



AGS
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SURVEYOR
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STRUCTURAL ENGINEER
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 Address
 Town, St, Zip

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BUILDER
 LaBarge Homes
 237 MA-28
 West Harwich, MA, 02671

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ZONING BOARD PACKET

DATE (1/19/2026)

ROBINSON RESIDENCE

KATHLEEN & JEFFREY ROBINSON
 10 FLAKEYARD RD
 DENNIS PORT, MA 02639

(E) Jeffrobinson22@gmail.com
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COVER SHEET

A000

STANDARD ABBREVIATIONS

ACT	ACOUSTICAL TILE	INSUL	INSULATION, INSULATED
AFF	ABOVE FINISH FLOOR	INT	INTERIOR
ALUM	ALUMINUM	LAM	LAMINATED
ANOD	ANODIZED	MAX	MAXIMUM
BD	BOARD	MIN	MINIMUM
BITUM	BITUMINOUS	MTL	METAL
CEM	CEMENT	MW	MILLWORK
CER	CERAMIC	N.I.C.	NOT IN CONTRACT
CL	CENTER LINE	NOM	NOMINAL (SIZE)
CLO	CLOSET	OC	ON CENTER
CLR	CLEAR	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OPNG	OPENING
COMP	COMPOSITE	OPP	OPPOSITE HAND
CONC	CONCRETE	OSB	ORIENTED STRAND BOARD
CONT.	CONTINUOUS	PLAM	PLASTIC LAMINATE
CH	HORIZONTAL COURSING	PLWD	PLYWOOD
CV	VERTICAL COURSING	PTD	PAINTED
DTL	DETAIL	REQD	REQUIRED
ELEC	ELECTRICAL	REQD	SOLID CORE
ELEV	ELEVATION	SC	SCHEDULE
ENAM	ENAMEL	SF	SQUARE FEET
ETR	EXISTING TO REMAIN	SM	SIMILAR TO
EXST	EXISTING	S.S.	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FH	FLAT HEAD SCREW	SUSP	SUSPENDED
FIN	FINISH	TBD	TO BE DETERMINED
FL	FLUSH	T+G	TONGUE AND GROOVE
GA	GUAGE	TEL	TELEPHONE
GALV	GALVANIZED	THOLD	THRESHOLD
GWB	GYPSUM WALL BOARD	TYP	TYPICAL
HC	HOLLOW CORE	VCT	VINYL COMPOSITION TILE
HD GALV	HOT DIP GALVANIZED	VIF	VERIFY IN FIELD
HM	HOLLOW METAL	VERT	VERTICAL
HORIZ	HORIZONTAL	V.P.A.B.	VAPOR PERMEABLE AIR BARRIER
HR	HOUR	VT	VINYL TILE
ID	INSIDE DIAMETER	WD	WOOD
IG	DOUBLE INSULATED GLASS	WV	WOOD VENEER

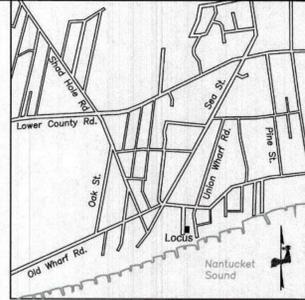
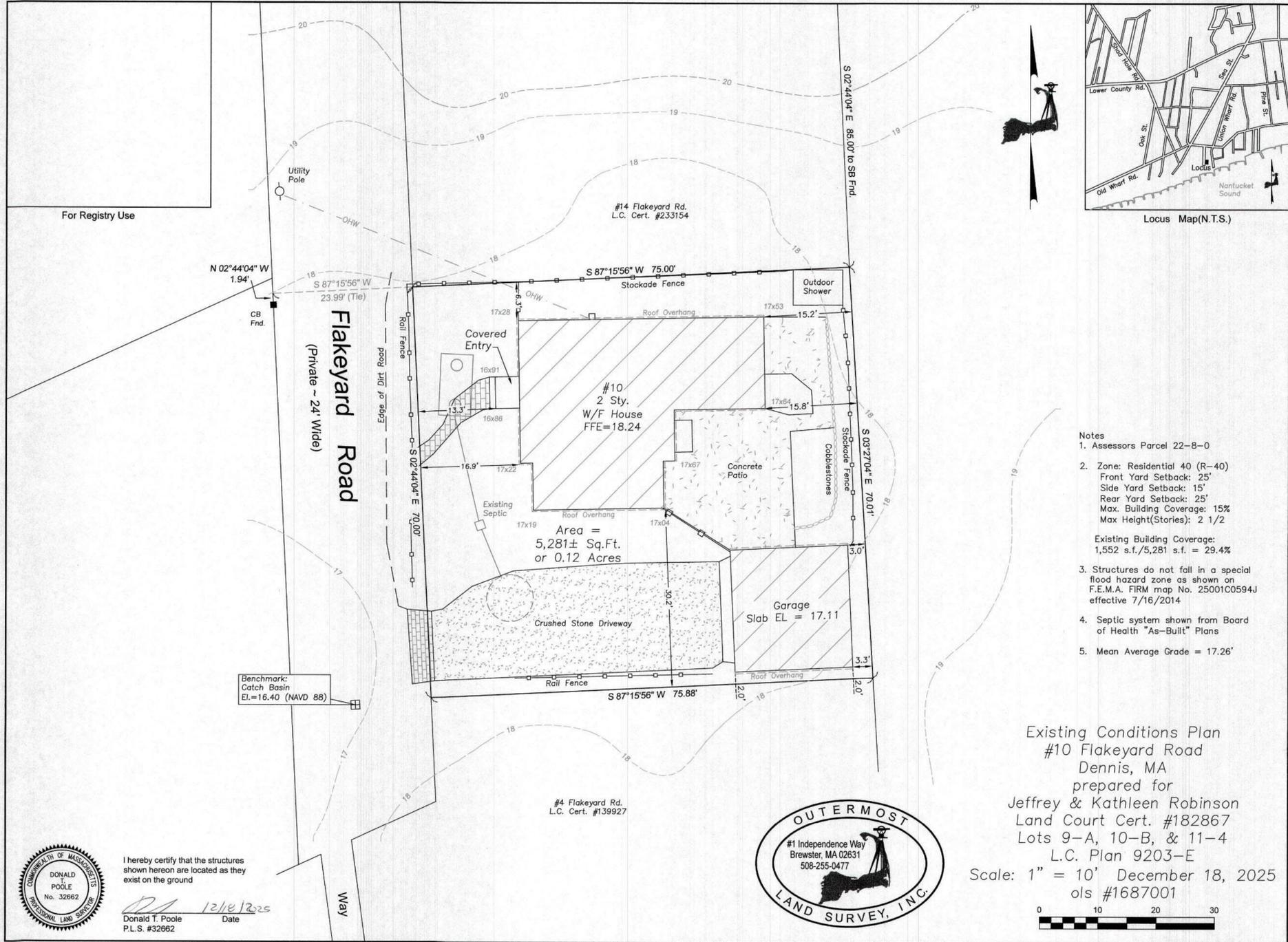
SHEET INDEX

#	SHEET TITLE	ISSUE DATE
A000	COVER SHEET	
	SURVEY / EX. PLAN - SHEET 1 OF 1	
E001	EXISTING SITE PLAN	
E100	EXISTING LL + F1 PLAN	
E101	EXISTING F2 + ROOF PLAN	
E102	EXISTING GARAGE PLANS	
E200	EXISTING ELEVATIONS	
E201	EXISTING GARAGE ELEVATIONS	
A001	PROPOSED SITE PLAN	

#	SHEET TITLE	ISSUE DATE
A100	PROPOSED LL + F1 PLAN	
A101	PROPOSED F2 + ROOF PLAN	
A102	PROPOSED GARAGE PLANS	
A110	PROPOSED LL + F1 RCP	
A111	PROPOSED F2 + ROOF RCP	
A112	PROPOSED GARAGE RCPS	
A200	PROPOSED ELEVATIONS	
A201	PROPOSED ELEVATIONS	
A300	PROPOSED SECTIONS	
A400	PROPOSED WALL SECTIONS	

GRAPHIC SYMBOLS

	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING WALL TO BE REMOVED
	CONCRETE
	ENLARGED PLAN OR DETAIL INDICATOR
	ELEVATION MARKER
	SECTION MARKER
	ROOM NAME AND NUMBER INDICATOR
	DOOR SYMBOL
	WINDOW TAG
	LIMIT OF WORK
	ALIGNMENT INDICATOR
	INTERIOR ELEVATION MARKER



Locus Map(N.T.S.)

- Notes
1. Assessors Parcel 22-8-0
 2. Zone: Residential 40 (R-40)
 Front Yard Setback: 25'
 Side Yard Setback: 15'
 Rear Yard Setback: 25'
 Max. Building Coverage: 15%
 Max Height(Stories): 2 1/2
 Existing Building Coverage:
 1,552 s.f./5,281 s.f. = 29.4%
 3. Structures do not fall in a special flood hazard zone as shown on F.E.M.A. FIRM map No. 25001C0594J effective 7/16/2014
 4. Septic system shown from Board of Health "As-Built" Plans
 5. Mean Average Grade = 17.26'

Existing Conditions Plan
 #10 Flakeyard Road
 Dennis, MA
 prepared for
 Jeffrey & Kathleen Robinson
 Land Court Cert. #182867
 Lots 9-A, 10-B, & 11-4
 L.C. Plan 9203-E

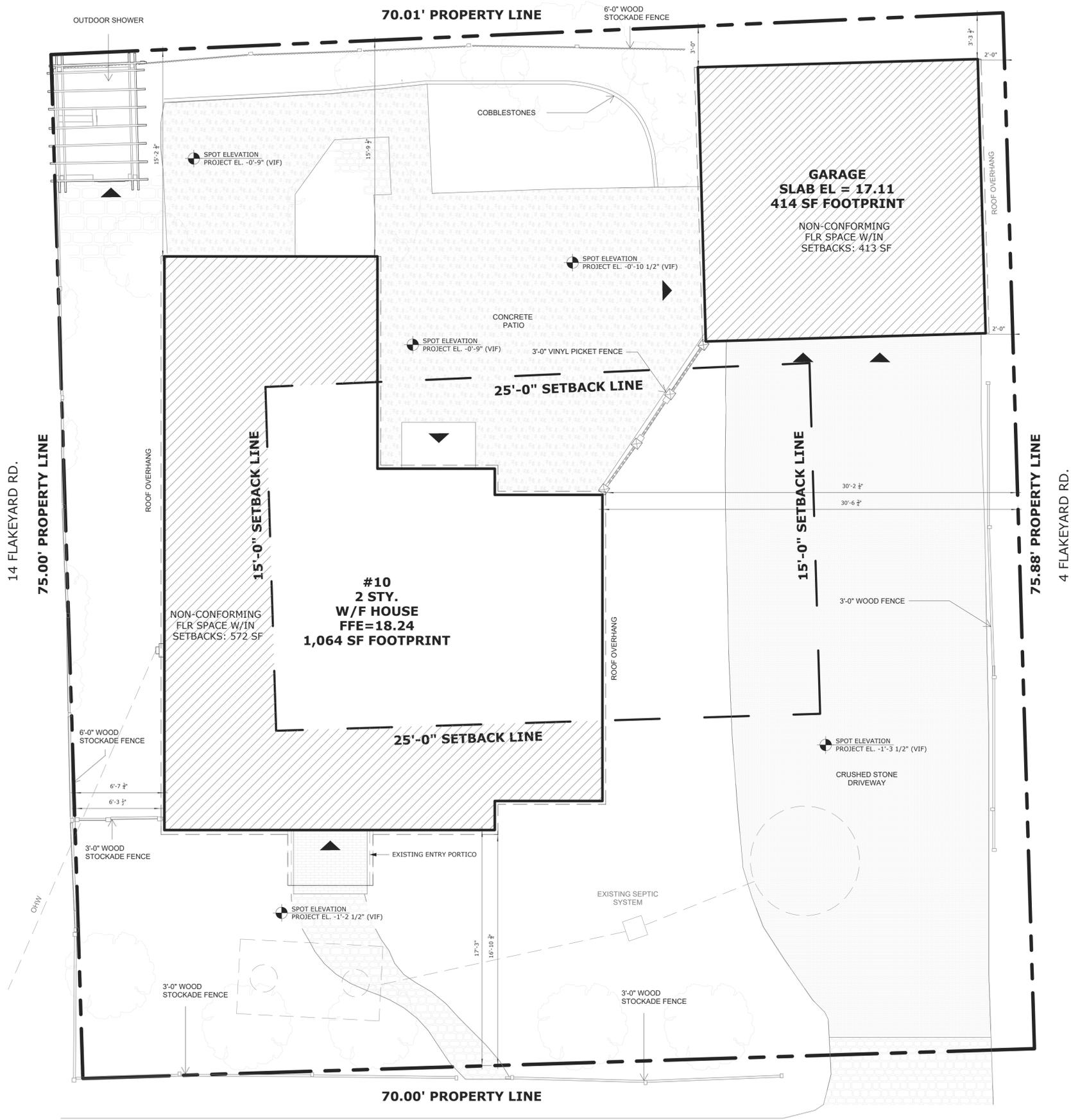
Scale: 1" = 10' December 18, 2025
 ols #1687001



I hereby certify that the structures shown hereon are located as they exist on the ground

Donald T. Poole 12/18/2025
 Donald T. Poole Date
 P.L.S. #32662





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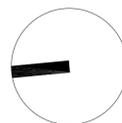
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NORTH



ZONING BOARD PACKET

DATE (1/19/2026)

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EXISTING SITE PLAN

E001

DENNIS PORT ZONING:

ZONING DISTRICT: R-40
 ZONING USE: LOW DENSITY RESIDENTIAL

MIN. FRONTAGE : 50'
 EXISTING FRONTAGE : 70'
 MIN. WIDTH : 100'
 EXISTING WIDTH : 70'
 MIN. LOT AREA : 40,000 SF
 EXISTING LOT AREA : 5,281 SF
 NON-CONFORMING FLR SPACE W/IN SETBACKS: 985 SF

YARD SETBACKS, MAIN HOUSE
 MIN. 25'-0" FRONT (EX. 17'-3" FRONT)
 MIN. 25'-0" REAR (EX. 15'-9 1/2" REAR)
 MIN. 15'-0" SIDES (EX. 6'-7 3/4" LEFT)
 MIN. 15'-0" SIDES (EX. 30'-6 3/4" RIGHT)

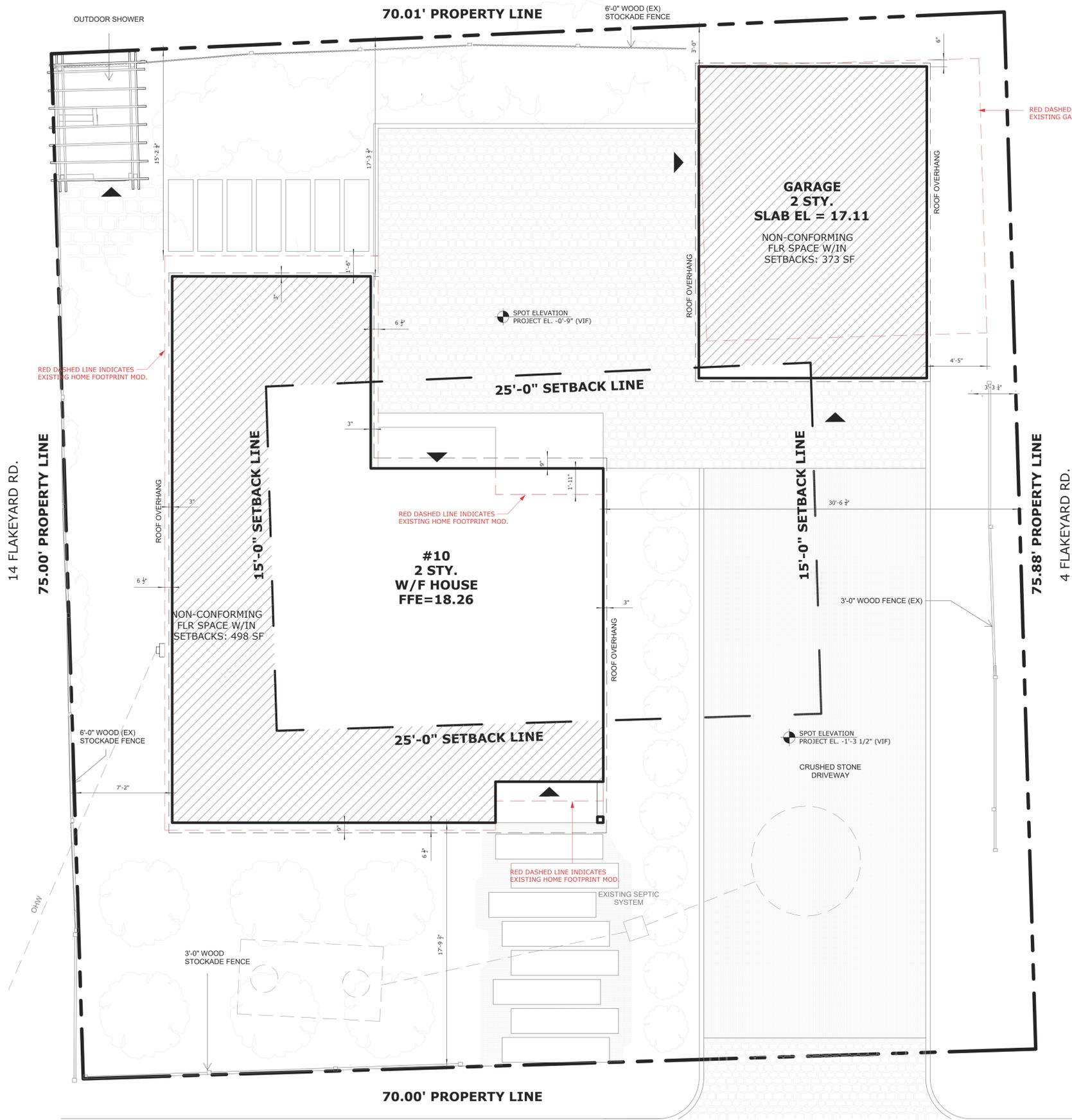
EX. CUM. FOOTPRINT ALL STRUCTURES : 1,478 SF
 EX. CUM. FLOOR SPACE ALL STRUCTURES : 2,430 SF
 EX. CUM. FLOOR SPACE TO LOT AREA % : 46%

EX. GREEN AREA : 2,041SF (38.6%)

LOT COVERAGE, REQUIRED: 15%
 LOT COVERAGE, EXISTING: 29.4% (1,552 SF)

MEAN AVE. GRADE EXISTING : 17.26'

BUILDING HEIGHT MAX: 2 1/2 STORIES



DENNIS PORT ZONING:

ZONING DISTRICT: R-40
 ZONING USE: LOW DENSITY
 RESIDENTIAL

MIN. FRONTAGE : 50'
 EXISTING FRONTAGE : 70'
 MIN. WIDTH : 100'
 EXISTING WIDTH : 70'
 MIN. LOT AREA : 40,000 SF
 EXISTING LOT AREA : 5,281 SF
 NON-CONFORMING FLR SPACE W/IN SETBACKS: 985 SF
 PROP. NON-CONF. FLR SPACE W/IN SETBACKS: 871 SF

YARD SETBACKS, MAIN HOUSE
 MIN. 25'-0" FRONT (EX. 17'-3" FRONT)
 PROPOSED = 17'-9 1/2"
 MIN. 25'-0" REAR (EX. 15'-9 1/2" REAR)
 PROPOSED = 17'-3 1/2"
 MIN. 15'-0" SIDE (EX. 6'-7 3/4" LEFT)
 PROPOSED = 7'-2"
 MIN. 15'-0" SIDE (EX. 30'-6 3/4" RIGHT)
 PROPOSED = EXISTING TO REMAIN

EX. CUM. FOOTPRINT ALL STRUCTURES : 1,478 SF
 PROP. CUM. FOOTPRINT ALL STRUCTURES : 1,384 SF
 EX. CUM. FLOOR SPACE ALL STRUCTURES : 2,430 SF
 PROP. CUM. FLOOR SPACE ALL STRUCTURES : 2,418 SF
 EX. CUM. FLOOR SPACE TO LOT AREA % : 46%
 PROP. CUM. FLOOR SPACE TO LOT AREA % : 45.8%

EX. GREEN AREA : 2,041SF (38.6%)
 PROP GREEN AREA : 2,170 SF (41.1%)

LOT COVERAGE, REQUIRED: 15%
 LOT COVERAGE, EXISTING: 29.4% (1,552 SF)
 LOT COVERAGE, PROPOSED: 28.1% (1,487 SF)

MEAN AVE. GRADE EXISTING : 17.26'

BUILDING HEIGHT MAX: 2 1/2 STORIES

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PROPOSED SITE PLAN

A001

1 PROPOSED SITE PLAN
 1/4" = 1'-0"

FLAKEYARD RD. →