

Narrative

to accompany the application for Special Permit for property located at
47 Judith Ann Road - Dennis (Assessors Map: 324 Parcel: 52)

February 17, 2026

Special Permit Request under Section 2.4.1.2 of the Dennis Zoning By-Laws

The existing house was built in 1953 per Town records as a single story, two bedroom dwelling. The existing dwelling footprint is 1,844 square feet to the drip edge and is 15.20% coverage which is 0.20% over the 15% allowed. The proposed house has 1,819 square feet to the drip edge and will be 14.99% which is under the allowed 15%. We are not proposing any expansion into the setback requirements.

The neighborhood consists of single family residential homes and this house will remain as such. This project will not add any additional traffic or increase the need for additional utilities.

Provided:

EXISTING/PROPOSED CONDITIONS PLAN

by AJM Site Design, LLC at a scale of 1"=10'

Floor plan and elevation plan by Cotuit Bay Design, LLC..