40 zoning district. The lot contains 5,281 square feet, which is substantially below the minimum 40,000 square feet lot area required by the zoning bylaw. As a result, the existing single-family residence and detached garage, originally constructed in the 1930s, are nonconforming with respect to lot size, setbacks, lot coverage, and cumulative floor area. To the best of the applicant's knowledge, no prior zoning relief has been granted for the property.

The existing structures are in poor condition and present significant structural, code, and energy-performance limitations that make renovation impractical. The project therefore proposes demolition of the existing residence and garage and construction of a new single-family residence and detached garage. The proposed design intentionally reduces the footprint of the main house and garage relative to existing conditions in order to lessen the degree of nonconformity. As shown on the proposed site plan, the footprint is pulled in at the side and front elevations closest to the property line by 6.5 inches, and the existing rear extension is reduced by 18 inches, resulting in reduced encroachment within existing setbacks and increased green space on the lot. The garage footprint is proposed to be pulled in at the side elevation by approximately 4'-5" from the existing footprint, also resulting in reduced encroachment.

With respect to cumulative floor area and height, the new residence is proposed with a crawl space only at the lower level and two finished levels above, a first floor and second floor, with typical ceiling heights of 8 feet at each level. The detached garage is proposed with a single level for vehicle storage and miscellaneous use, with a modest bonus room above. Particular care was taken in the massing and proportion of both buildings to minimize overall height while meeting functional needs. The proposed structures maintain the general scale, form, and Cape-style character of surrounding homes along Flakeyard Road, with building height not exceeding 23'-6" feet from grade. Overall, the project represents a careful reinvestment in the property that replaces aging structures with well-considered buildings, reduces lot coverage and nonconforming floor area within setbacks, and improves compliance while remaining compatible with the character of the neighborhood.