

ZONING SUMMARY

ZONING DISTRICT: R-60 RESIDENTIAL

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE:	60,000SF	20,280SF	20,280SF
MIN. LOT FRONTAGE:	50'	112'	112'
MIN. LOT WIDTH:	200'	112'	112'
MIN. FRONT SETBACK:	75'	39.3'	39.3'
MIN. SIDE SETBACK:	30'	20.3'	20.3'
MIN. REAR SETBACK:	30'	90.2'	85.4'
MAX. BUILDING COVERAGE:	15%	11%	14.7%
MAX. BUILDING HEIGHT:	35'	24'4"	27'4"

F.A.R

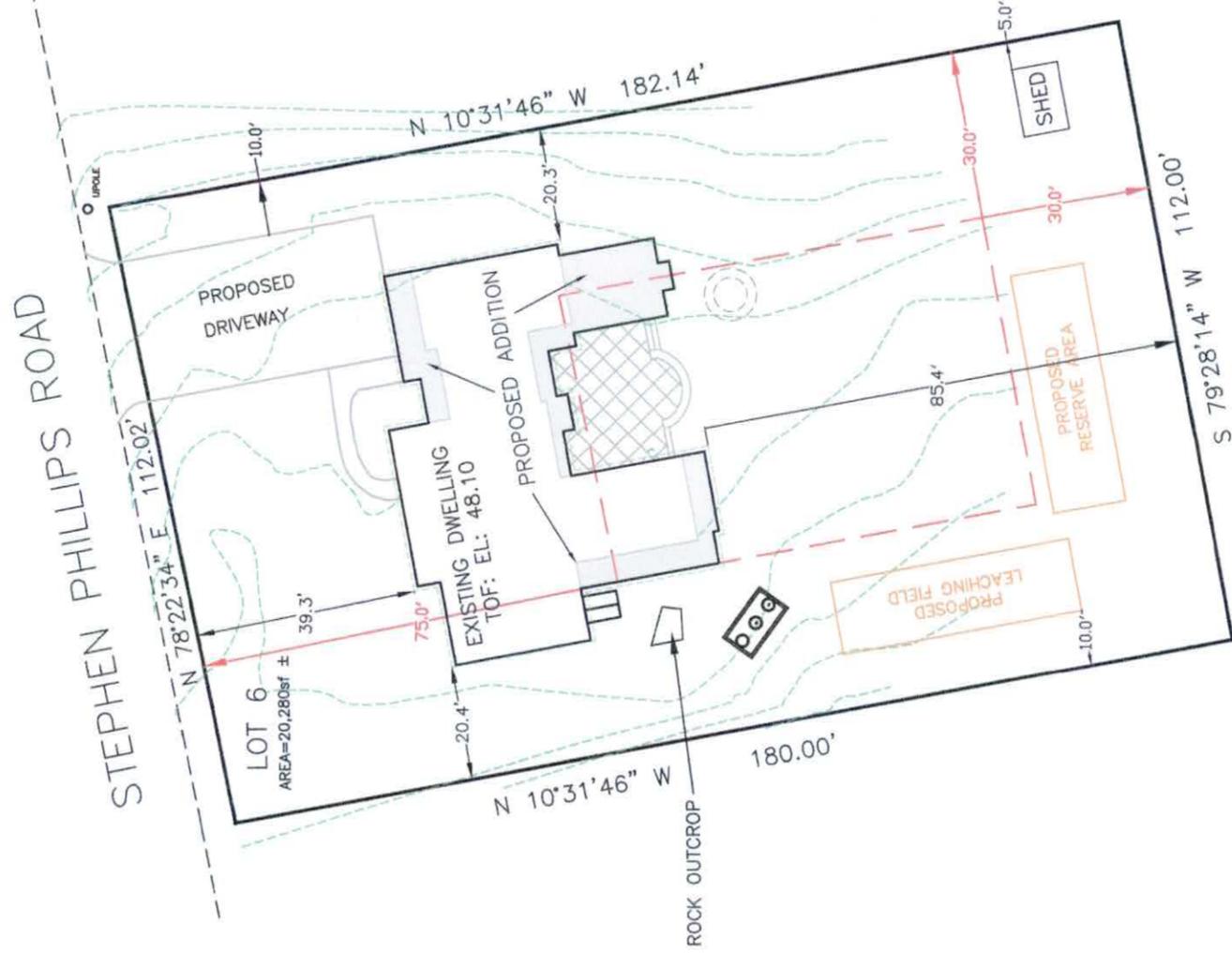
NON-CONFORMING SF: <40%

3963.5 SF

5052.6 SF

% INCREASE:

$$(5052.6 - 3963.5) / 3963.5 * 100 = 27.4\%$$



(IN FEET)
1 inch = 30ft.



LOCUS INFORMATION

PARCEL ID: MAP 408 PAR. 038
TITLE REF: 9916/119
PLAN REF: 319/56

FLOOD ZONE: NOT IN A FLOOD ZONE
MA DEP ESA/ZONEII: NOT WITHIN
WITHIN 1 MILE WIND DISTRICT: EXPOS. "B"

EXISTING & PROPOSED CONDITIONS

LOCATED AT:
23 STEPHEN PHILLIPS RD
EAST DENNIS, MA
PREPARED FOR
MUIRHEAD

JANUARY 15, 2026



MEYER & SONS, INC.
852 MAIN STREET
WEST DENNIS,
MA 02670

PH: (508)362-2922