
Cottage 60 Expansion Chase's Ocean Grove

To: Bob Post/Chase's Ocean Grove

Devin Witter/First Property Management

Original Plan/Expansion Plan w/3 settings

See attached drawings.

David E. Wetzell et al

Cottage #60 Owners

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Overview

The owners have three proposed requests to start Spring 2022 and continue September 2022. The expansions will have matching gable ends of the original and all walls will be built up to MA code. Presently there are storage sheds attached to the cottage that are within the proposed expanded areas. The total square feet will change from 265 sq ft to 336.5 sq ft. The owners would like each goal to be considered for approval as separate entities to start our project in the Spring 2022.

Goals

1. Expansion of west side of bedroom area from approx. 6'x9.5' to 9' x 10'.
2. Addition of roof to existing deck 6'x18.5'.
3. Expansion of kitchen from 34 sq ft to 69 sq ft

Notes

1. The owners have read the zoning by laws for seasonal cottages/communities (12.1-with Town of Dennis zoning by law.

12.1 Following the purpose and intent ... for preserving and enhancing ... the amenities for future generations and the historic 'way of life' .. and considering the needs of the neighboring properties.

The owners have children/grandchildren who endorsed the continuing ownership of cottage 60.

The owners have contacted the neighboring properties except Cottage 56 (Mike Lalli).

The new proposals do not obstruct any view of the coastline beach.

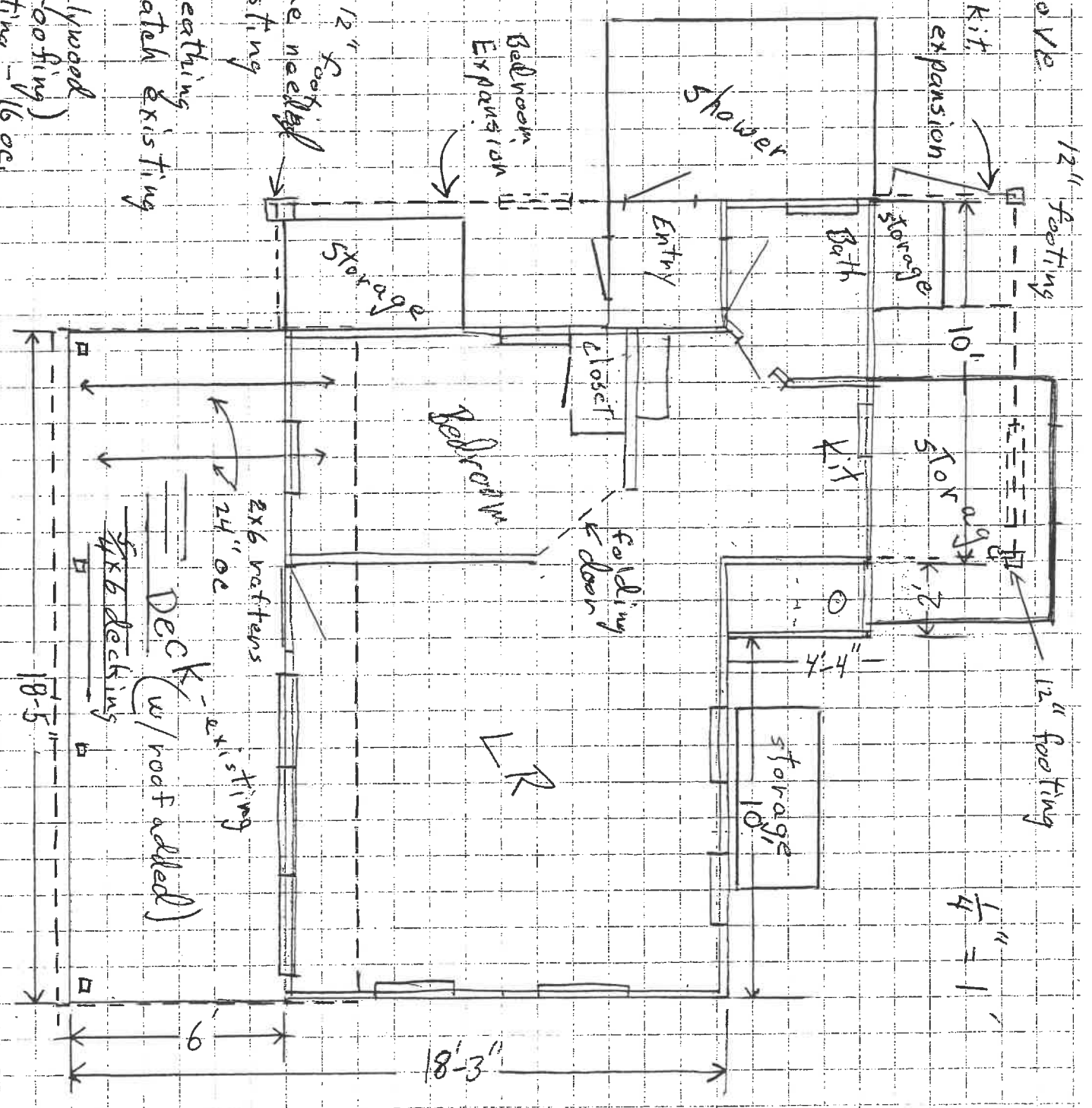
12.8 F Seasonal Cottages must provide a minimum of 10 feet of clearance between any Seasonal Cottage... and adjacent Seasonal Cottage Provided that for Seasonal Cottages,... separated by less than 10 feet, they shall not be allowed to become any closer together than the pre existing separation.

Cottage 56 has a deck that is closer than 10 feet to cottage 60. The expansion of the bedroom we propose will clear cottage 56's newer deck by a minimum of 5.5 ft.

2. One of the owners, Richard N. Carlson is a retired licensed general contractor of 46 years in the state of Minnesota. He has worked with owners on various cottages in the grove.

The owners will be doing the work with family members, volunteers and of course the MA licensed electrician and plumber.

Chases Ocean Grove #60



- hurricane clips where needed
- siding to match existing (Cedar shake)
- house wrap over sheathing
- fascia + soffit to match existing
- framing 2x4-16 oc
- sheathing - 5/8 exterior plywood (walls + roofing)
- floor joists (match existing - 16 oc)
- joist hangers on all floor joists
- solid line existing building, Broken lines purposed addition.

$\frac{1}{4}'' = 1'$