



# Truro Zoning Board of Appeals Agenda

## Remote Zoom Meeting

Monday, July 22, 2024 – 5:30 pm

[www.truro-ma.gov](http://www.truro-ma.gov)

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/85787893253>

Dial in: +1-646-931-3860

Meeting ID: 857 8789 3253

Passcode: 491881

### Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 8 in Truro and on the web on the "Truro TV Channel 8" button under "Helpful Links" on the homepage of the Town of Truro website ([www.truro-ma.gov](http://www.truro-ma.gov)). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/livestream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/ livestream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide comment via postal mail or by emailing Liz Sturdy, Planning Department Assistant, at [esturdy@truro-ma.gov](mailto:esturdy@truro-ma.gov), one week prior to the meeting; or may instead speak during the Public Comment portion of the hearing.

### Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

Minutes – None

### Public Hearing – Continued

**2022-017/ZBA (VAR/SP) – Ebb Tide on the Bay Condominiums** for property located at 538 Shore Road (Atlas Map 7, Parcel 7, Registry of Deeds title reference: Book 5671, Page 232). Applicant seeks a Special Permit under M.G.L. Ch. 40A §6 and §30.7.A of the Truro Zoning Bylaw for the relocation of three non-conforming structures on a lot in the Beach Point Limited Business District. [Original material in 9/26/2022, 10/24/2022, 2/27/2023, 5/22/2023, 10/23/2023, 11/20/2023, 2/26/2024, and 5/20/2024 packets] {New material included in this packet}

### Board Discussion

- ◆ Election of Officers
- ◆ Hybrid Meetings

Next Meetings Monday, August 19, 2024 at 5:30 p.m.

### Adjourn



## STAFF MEMORANDUM

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To: Truro Zoning Board of Appeals

From: Barbara Carboni, Town Planner and Land Use Counsel

Date: July 17, 2024

Re: Meeting July 22, 2024

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### CONTINUED HEARING

**2022-017/ZBA (VAR/SP) Ebb Tide on the Bay Condominiums for property located at 538 Shore Road (Map 7, Parcel 7).** Applicant seeks a special permit for reconstruction of three nonconforming structures on property in Beach Point Limited Business District.

*The special permit remains pending pursuant to a continuance granted by the Board at its May meeting. Amended plans for Buildings 1 and 2 have been submitted and are in the meeting packet. (Plans for Building 3 are also included). The applicant's previously-submitted site plan, including the parking plan, is also in the meeting packet. (see SP.1 and AD-1).*

*The following discussion is adapted from earlier memos.*

#### Existing Conditions

Building 1 is single story, contains one unit and has a nonconforming setback of 7.16 feet from the eastern (side) lot line. Building 2 is single story and contains one unit. Building 3 is two stories, contains four units and has a nonconforming setback of 1.91 feet from the western (side) lot line. See Existing Site Plan SE.1. In this portion of the District, the minimum side yard setback is 5 feet per story. The front setback of Building 1 is 22.24 feet (nonconforming); of Building 2 is 37.6 feet; and Building 3 is 40.06 feet.

Building 1 is proposed to increase from 1 to 1 ½ stories. In the original proposal, the existing Gross Floor Area was identified as 883 sq.ft.. The new plans, which are stamped, provide an "existing floor area" of 896 sq. ft.<sup>1</sup>, and a proposed Gross Floor Area of 1093 sq.ft. (845 sq. ft. 1<sup>st</sup> floor; 248 sq. ft. 2<sup>nd</sup> floor). See Sheets A1-A3, Building 1. This is an increase of 210 sq. ft. over the existing 883 sq. ft. Gross Floor Area.

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<sup>1</sup> It appears that the 896 sq. ft. figure is something other than the Gross Floor Area. 1093 sq.ft. (proposed) – 883 sq.ft. (existing) = 210 sq. ft, the area identified in the table on Sheet A-2. 1093 sq.ft. (proposed) – 896 sq.ft. (in the table) = 197 sq. ft.

The height of Building 1 will increase from 16.76 feet to 29 feet.<sup>2</sup> Sheet A4, Building 1. The side yard setback will be increased from 7.16 feet to 8 feet. Although an increase, this will create a new nonconformity. Because the building is increasing to 1 1/2 stories, the side yard setback requirement will increase as well. The Bylaw requires "five (5) feet per story" (see n. 4 to Table 50.1), but does not specify the required setback per half-story. The Building Commissioner has indicated that the required setback for 1-1/2 stories is 7.5 feet. The front yard setback will increase from 22.24 feet to a conforming 25 feet.

Building 2 is proposed to increase from 1 to 1 ½ stories. In the original proposal, the existing Gross Floor Area was identified as 578 sq.ft. The new plans provide an "existing floor area" of 588 sq.ft. (evidently something other than Gross Floor Area, see fn.1), and a proposed Gross Floor Area of 655 sq. ft. See Sheets A1-A2, Building 2. This is an increase of 77 sq. ft. (655– 578 = 77). The height of Building 2 will increase from 13 feet to 29 feet. See Sheet A3, Building 2. The front setback will be reduced but to a conforming 25 feet.

Building 3 is proposed to remain a 2-story structure. The original proposal provided an existing Gross Floor Area of 2016 sq. ft, and a proposed Gross Floor Area of 1917 sq. ft. The new plans do not provide an existing Gross Floor Area, and propose a "Total Floor Area" of 1744 sq. ft. See Sheets A3-5. The applicant's team has stated that the plans for Building 3 have not changed since the original plans submitted, and will need to explain the variance in proposed floor areas. In the original application, the height of Building 3 was proposed to increase from 24.23 feet to 29.95 feet. The current plan set does not provide an existing height; it proposes a height of 29 feet 11 3/8 inches. See Sheet A7.

The side yard setback for Building 3 will be increased from 1.91 feet to 3.3 feet, slightly more conforming to the 10 feet required. The front setback will be reduced but to a conforming 25 feet.

Other increased nonconformity: The distance between proposed Building 2 and Building 3 appears to be 8 feet. See Addendum to Site Plan, AD-1 (indicating 8 foot wide easement running between buildings and to the shore). This is narrower than the existing configuration.<sup>3</sup> The distance between Buildings 1 and 2 appears to be approximately 2 or 3 feet at its narrowest, where covered porches and stairs on the buildings meet a narrow boardwalk. This is also narrower than the existing configuration. Both the existing and proposed configurations are nonconforming with a Bylaw requirement of 30 feet between "units in cottage colonies or motor courts" (see Bylaw s. 50.1.D); the new configuration is more nonconforming.

#### Standard for Special Permit under G.L. c. 40A, s. 6 and Section 30.7 of the Zoning Bylaw

The lot is nonconforming as to area and frontage; the structures are nonconforming as they are within side setbacks. Alteration, extension, or reconstruction of a dwelling on a nonconforming lot increases the intensity of the existing nonconformity and requires a special

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<sup>2</sup> The three structures must be elevated to meet requirements for building in the Flood Zone.

<sup>3</sup> See 1986 Plan of Land.

permit under G.L. c. 40A, s. 6. Bjorklund v. Zoning Board of Appeals of Norwell, 450 Mass. 357 (2008).

The Board may grant a special permit under G.L. c. 40A, s. 6 if it finds that the proposed alternation and reconstruction “shall not be substantially more detrimental than the existing nonconforming [structure and] use to the neighborhood.”

Likewise, the Board may grant a special permit under Section 30.7.A if it finds that: “the alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming use or structure and that the alternation or extension will exist in harmony with the general purpose and intent of this bylaw.”

In this case, the structures as proposed – all three elevated and two closer to Shore Road – will have a different impact on the streetscape and neighboring properties than the existing configuration. This and other considerations are entrusted to the Board’s judgment, based on its “intimate understanding of the immediate circumstances [and] of local conditions . . . .” Fitzsimonds v. Board of Appeals of Chatham, 21 Mass.App.Ct. 53, 55 (1985).



**From:** [office.snowandsnowlaw.com](mailto:office.snowandsnowlaw.com)  
**To:** [Chris Lucy](#)  
**Cc:** [Elizabeth Sturdy](#); [Barbara Carboni](#); [leif@lha.design](mailto:leif@lha.design); ["Billy Rogers"](#); [office.snowandsnowlaw.com](mailto:office.snowandsnowlaw.com); [smcswee1@twcny.rr.com](mailto:smcswee1@twcny.rr.com)  
**Subject:** Re: Ebb Tide on the Bay Application Case No. 2022-017/ZBA  
**Date:** Thursday, July 18, 2024 11:56:00 AM

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Dear Chairman Lucy:

Please treat this as our formal request for leave to withdraw the above application without prejudice for refiling with a set of revised plans.

Thank you for your consideration of this request.

Very truly yours,

Christopher J. Snow, Esq.

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Christopher J. Snow, Esq.  
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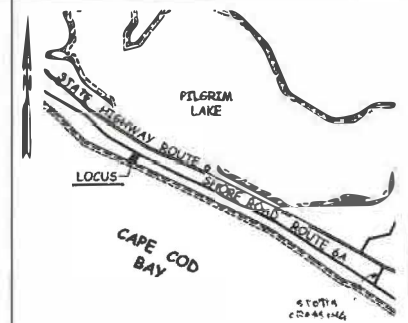
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**ZONING NOTES: (EXISTING)**

1. THIS PROPERTY LIES WITHIN ZONE: Beach Point Limited Business
2. NO. OF PRINCIPAL BUILDINGS: 3
3. NO. OF ACCESSORY BUILDINGS: 0
4. LOT COVERAGE: 27.8% (3960 sq.ft.)  
Building 1: 952 sq.ft. - Building 2: 628 sq.ft. - Building 3: 1200 sq.ft.  
Decks (Includes Covered Porches/Decks) total: 1180 sq.ft.
5. GREEN SPACE: 47.7% (6786 sq.ft.)  
Buildings (total): 3960 sq.ft. - Stone Parking Area: 3058 sq.ft.  
Wood Boardwalks: 420 sq.ft.
6. LOT AREA: 14,224 sq.ft.

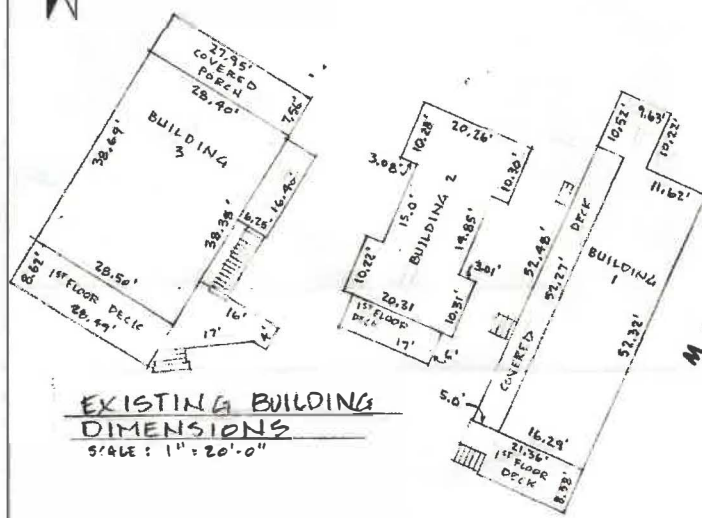


LOCUS MAP

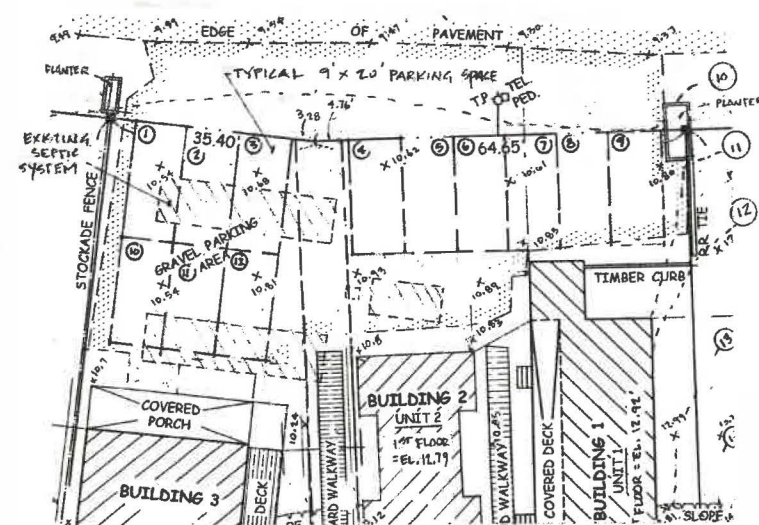
SCALE: 1" = 2000'

**LEGEND:**

1/4" = BUILDING SETBACK	S/R = SPLIT RAIL
U/G = UNDERGROUND	d.h. = DRILL HOLE
W = WATER LINE	C.B. = CONCRETE BAND
T.P. = UTILITY POLE	B.S.L. = BUILDING SETBACK LINE
(10) = EXISTING CONTOUR	

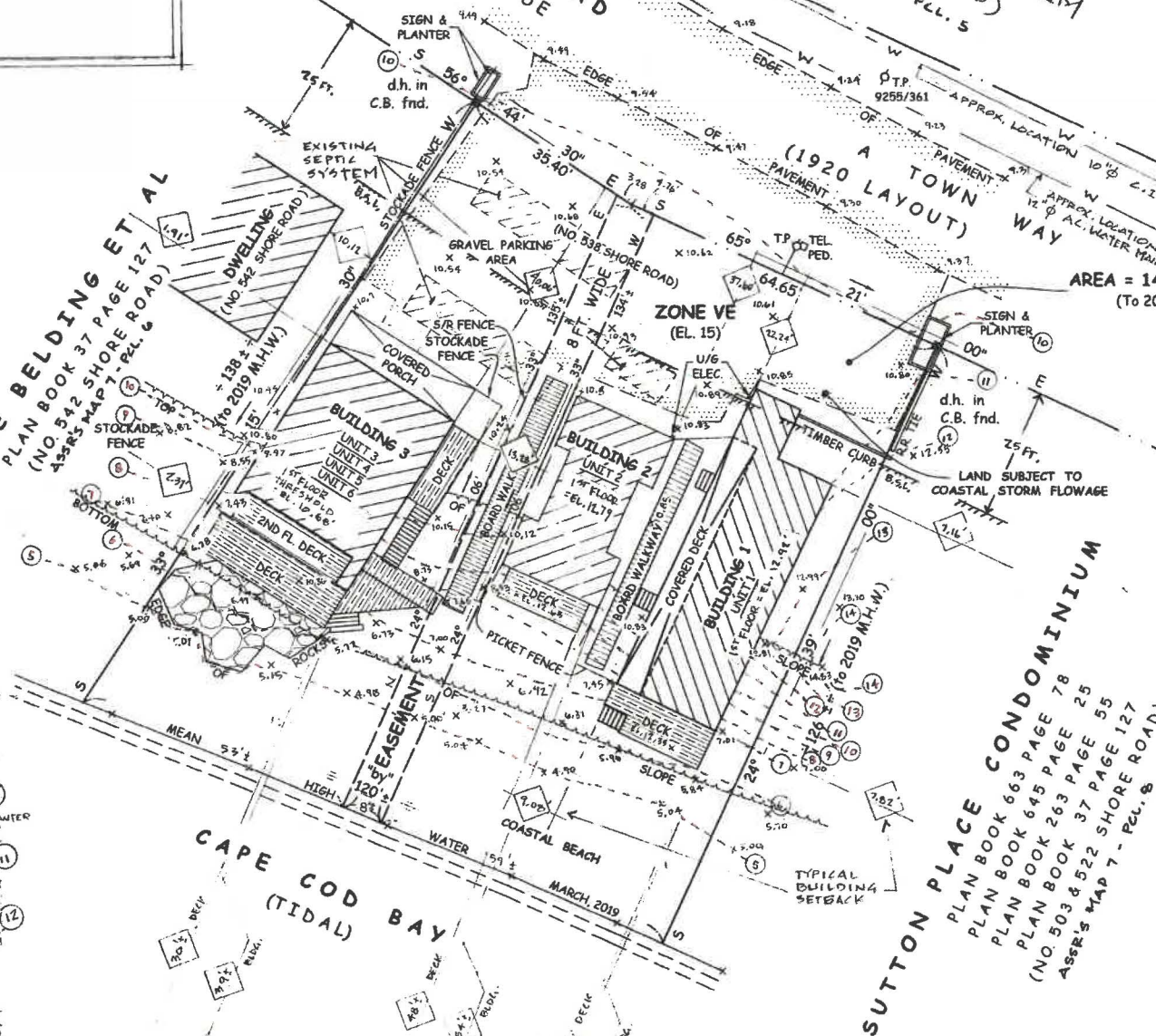


**SHORE ROAD - 50 FT. WIDE**



DETAIL OF EXISTING PARKING  
SCALE: 1" = 20'-0"

**MARIE BELDING ET AL**  
PLAN BOOK 37 PAGE 127  
(NO. 542 SHORE ROAD)  
ASSESSOR'S MAP 7 - P.L. 6



**NOTE:** FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25001C0117J FOR THE TOWN OF TRURO COMMUNITY NO. 235222 DATED JULY 16, 2014.

**NOTE:** x 14.55' DENOTES SPOT ELEVATION.

**NOTE:** ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

**NOTE:** DATUM = 1988 N.A.V.D.

**REFERENCE:** PLAN BOOK 431 PAGE 93  
PLAN BOOK 348 PAGE 97  
PLAN BOOK 263 PAGE 56  
DEED BOOK 30288 PAGE 288

SCALE OF FEET  
0 10 20 40

EXISTING  
SITE PLAN OF LAND  
IN  
(NORTH) TRURO  
AS PREPARED FOR  
EBB TIDE ON THE BAY  
CONDOMINIUM  
(NO. 538 SHORE ROAD)

SCALE: 1 IN. = 20 FT. SEPTEMBER, 2020

**WILLIAM N. ROGERS**  
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**SE.1**



william n. rogers II  
SEPTEMBER 14, 2020

william n. rogers II  
SEPTEMBER 14, 2020



# ASSESSOR'S MAP 7, PARCEL 7 - LOCUS

## Zoning Notes - Proposed:

- This Property lies within: **Beach Point Limited Business Zone**
- No. of Proposed Principal Buildings: **3** / No. of Proposed Accessory Buildings: **0**  
\*to replace the 3 Existing Buildings currently on Lot.
- Lot Coverage: (Per Section 10(4) - Definitions, Truro Zoning Bylaws) = **29.5%**  
Buildings - total = **2904 s.f.** (Bldg. 1 = **1092 s.f.** / Bldg. 2 = **710 s.f.** / Bldg. 3 = **1102 s.f.**)  
Decks (Including Covered Porches) - total = **1190 s.f.**  
Wood Boardwalks = **104 s.f.** Note: Lot Area = **14,224 s.f. +/-**
- Gross Floor Area: (Per Section 10(4) - Definitions)  
Building 1 = **1681 s.f.** (1020 s.f. @ 1<sup>st</sup> Floor - 661 s.f. @ 2<sup>nd</sup> Floor)  
Building 2 = **1048 s.f.** (656 s.f. @ 1<sup>st</sup> Floor - 392 s.f. @ 2<sup>nd</sup> Floor)  
Building 3 = **1917 s.f.** (1091 s.f. @ 1<sup>st</sup> Floor - 826 s.f. @ 2<sup>nd</sup> Floor)
- Mean Ground Level: (Per Section 10(4) - Definitions) - (Datum = 1988 NAVD)  
Building 1 = **El. 10.49'** / Building 2 = **El. 10.88'** / Building 3 = **El. 10.49'**
- Building Height/Stories: (Per Section 10(4) - Definitions)  
Building 1 = **29.0'** - 1 Story / Building 2 = **29.0'** - 1 Story / Building 3 = **29.95'** - 2 Story
- Building Setbacks:  
**Frontyard:** (25 ft. Required) - Building 1 = **25.0'** / Building 2 = **25.0'** / Building 3 = **25.0'**  
**Sideward:** (5 ft./story Required) - Building 1 @ NE corner = **8.0'** / @ SE corner = **8.0'**  
- Building 2: Distance to Building 1 = **4.0'** - (15ft. Req'd.) - Distance to Building 3 = **8.0'**  
- Building 3 @ NW corner = **3.30'** / @ SW corner = **3.30'**  
To 2019 M.H.W.: (From Decks) - Bldg. 1 = **42' +/-** / Bldg. 2 = **60' +/-** / Bldg. 3 = **51' +/-**

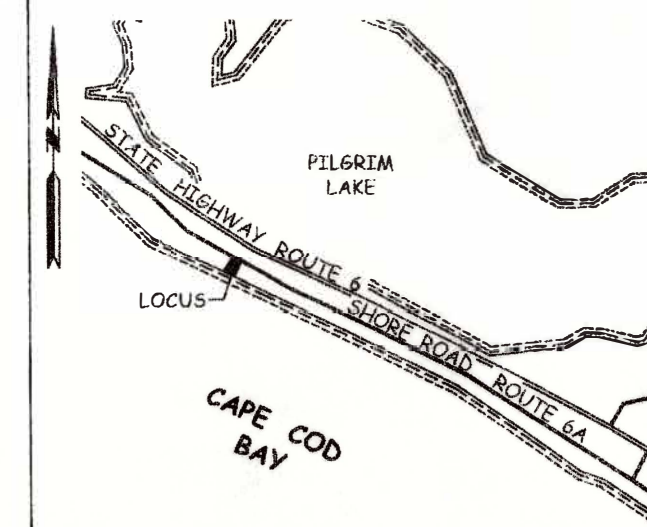
## ZONING NOTES (CONTINUED)

- Bedrooms: Building 1 = **3** / Building 2 = **2** / Building 3 = **6** \* Total = **11 Bedrooms**  
\* Unit 3 = **2 BR** / Unit 4 = **1 BR** / Unit 5 = **2 BR** / Unit 6 = **1 BR**
- Parking Spaces: (2 spaces per Unit Required) = **9 Total**  
\* Building 1 (Unit 1) = **2** / Building 2 (Unit 2) = **2** / Building 3 = **4** (Unit 3 = **1** - Unit 4 = **1** - Unit 5 = **1** - Unit 6 = **1**)

**\*NOTE: REFER TO SHEET SP.1 FOR BUILDING SETBACKS & BUILDING - EXISTING & PROPOSED COMPARISON TABLES**

## GENERAL NOTES:

- Datum = 1988 N.A.V.D.
- Buildings 1, 2 & 3 to be raised in accordance with MA. State Building Code, 9<sup>th</sup> Edition (2015 IRC & IBC w/ MA. Amendments), 2018 AWC Prescriptive Residential Wood Deck Construction Guide, 2015 IECC, FEMA Technical Bulletin 348 - Protecting Building Utilities From Flood Damage & FEMA Technical Bulletin 449 - Home Builder's Guide To Coastal Construction.
- MA. State Building Code, 9<sup>th</sup> Edition (2015 IRC w/ MA. Amendments), Section R322.1.4 requires: "For 'V' Zones, the design flood elevation (DFE) shall be The base flood elevation (BFE) + 2 feet. BFE (El. 15) + 2 feet = El. 17 (DFE).
- Section R322.3 requires: "bottom of lowest portion of horizontal member.....to be Elevated to the DFE".
- Buildings to be moved up to the 25 foot Front Yard setback line.
- Buildings to have timber pile foundations.
- All disturbed areas to be regraded with beach sand & revegetated immediately after construction with native Plants & Shrubs - American beach grass, Rugosa rose, etc.
- All roof runoff to be directed to subsurface drains - use Flo-well system by NDS or EQUAL.



LOCUS MAP SCALE: 1" = 2000'

NOTE: ALL PROPOSED PLANTINGS TO BE NATIVE PLANTS, GRASSES & SHRUBS.

NOTE: EXISTING AND PROPOSED USE: RESIDENTIAL.

NOTE: ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT.

NOTE: ALL ROOF RUNOFF TO BE DIRECTED TO SUBSURFACE DRAINAGE STRUCTURES (FLOW-WELL SYSTEMS, OR EQUAL).

NOTE: FLOOD ZONES AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25001C0117J FOR THE TOWN OF TRURO COMMUNITY NO. 235222 DATED JULY 16, 2014.

NOTE: THIS PROPERTY IS SERVED BY UNDERGROUND ELECTRIC SERVICE

NOTE: x 14.55 DENO TES SPOT ELEVATION.

NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

NOTE: DATUM = 1988 N.A.V.D.

REFERENCE: PLAN BOOK 431 PAGE 93  
PLAN BOOK 348 PAGE 97  
PLAN BOOK 263 PAGE 56  
DEED BOOK 30288 PAGE 288

REVISED: 12-29-2022 ZONING NOTES +

SCALE OF FEET

0 10 20 40

REVISED: APRIL 19, 2022

PROPOSED

SITE PLAN OF LAND IN

(NORTH) TRURO

AS PREPARED FOR

EBB TIDE ON THE BAY CONDOMINIUM

(NO. 538 SHORE ROAD)

SCALE: 1 IN. = 20 FT.

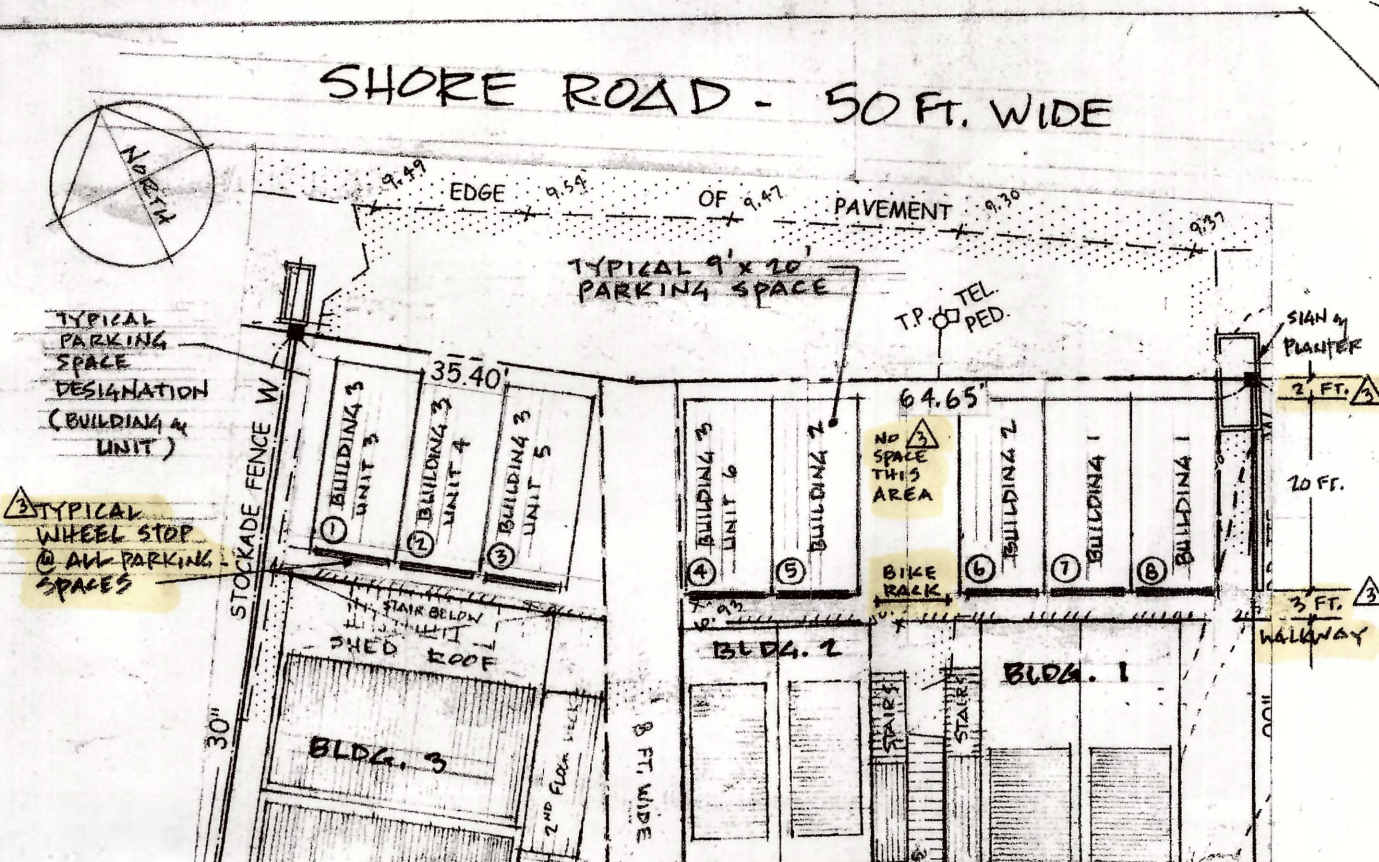
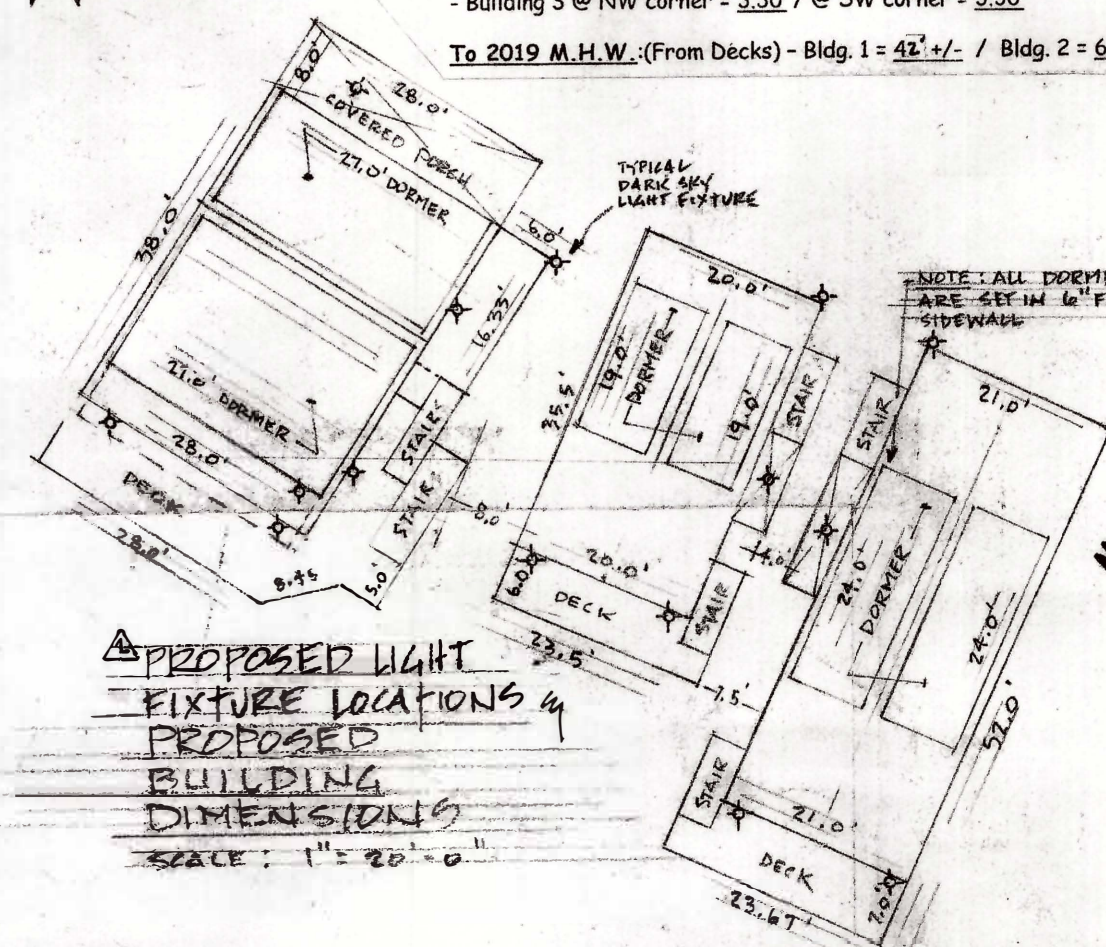
SEPTEMBER, 2020

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DETAIL OF PROPOSED PARKING

SCALE: 1" = 20'-0"

MARIE BELDING ET AL  
PLIN BOOK 37 PAGE 127  
(NO. 542 SHORE ROAD)  
ASSESSOR'S MAP 7 - PCL. 6

CAPE COD BAY (TIDAL)

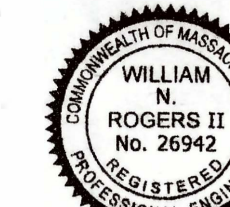
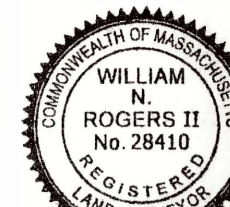
## LEGEND:

- (D) - EXISTING CONTOUR
- (P) - PROPOSED/RESORED CONTOUR
- W - WATER LINE
- T.P. - UTILITY POLE
- d.h. - DRILL HOLE
- C.B.S. - CONCRETE BOUND
- B.S.L. - BUILDING SETBACK LINE
- (W) - WATER TABLE
- - - UNDERGROUND ELECTRIC CABLE
- ☆ - PROPOSED DARK SKY LIGHT FIXTURE

## NOTE:

LIMIT OF WORK ARE THE EAST & WEST PROPERTY LINES & ALONG BOTTOM OF OLD SLOPE LINE AND IN FRONT OF ROCKS - CONTRACTOR TO STAKE STRAW BALES & SILENT FENCE ALONG PROPERTY LINES & BOT. OF SLOPE AND MAINTAIN SAID LIMIT OF WORK DURING CONSTRUCTION.

REVISED: 4-28-2023: RECONFIGURE PARKING - REMOVE 'FLEX' SPACE - TOTAL = 9 SPACES - RELOCATE BIKE RACK

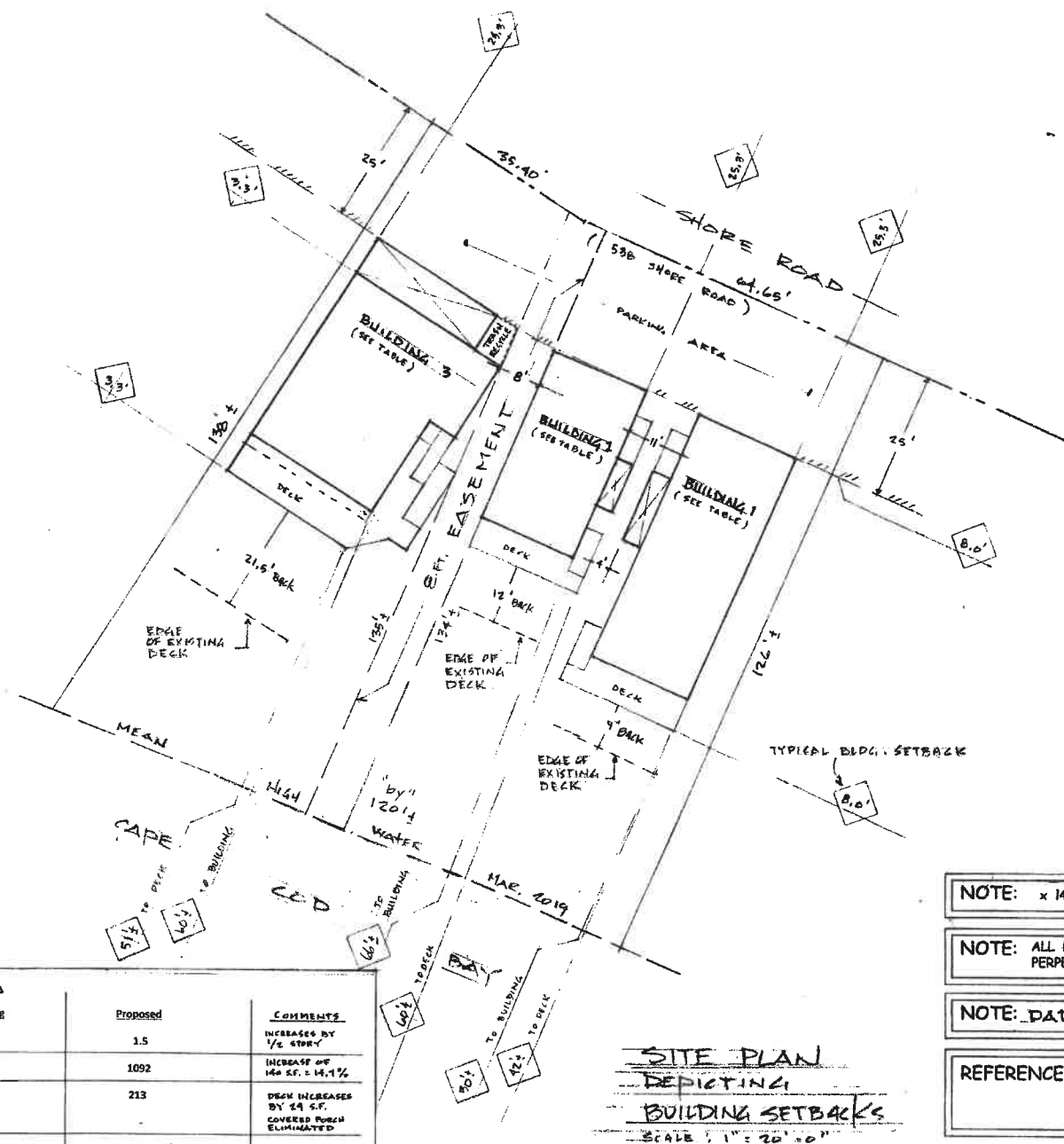


SEPTEMBER 14, 2020

SEPTEMBER 14, 2020



538 Shore Road COMPARISON TABLE			
Building #3	Existing	Proposed	COMMENTS
Stories:	2	2	NO CHANGE
Building (Sq.Ft.): (FOOTPRINT)	1200	1102	REDUCTION OF 98 S.F. = 8.17%
Deck/s:	651	586	REDUCTION OF 65 S.F.
Covered Porch:	211	224	INCREASE OF 13 S.F.
Gross Floor Area* (Sq.Ft.):	1139 - 1 <sup>st</sup> Floor	1051 - 1 <sup>st</sup> Floor	REDUCTION OF 88 S.F.
*Per Section 10(4)-Definitions	877 - 2 <sup>nd</sup> Floor	826 - 2 <sup>nd</sup> Floor	REDUCTION OF 51 S.F.
	Total = 2016	Total = 1917	TOTAL REDUCTION OF 99 S.F. = 4.91%
Mean Ground Level* (Datum = 1988 NAVD) El. 9.39'		El. 10.49'	
*Per Section 10(4)-Definitions		*At Proposed Location	
Peak Height:	El. 33.09'	El. 40.45' (+7.36')	INCREASE OF 7'-4"
First Floor:	El. 10.6'	El. 19.17' (+8.57')	INCREASE OF 8'-6"
Building Height*:	24.23' (24'-3")	29.95' (29'-11") (+5.72')	INCREASE OF 5'-9"
*Per Section 10(4)-Definitions		*Building = 21.28' (21'-3")	
		*Pile Foundation = 8.67' (8'-8")	
Sidyard Setback* (East)			
At NW Corner:	1.91' (1'-11")	3.3' (3'-4") (+1.39')	INCREASE OF 1'-4"
At SW Corner:	2.37' (2'-3")	3.3' (3'-4") (+1.39')	INCREASE OF 1'-4"
*5PL Per Story - 10 Ft. Req'd.			
Frontyard Setback (25 Ft. Req'd.):	40.06' (40'-1")	25 Ft. (-15.06')	REDUCTION OF 15'-0"
Distance From 2019 Mean High Water			
Building:	39'-/-	60'-/-	INCREASE OF 21'-0"
Deck:	30'-/-	51'-/-	
Number of Bedrooms:	Unit 3 = 2	2	
	Unit 4 = 1	1 = 6 Total	NO CHANGE
	Unit 5 = 2	2	
	Unit 6 = 1	1	
Number of Parking Spaces	8	4 = 1 Space per Unit	REDUCTION OF 4 SPACES



NOTE: x 14.55' DENOTES SPOT ELEVATION.

NOTE: ALL BUILDING OFFSETS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

NOTE: DATUM = 1988 N.A.V.D.

REFERENCE: PLAN BOOK 431 PAGE 93  
PLAN BOOK 348 PAGE 97  
PLAN BOOK 263 PAGE 56  
DEED BOOK 30288 PAGE 288

538 Shore Road COMPARISON TABLE			
Building #2	Existing	Proposed	COMMENTS
Stories:	1	1.5	INCREASES BY 1/2 STORY
Building (Sq.Ft.): (FOOTPRINT)	628	710	INCREASE OF 82 S.F. = 13%
Deck/s:	102	167	DECK INCREASES BY 65 S.F.
Covered Porch:			
Gross Floor Area* (Sq.Ft.):	578	656 - 1 <sup>st</sup> Floor	
*Per Section 10(4)-Definitions, Truro ZBA Bylaws		392 - 2 <sup>nd</sup> Floor	470 S.F. INCREASE IN FLOOR AREA = 81.5%
		Total = 1048	
Mean Ground Level* (Datum = 1988 NAVD) El. 10.07'		El. 10.88'	
*Per Section 10(4)-Definitions		*At Proposed Location	
Peak Height:	El. 23.39'	El. 39.88' (+16.49')	INCREASE OF 16'-5"
First Floor:	El. 12.79'	El. 19.17' (+6.38')	INCREASE OF 6'-4"
Building Height*:	13.0' (13'-0")	29.0' (29'-0") (+16.0')	INCREASE OF 16'-0"
*Per Section 10(4)-Definitions		*Building = 20.71' (20'-8 1/2")	
		*Pile Foundation = 8.29' (8'-3 1/2")	
Sidyard Setback:	N/A	N/A	SEE NOTE #2
Frontyard Setback (25 Ft. Req'd.):	37.6' (37'-7")	25 Ft. (-12.6')	REDUCTION OF 12'-0"
Distance From 2019 Mean High Water:			
Building:	54'-/-	66'-/- (+12.0')	INCREASE OF 12'-0"
Deck:	48'-/-	60'-/-	
Number of Bedrooms:	2	2	NO CHANGE
Number of Parking Spaces	2	2	NO CHANGE

\*\* NOTE: BUILDING TO BUILDING DISTANCE (EXCLUDING ENTRY DECKS): BUILDING 2 TO BUILDING 1 = 11'-0" (11')

538 Shore Road COMPARISON TABLE			
Building #1	Existing	Proposed	COMMENTS
Stories:	1	1.5	INCREASES BY 1/2 STORY
Building (Sq.Ft.): (FOOTPRINT)	952	1092	INCREASE OF 140 S.F. = 14.7%
Deck/s:	184	213	DECK INCREASES BY 29 S.F.
Covered Porch:	261		COVERED PORCH ELIMINATED
Gross Floor Area* (Sq.Ft.):	883	1020 - 1 <sup>st</sup> Floor	
*Per Section 10(4)-Definitions, Truro ZBA Bylaws		661 - 2 <sup>nd</sup> Floor	790 S.F. INCREASE IN FLOOR AREA = 90.4%
		Total = 1681	
Mean Ground Level* (Datum = 1988 NAVD) El. 10.24'		El. 10.49'	
*Per Section 10(4)-Definitions		*At Proposed Location	
Peak Height:	El. 26.48'	El. 40.34' (+13.86')	INCREASE OF 13'-10"
First Floor:	El. 12.92'	El. 19.17' (+6.25')	INCREASE OF 6'-3"
Building Height*:	16.76' (16'-9")	29.0' (29'-0") (+12.24')	INCREASE OF 12'-3"
*Per Section 10(4)-Definitions		*Building = 21.17' (21'-2")	
		*Pile Foundation = 7.83' (7'-10")	
Sidyard Setback* (East)			
At NE Corner:	7.16' (7'-2")	8.0' (8'-0") (+.84')	INCREASE OF 10"
At SE Corner:	7.82' (7'-10")	8.0' (8'-0") (+.18')	INCREASE OF 2"
*5PL Per Story - 7.5 Ft. Req'd.			
Frontyard Setback (25 Ft. Req'd.):	22.24' (22'-3")	25 Ft. (+2.76')	INCREASE OF 2'-9"
Distance From 2019 Mean High Water			
Building:	41'-/-	50'-/- (+9.0')	INCREASE OF 9'-0"
Deck:	33'-/-	41'-/-	
Number of Bedrooms:	3	3	NO CHANGE
Number of Parking Spaces	2	2	NO CHANGE

REVISD: 4-18-2023; RECONFIGURE PARKING - REMOVE FLEX SPACE - TOTAL = 8 SPACES - RELOCATE BIKE PARK



WILLIAM N. ROGERS II, P.E.  
SEPTEMBER 14, 2020

WILLIAM N. ROGERS II, P.E.  
SEPTEMBER 14, 2020

SCALE OF FEET  
0 10 20 40  
REVISD: 12-21-2022 - REPAIR HEIGHT ANALYSIS WITH EXISTING & PROPOSED COMPARISON TABLES  
PROPOSED BUILDING SETBACKS EXISTING & PROPOSED COMPARISON TABLES IN

(NORTH) TRURO  
AS PREPARED FOR  
EBB TIDE ON THE BAY  
CONDOMINIUM  
(NO. 538 SHORE ROAD)

SCALE: 1 IN. = 20 FT. SEPTEMBER, 2020

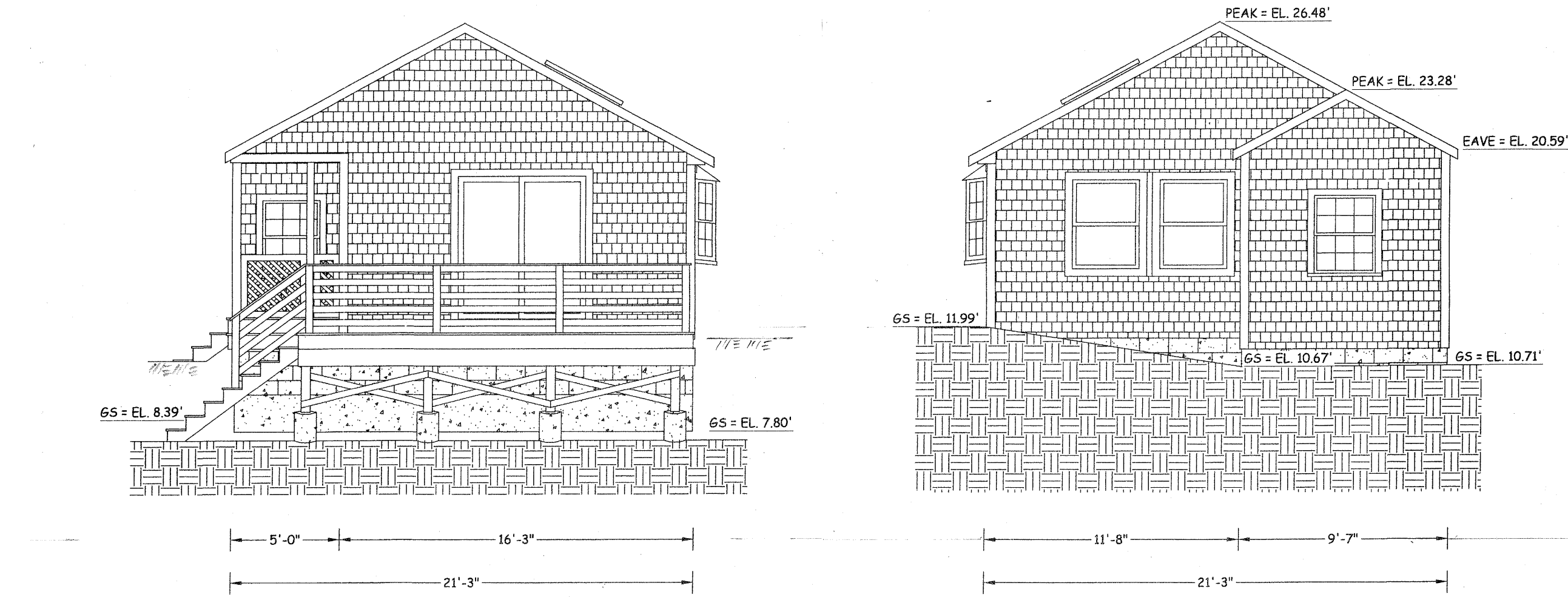
WILLIAM N. ROGERS II  
PROFESSIONAL  
CIVIL ENGINEERS & LAND SURVEYORS  
41 OFF CEMETERY ROAD, PROVINCETOWN, MASS.  
508.487.1565 / 508.487.5809 FAX

SP.2

SHEET 2 OF 2 SHEETS T-20-0773 E

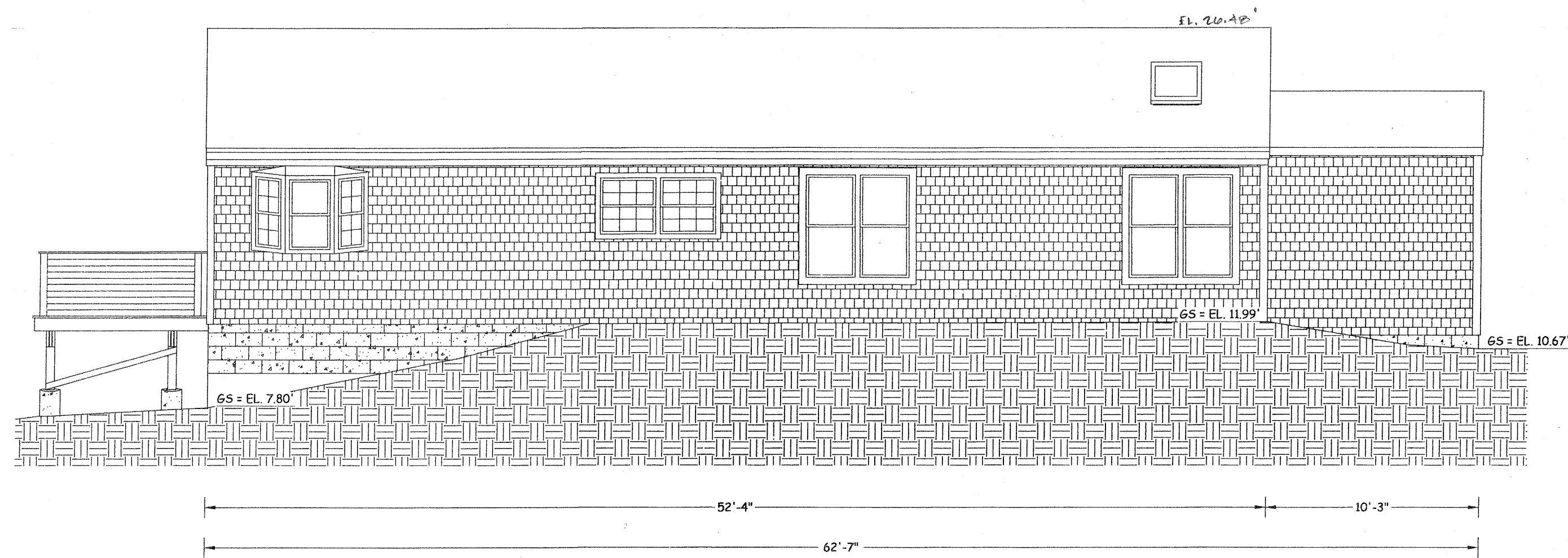




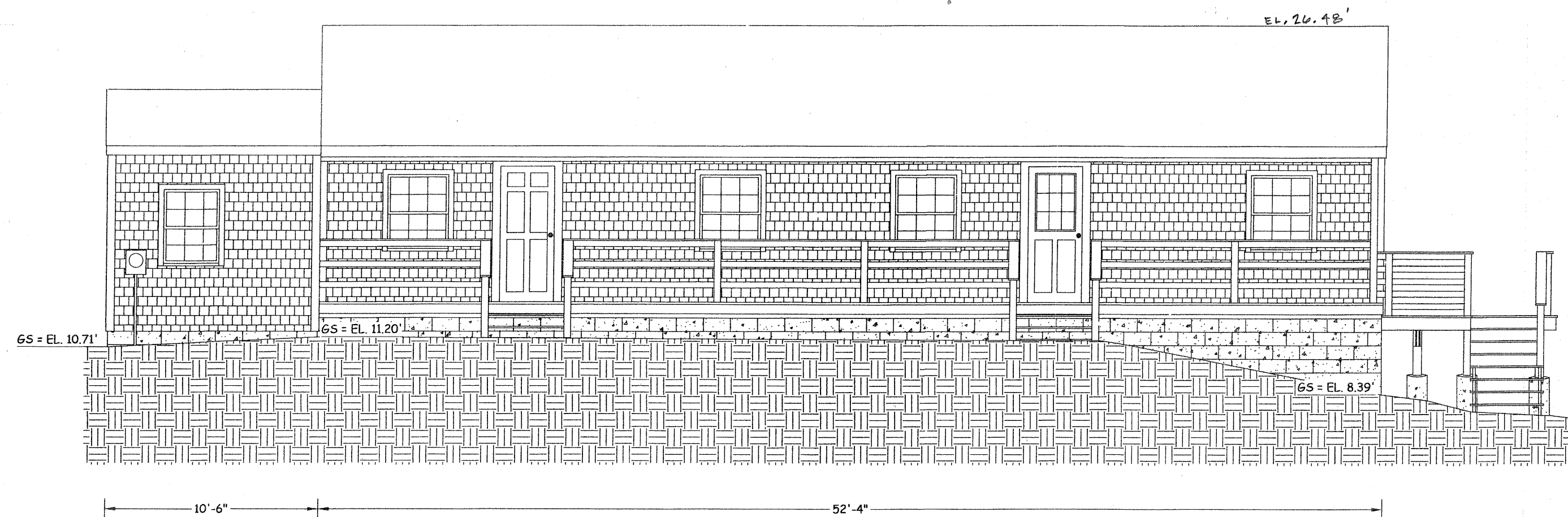


**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

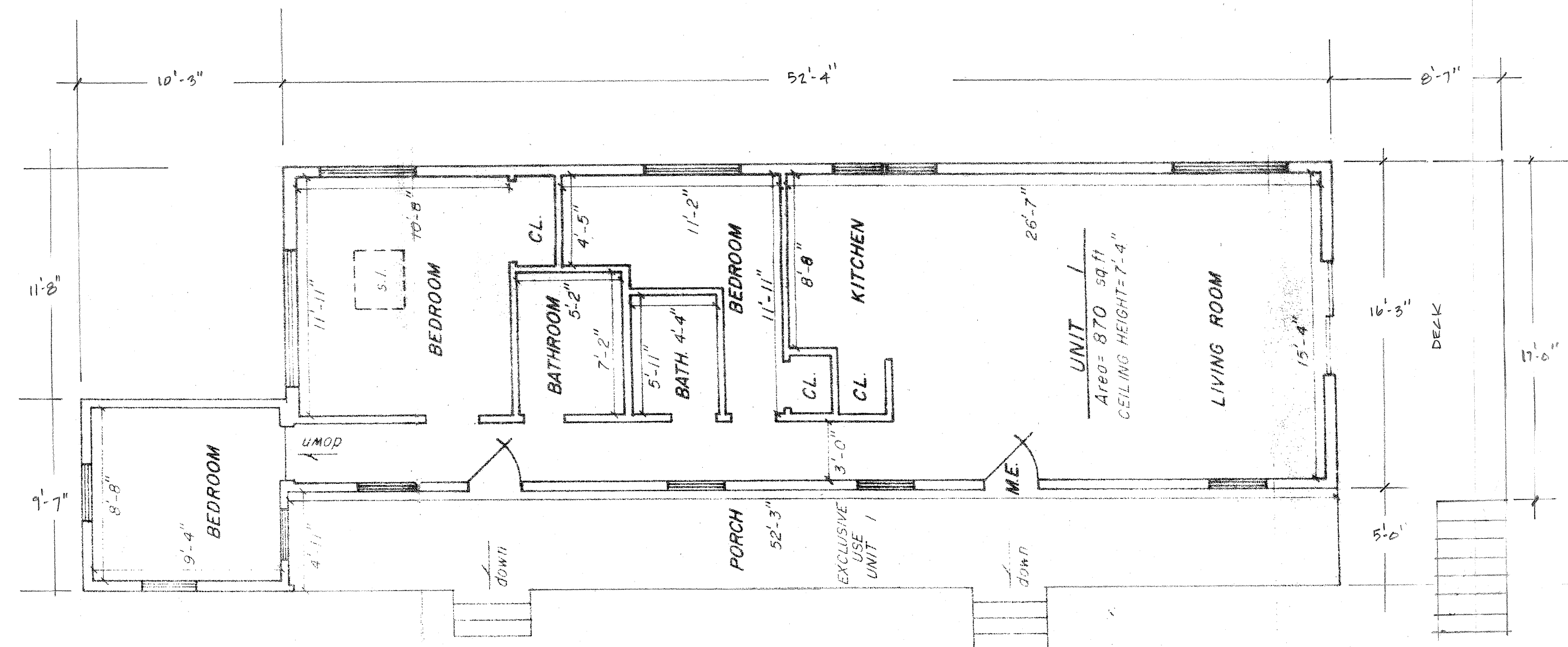
**NORTH ELEVATION (FRONT)**  
SCALE: 3/16" = 1'-0"  
DATUM = 1988 NAVD  
AVERAGE GRADE = EL. 9.71'



**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"

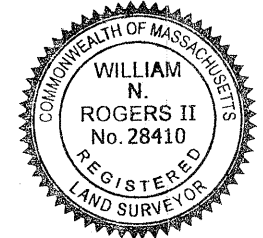


**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"



**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

EXISTING FLOOR AREA 896 SQ. FT.



	<b>EBB TIDE ON THE BAY CONDOMINIUM BUILDING #1</b>
<b>William N. Rogers II</b> Civil Engineer & Land Surveyor Building and Planning 41 Off Camermy Road Provincetown, MA 02657 (508) 487-1565 / (508) 487-5809 fax Email: wnrpgers2@verizon.net	<b>EXISTING FLOOR PLAN</b>
SCALE: 3/16" = 1'-0" DATE: 01-23-2022 DRAWN: AL JOB NO.: T-22-01730 REVISION:	1-E.4

Ebb Tide on the Bay Condominium Building #1  
538 Shore Road  
Truro, MA

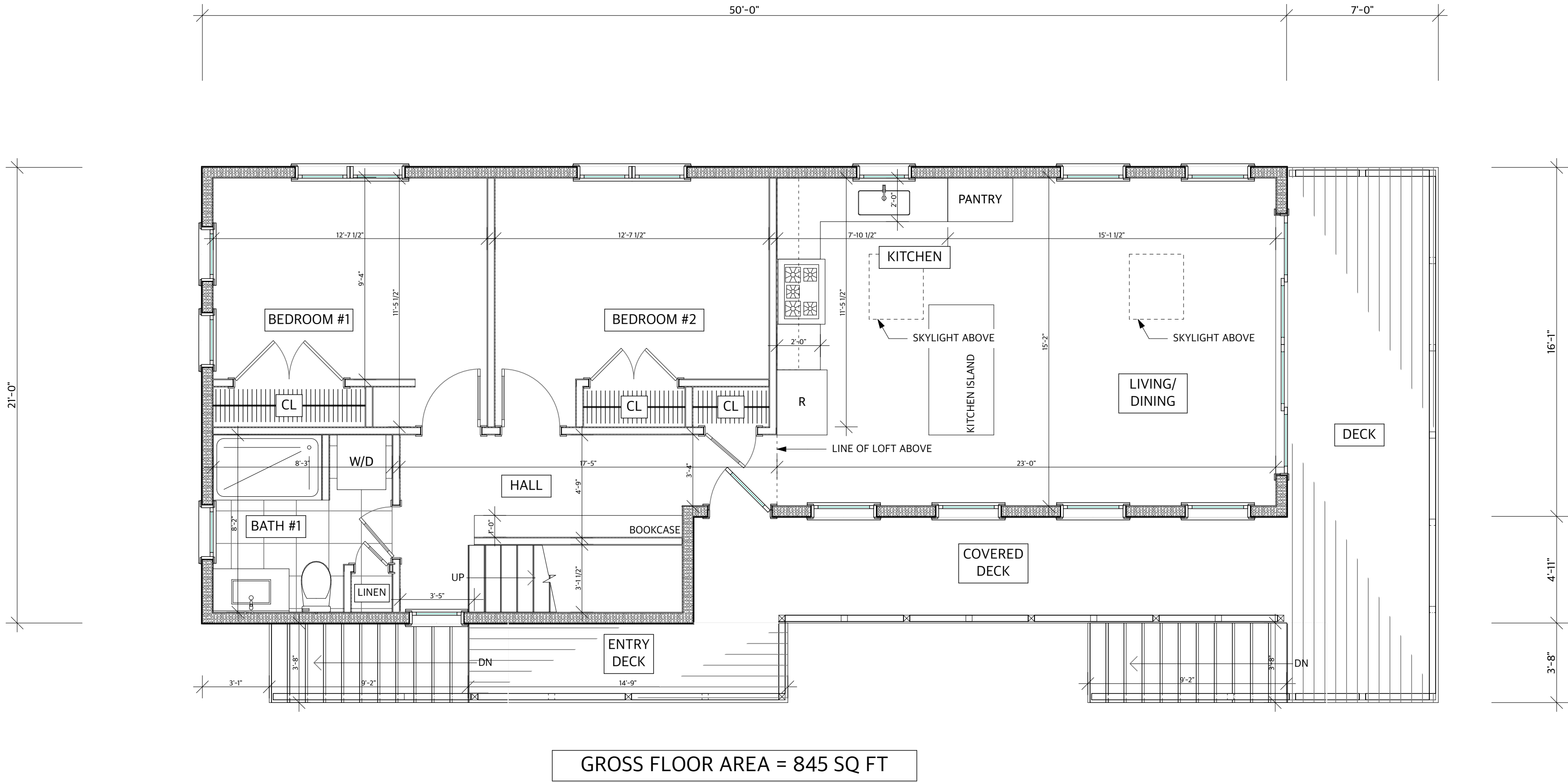
Leif Hamquist Architects  
info@lha.design 617.365.0130  
www.lha.design

Title: EXISTING FLOOR PLAN/ELEVATIONS  
BUILDING #1  
Scale: As Noted  
Date: 06.09.24 NOT FOR CONSTRUCTION

REVISION DATES:

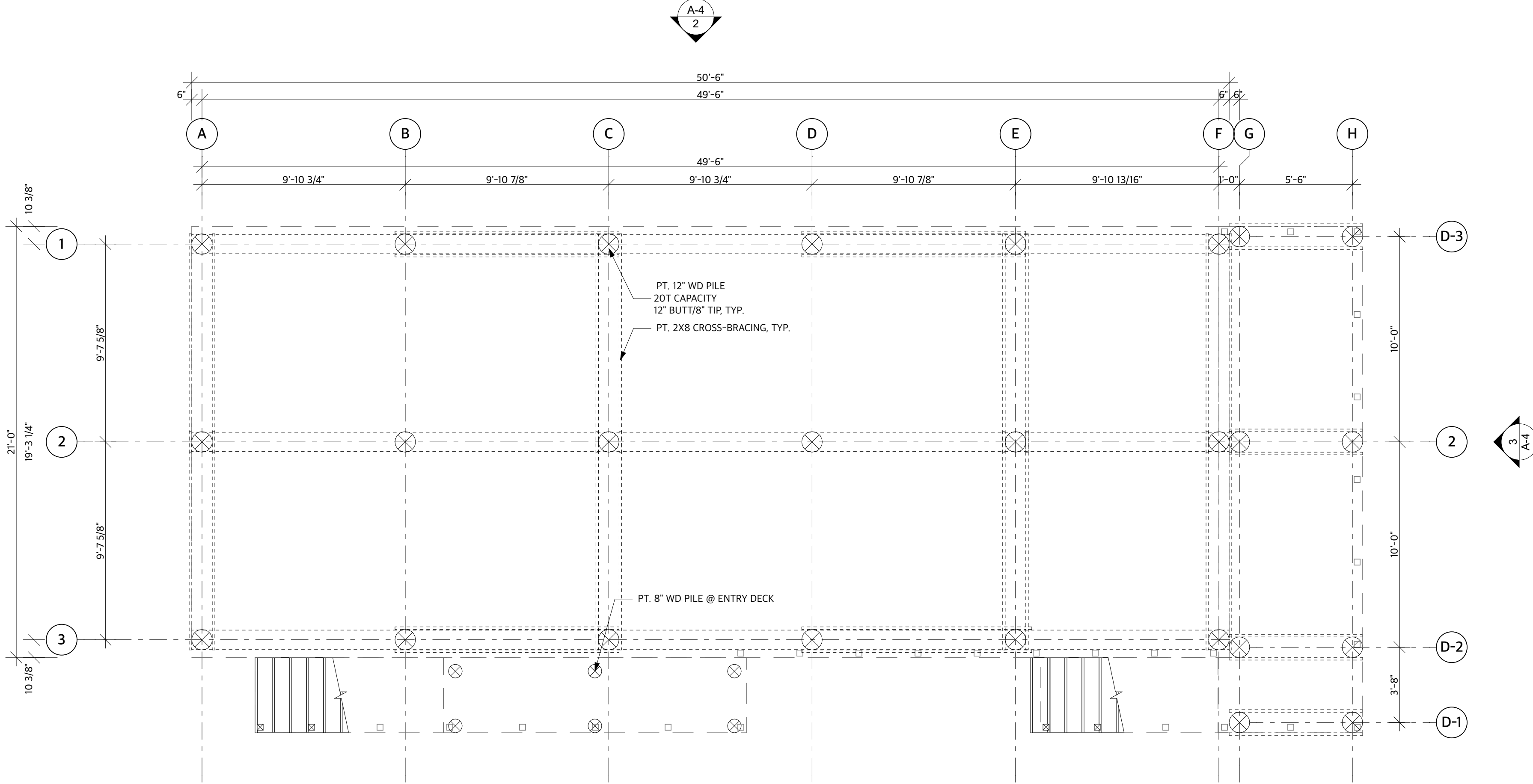
A-1

INTERIOR FLOOR AREAS	
PROPOSED FLOOR AREA	1093 SQ. FT.
EXISTING FLOOR AREA	896 SQ. FT.
FLOOR AREA INCREASE	210 SQ. FT.
% OF INCREASE	22%



**1 FIRST FLOOR BUILDING #1 PROPOSED**  
SCALE: 1/4" = 1'-0"

**2 FOUNDATION/GRADE LEVEL BUILDING #1 PROPOSED**  
SCALE: 1/4" = 1'-0"



Ebb Tide on the Bay Condominium Building #1  
538 Shore Road  
Truro , MA

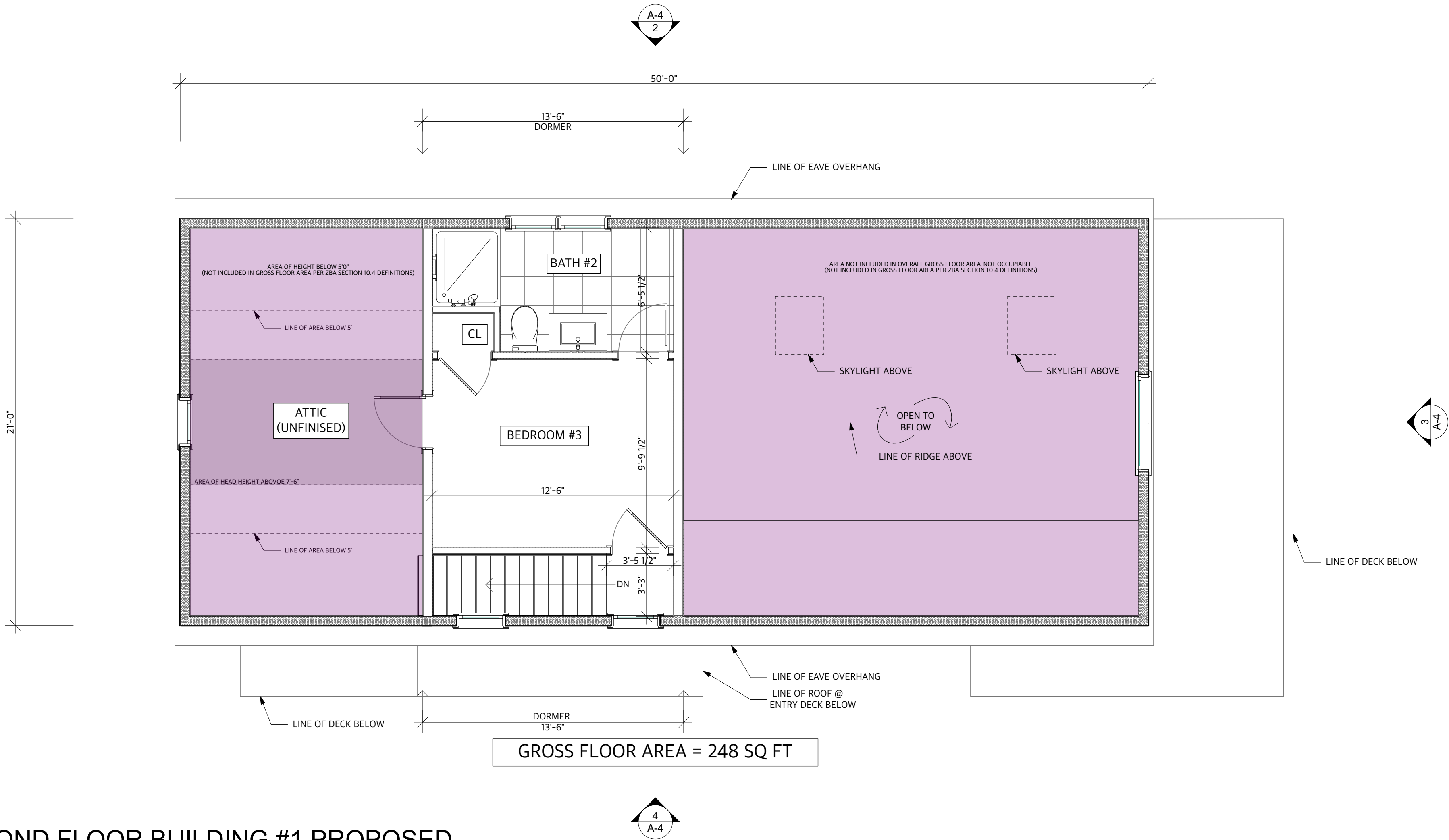
A-2

Title:	FLOOR PLANS BUILDING #1 PROPOS
Scale:	As Noted
Date:	06.09.24 NOT FOR CONSTRUCTION

Leif Hamnquist Architects  
info@lha.design 617.365.0130  
www.lha.design

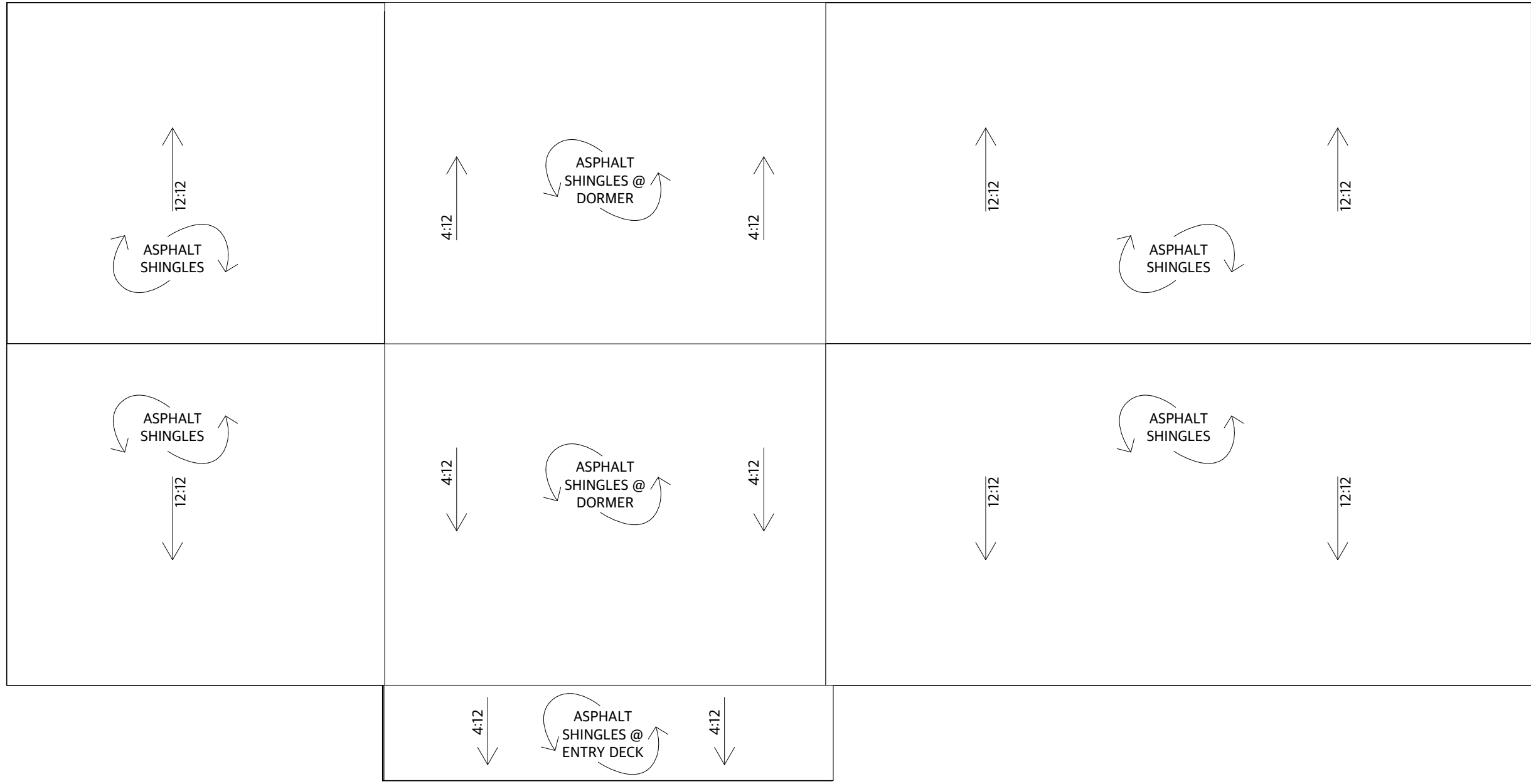
REVISION DATES:





1 SECOND FLOOR BUILDING #1 PROPOSED  
SCALE: 1/4" = 1'-0"

INTERIOR FLOOR AREAS	
PROPOSED FLOOR AREA	1093 SQ. FT.
EXISTING FLOOR AREA	896 SQ. FT.
FLOOR AREA INCREASE	210 SQ. FT.
% OF INCREASE	22%



2 ROOF PLAN BUILDING #1 PROPOSED  
SCALE: 1/4" = 1'-0"

WALL LEGEND	
DEMO	
EXISTING FOUNDATION	
NEW FOUNDATION	
EXISTING CONSTRUCTION	
NEW CONSTRUCTION	

REVISION DATES:

Leif Hamquist Architects

info@lha.design

617.365.0130

www.lha.design

Title:

FLOOR PLANS BUILDING #1 PROPOSED

Scale:

As Noted

Date:

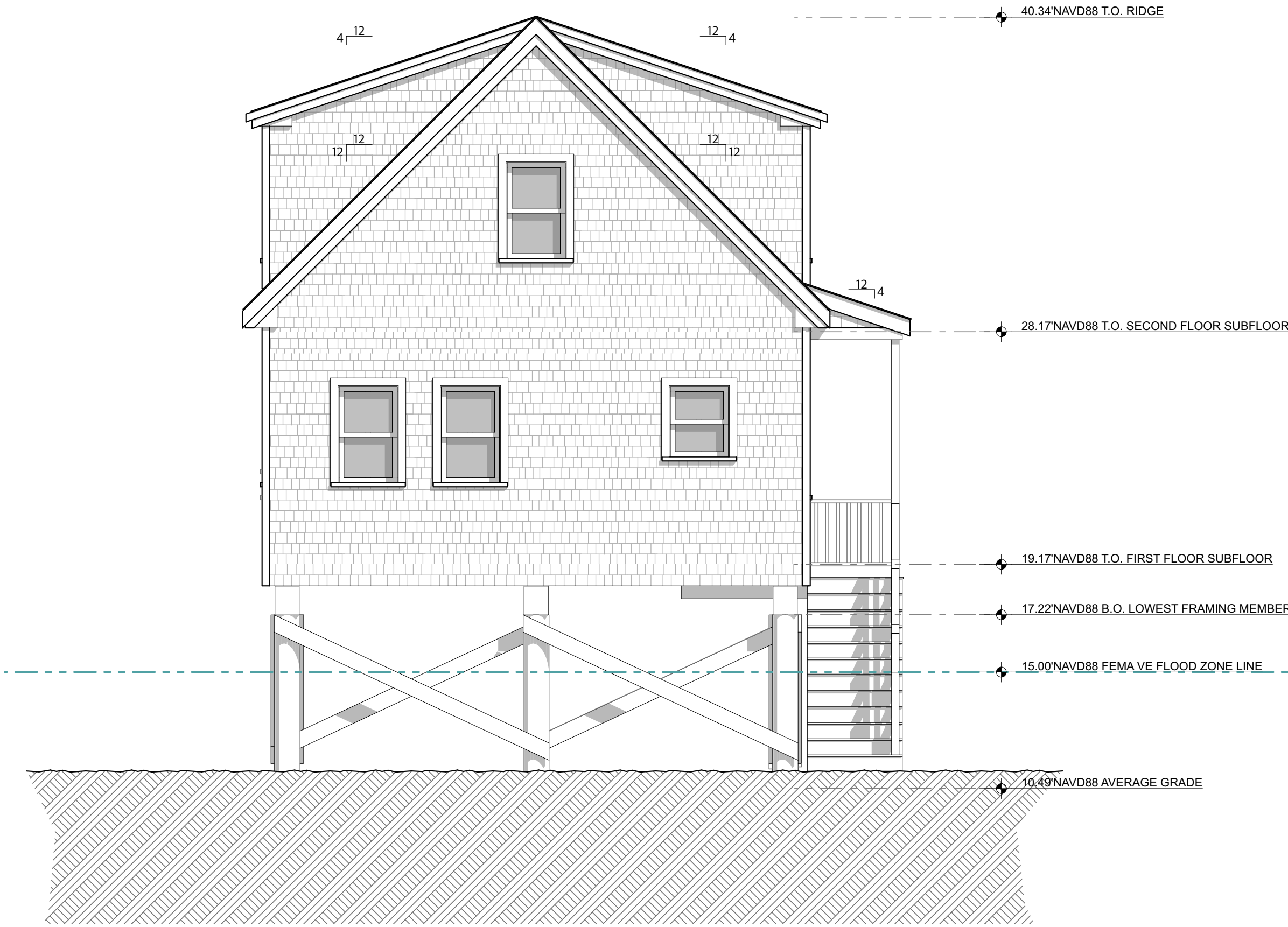
06.09.24 NOT FOR CONSTRUCTION

Ebb Tide on the Bay Condominium Building #1

538 Shore Road

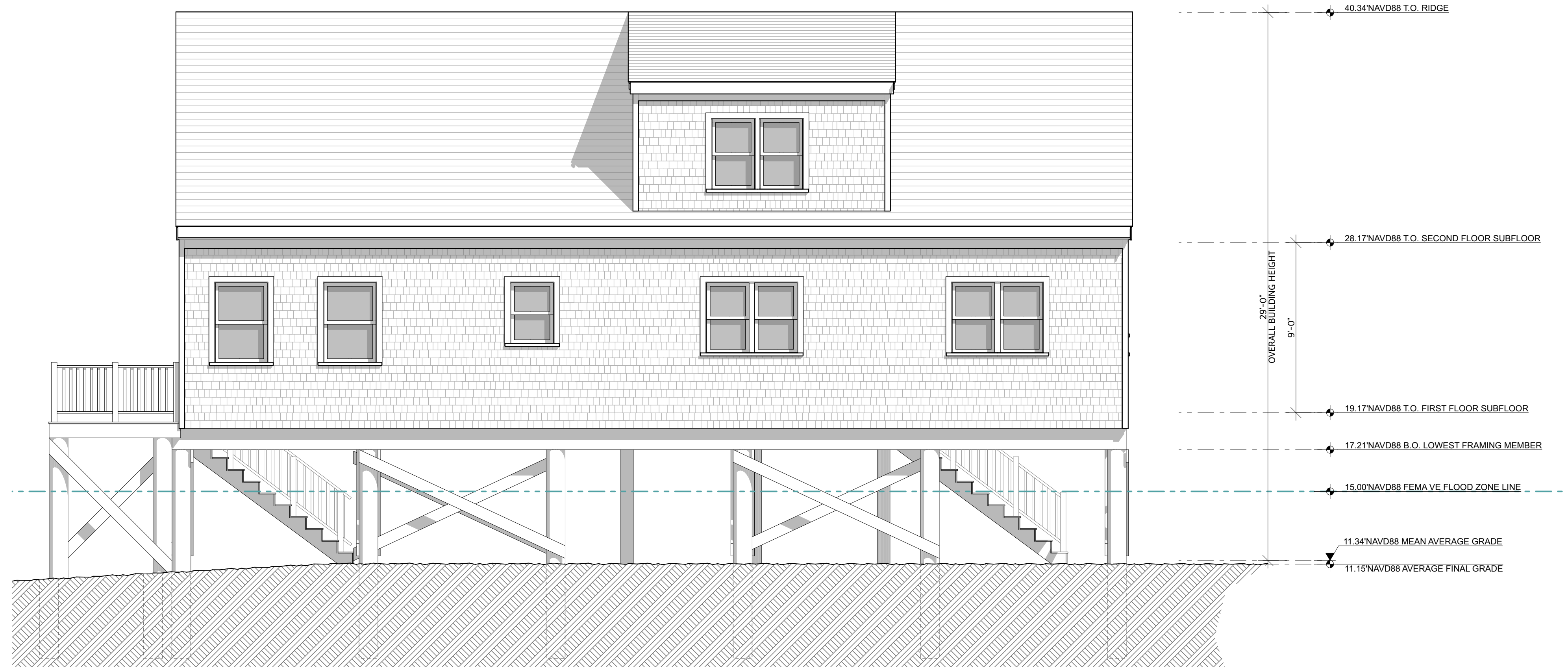
Truro , MA

A-3



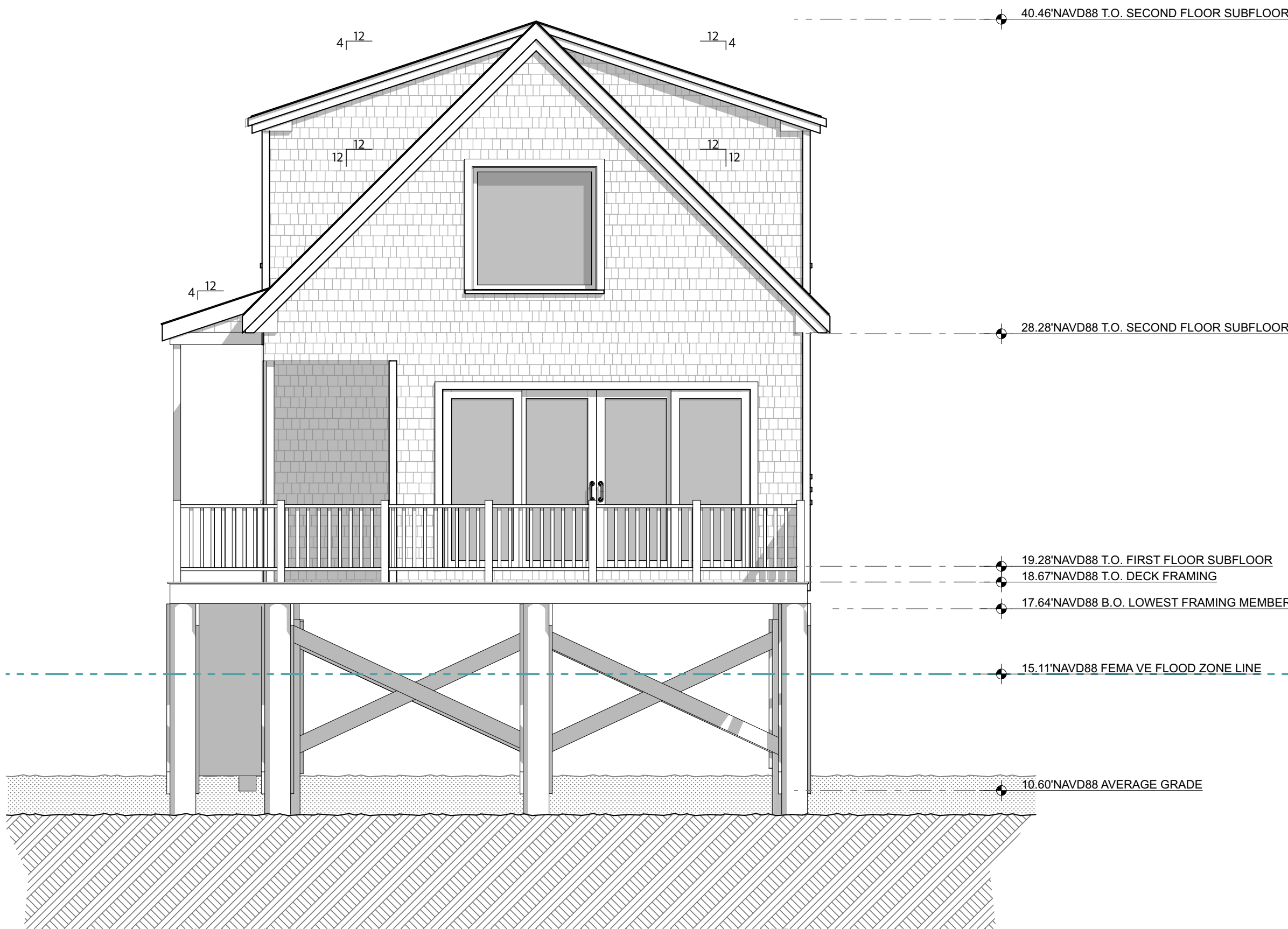
1 NORTH ELEVATION BUILDING #1 PROPOSED (FACING SHORE ROAD)

SCALE: 1/4" = 1'-0"



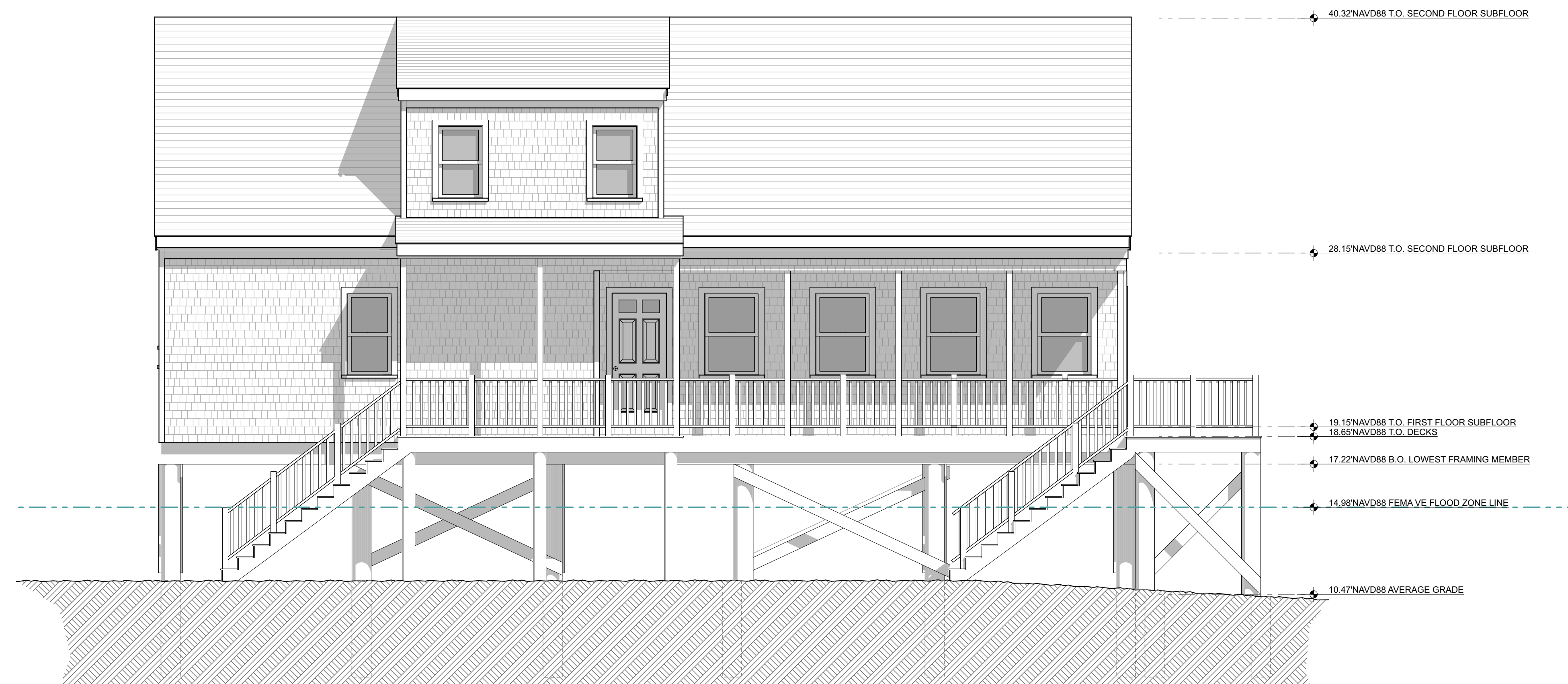
2 EAST ELEVATION BUILDING #1 PROPOSED

SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION BUILDING #1 PROPOSED

SCALE: 1/4" = 1'-0"



4 WEST ELEVATION BUILDING #1 PROPOSED

SCALE: 1/4" = 1'-0"

REVISION DATES:

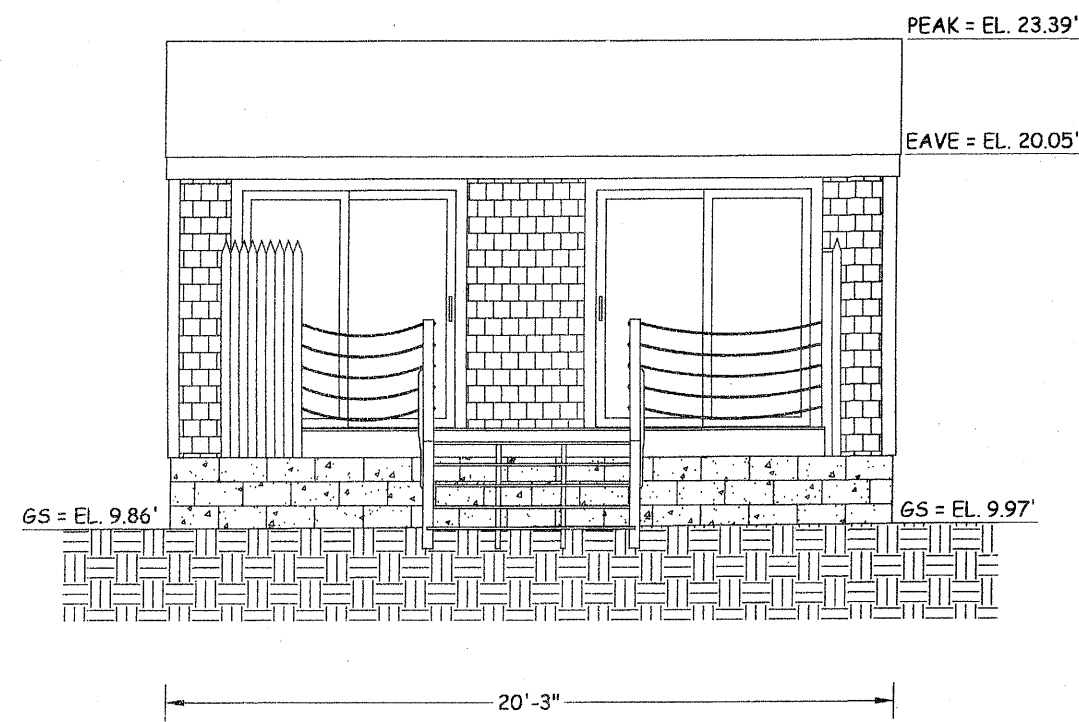
Leif Hamquist Architects  
info@lha.design 617.365.0130  
www.lha.design

ELEVATIONS PROPOSED BUILDING #1  
As Noted  
06.09.24 NOT FOR CONSTRUCTION

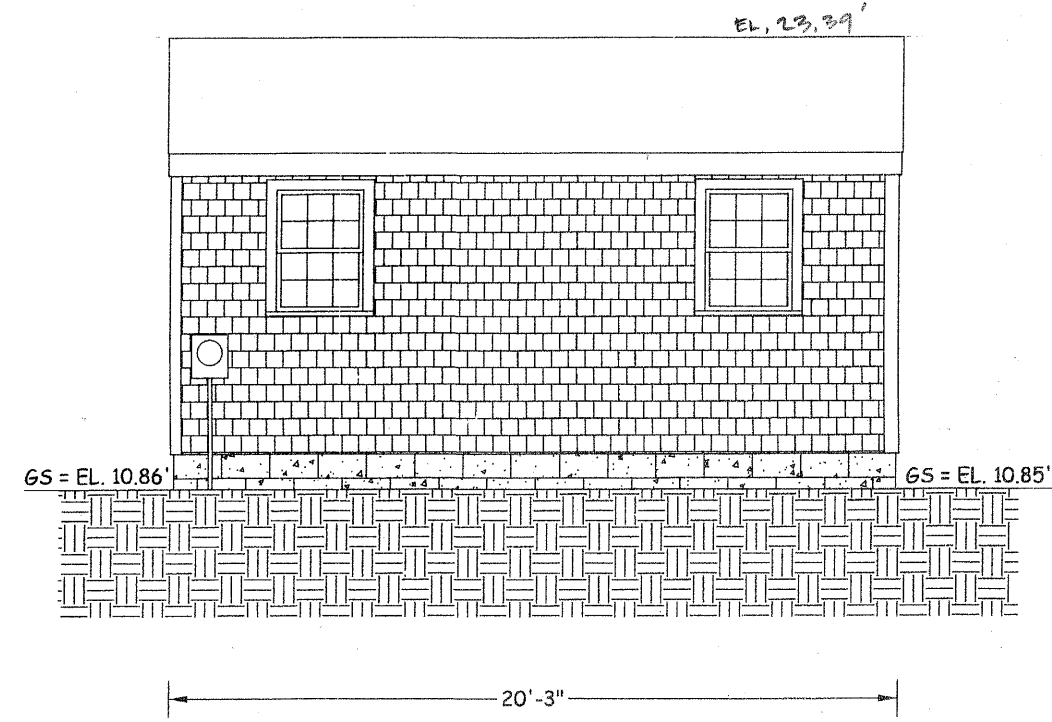
Ebb Tide on the Bay Condominium Building #1  
538 Shore Road  
Truro, MA

A-4

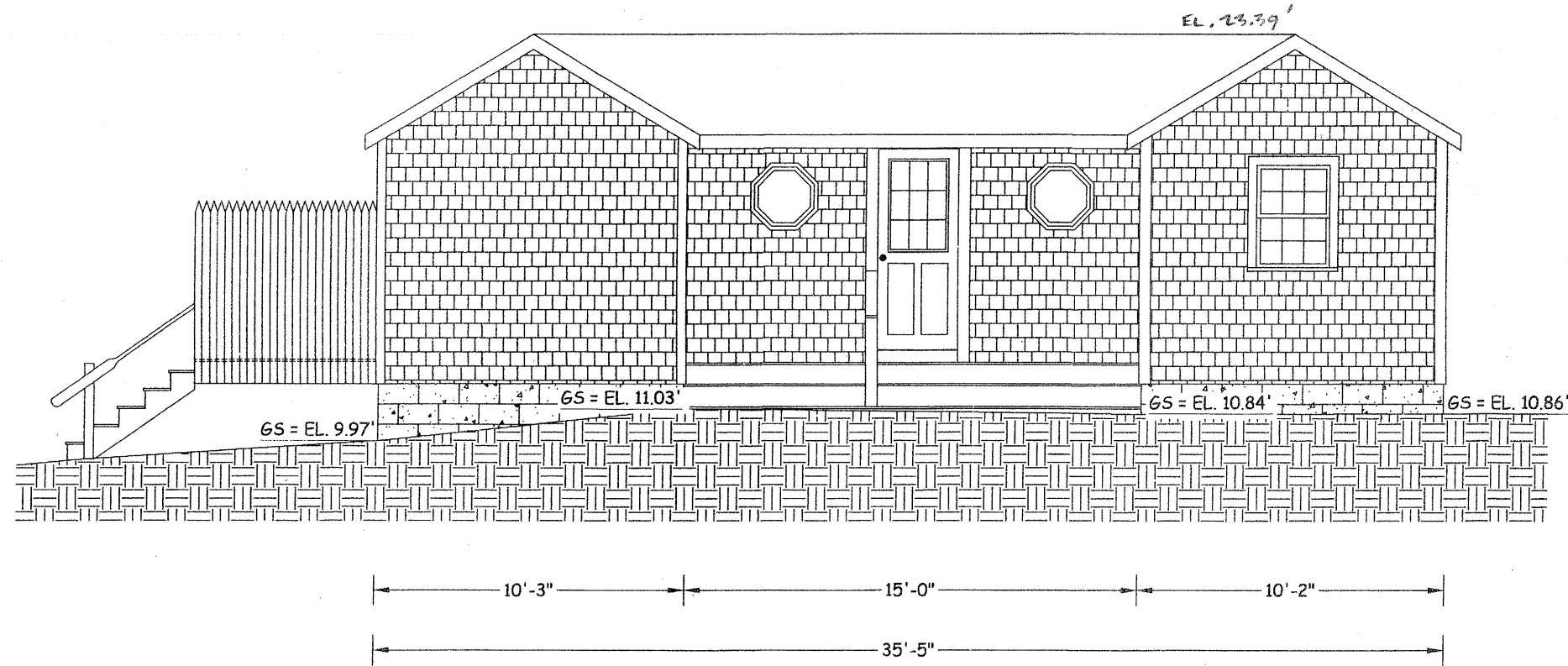




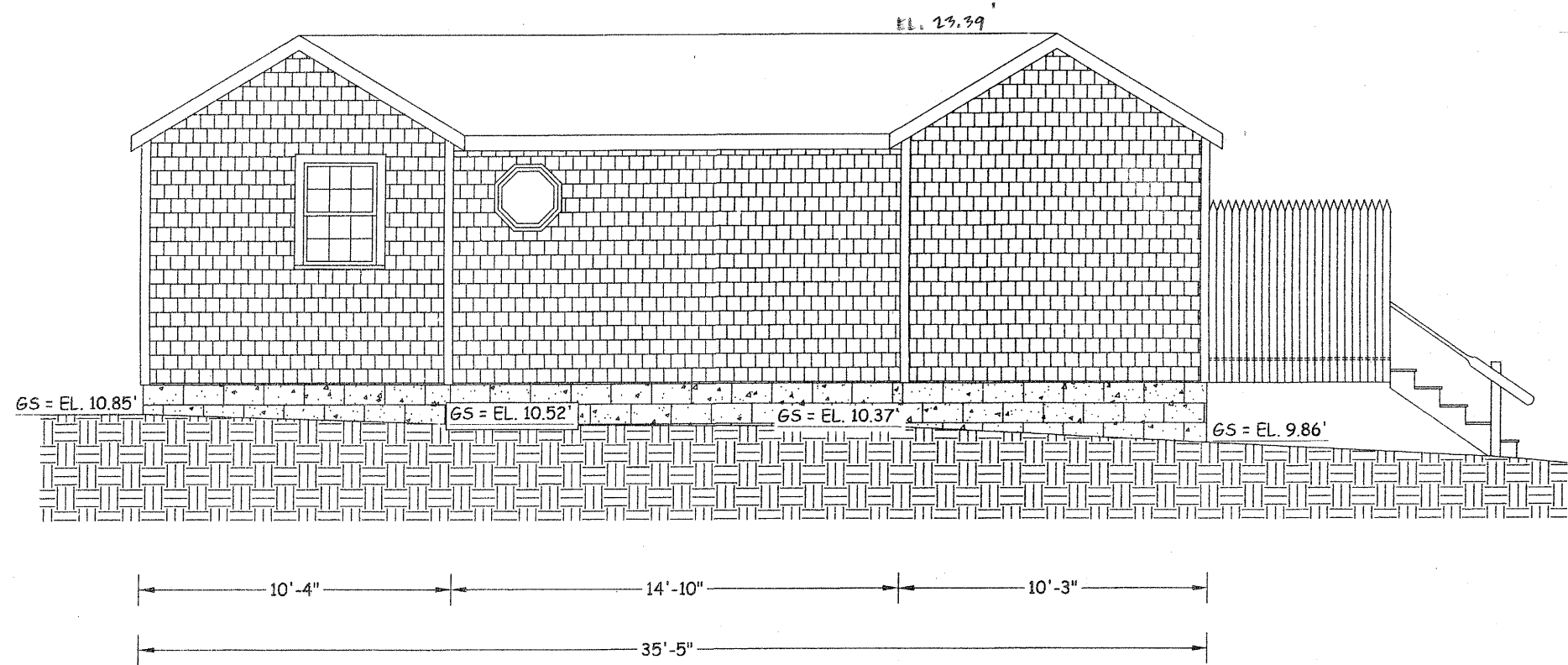
SOUTH ELEVATION



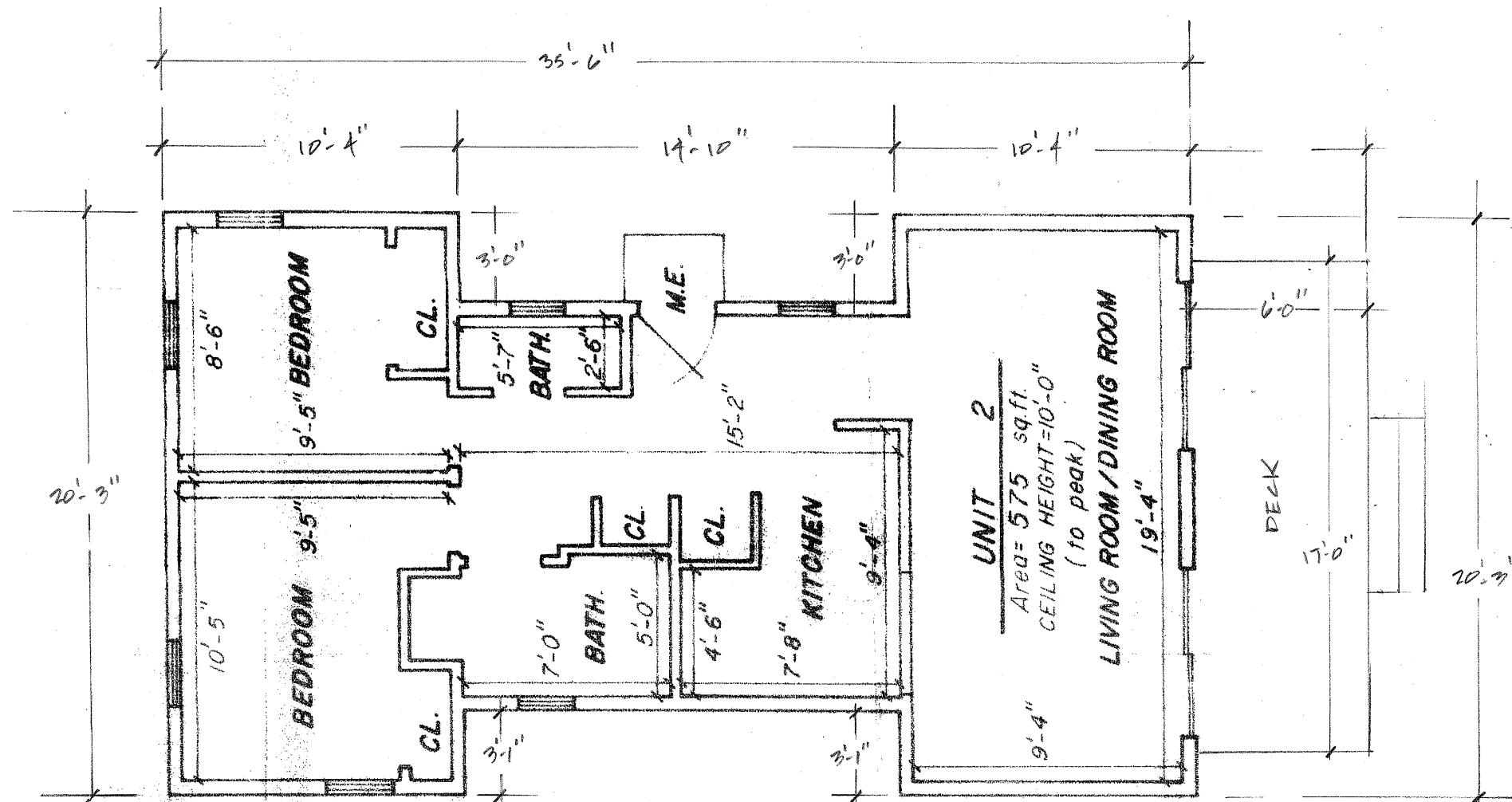
NORTH ELEVATION (FRONT)  
SCALE: 3/16" = 1'-0"  
DATUM = 1988 NAVD  
AVERAGE GRADE = EL. 10.39'



EAST ELEVATION  
SCALE: 3/16" = 1'-0"



WEST ELEVATION  
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"

EXISTING FLOOR AREA 588 SQ. FT.

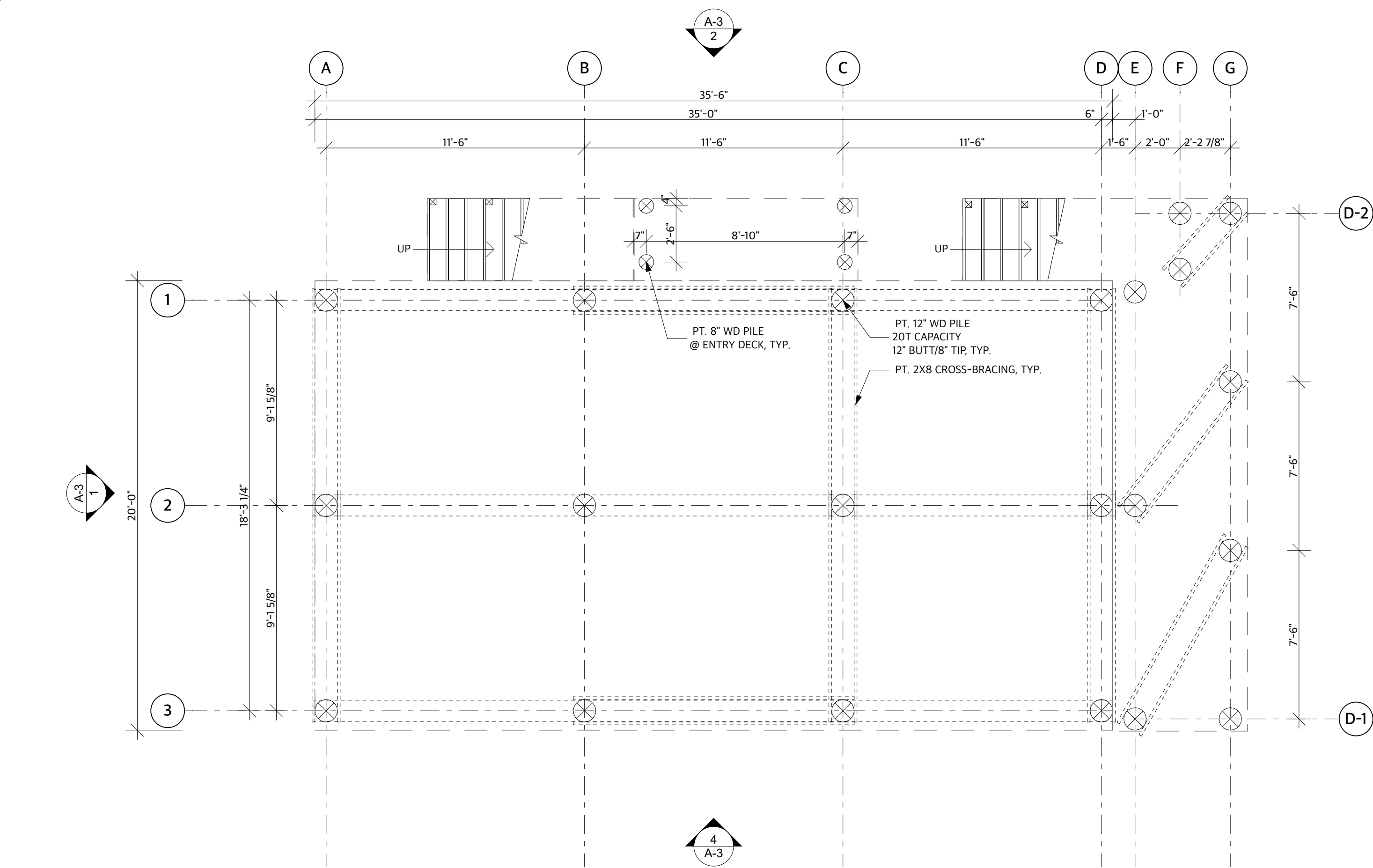
EBB TIDE ON THE BAY  
CONDOMINIUM  
NO. 538 SHORE ROAD  
TRURO, MA.  
BUILDING #2  
SCALE: AS SHOWN ON MAP 7, PAGE 1

William N. Rogers II.  
Civil Engineers & Land Surveyors  
Building and Structural Design  
41 Cliff Center Road  
Provincetown MA 02657  
(508) 487-1565 / (508) 487-5809 fax  
Email: wnr02657@verizon.net

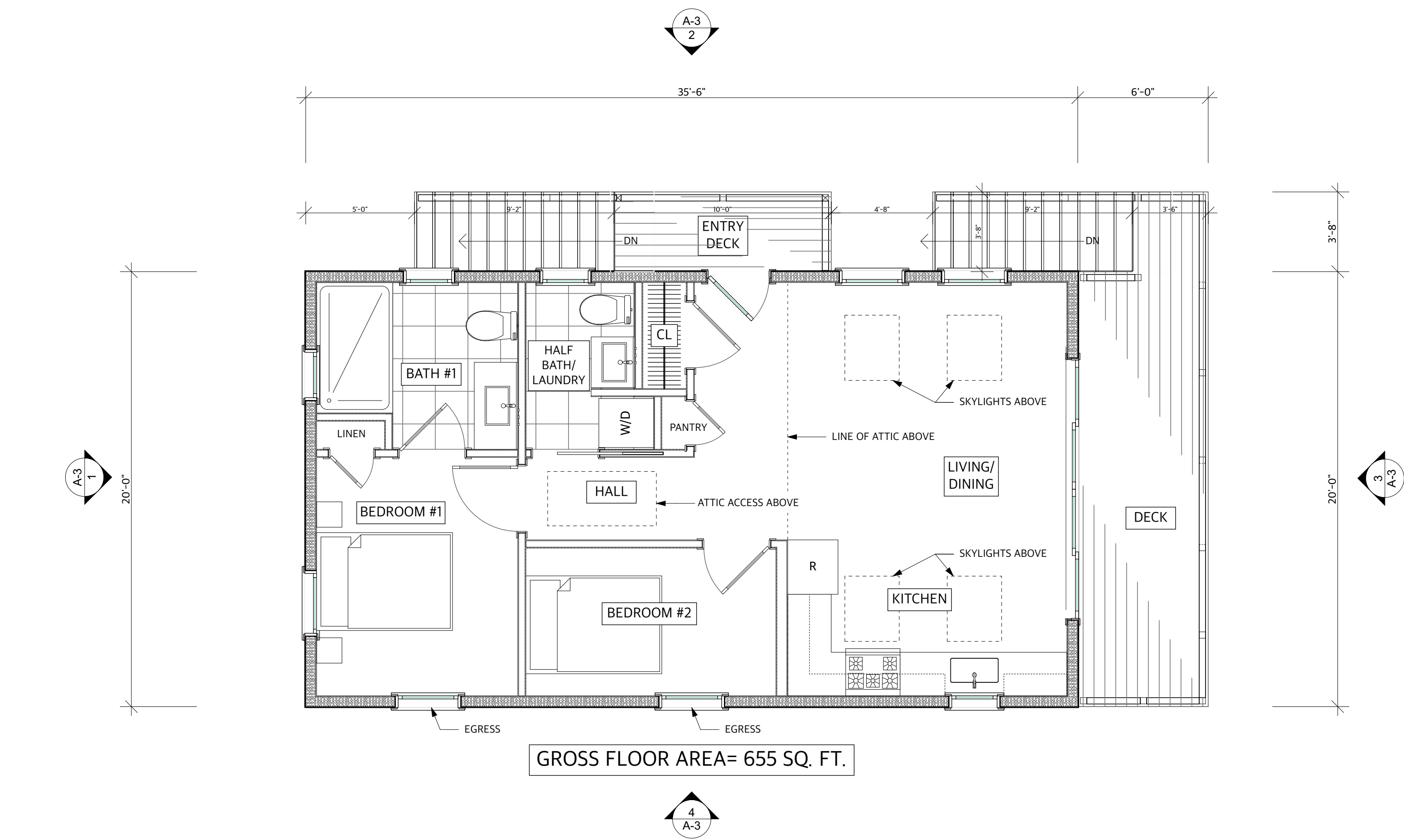
EXISTING  
1ST FLOOR  
PLAN

SCALE: 3/16" = 1'-0"  
DATE: 09-13-2012  
DRAWN: AL  
JOB NO.: T-21-01735  
REVISION:

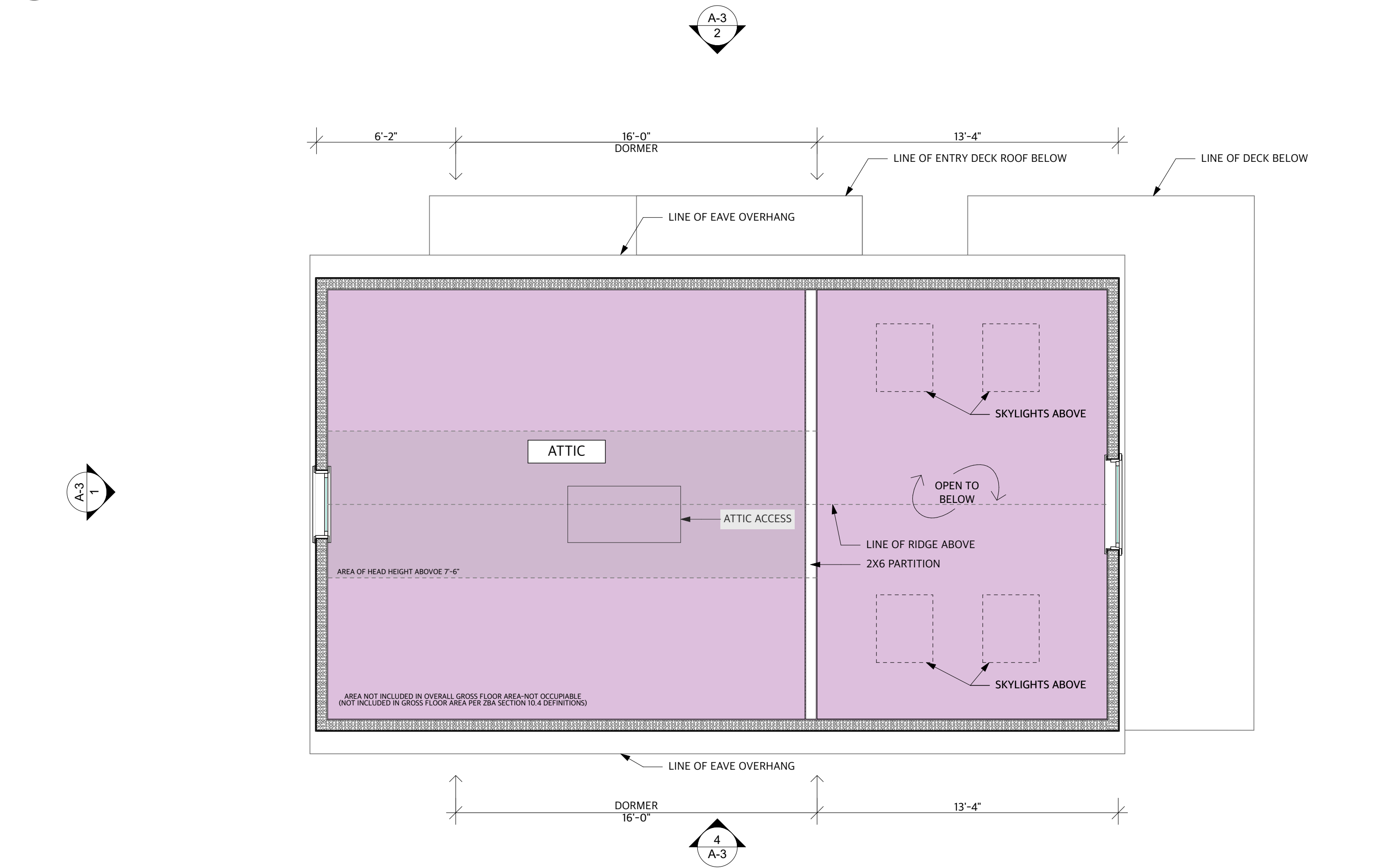
2-E.4



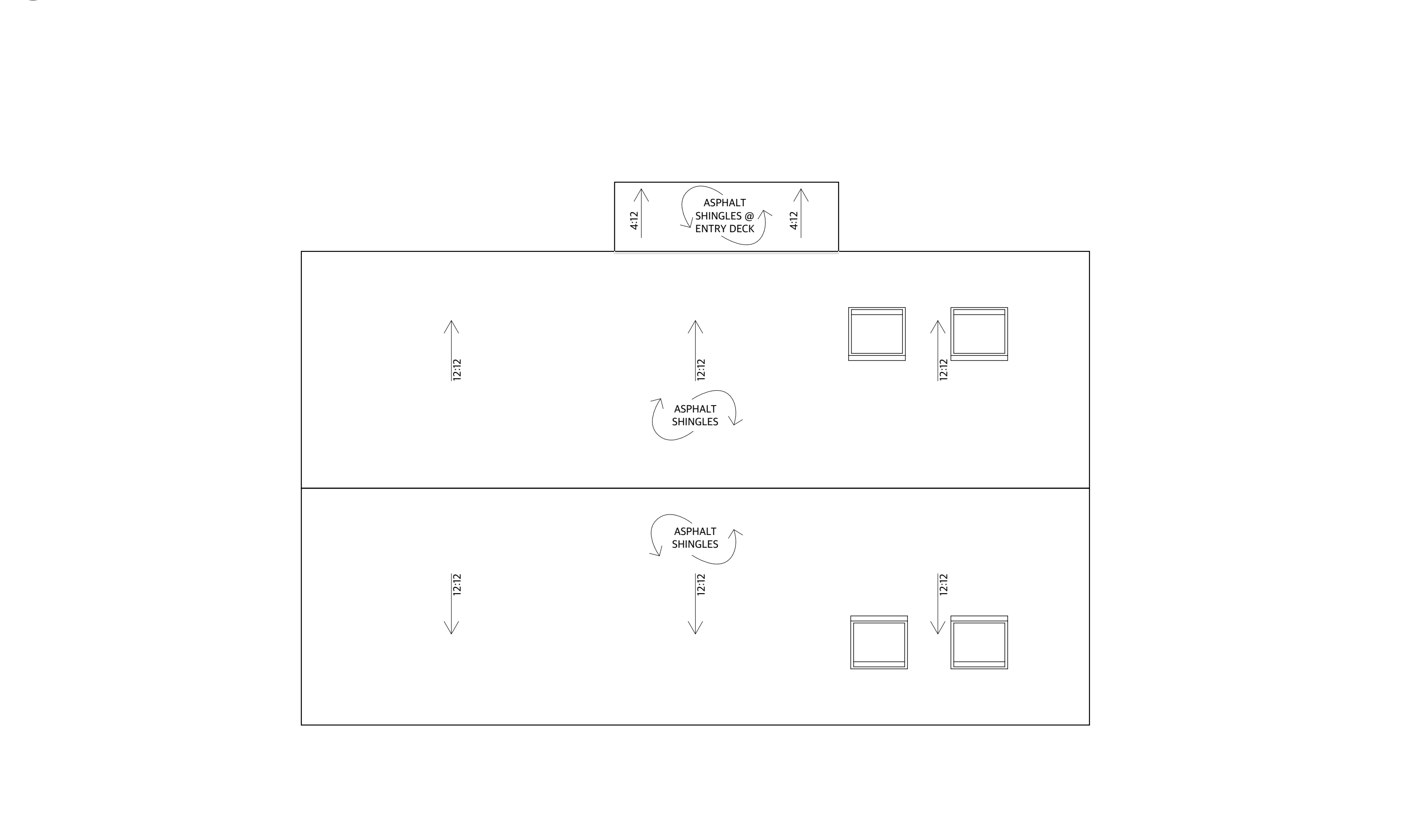
1 FOUNDATION/GRADE LEVEL BUILDING #2 PROPOSED  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR BUILDING #2 PROPOSED  
SCALE: 1/4" = 1'-0"



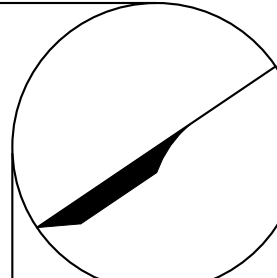
3 ATTIC BUILDING #2 PROPOSED  
SCALE: 1/4" = 1'-0"



4 ROOF PLAN BUILDING #2 PROPOSED  
SCALE: 1/4" = 1'-0"

WALL LEGEND	
DEMO	
EXISTING FOUNDATION	
NEW FOUNDATION	
EXISTING CONSTRUCTION	
NEW CONSTRUCTION	

INTERIOR FLOOR AREAS	
PROPOSED FLOOR AREA	655 SQ. FT.
EXISTING FLOOR AREA	588 SQ. FT.
FLOOR AREA INCREASE	77 SQ. FT.
% OF INCREASE	11.3%



REVISION DATES:

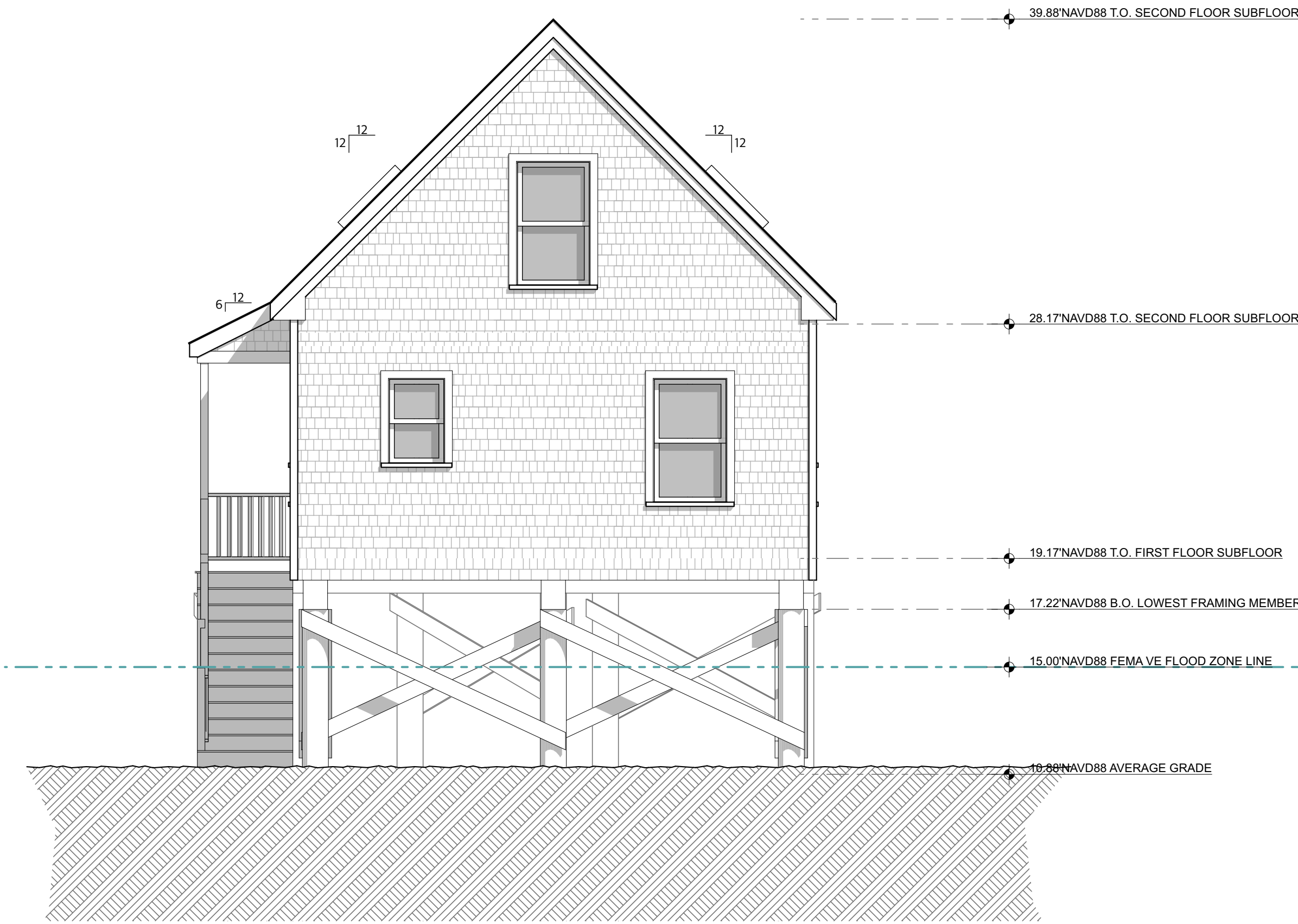
Leif Hamquist Architects  
info@lha.design 617.365.0130  
www.lha.design

FLOOR PLANS BUILDING #2 PROPOSED  
Title: As Noted  
Scale: 06.12.24 NOT FOR CONSTRUCTION  
Date:

Ebb Tide on the Bay Condominium Building #2  
538 Shore Road  
Truro, MA

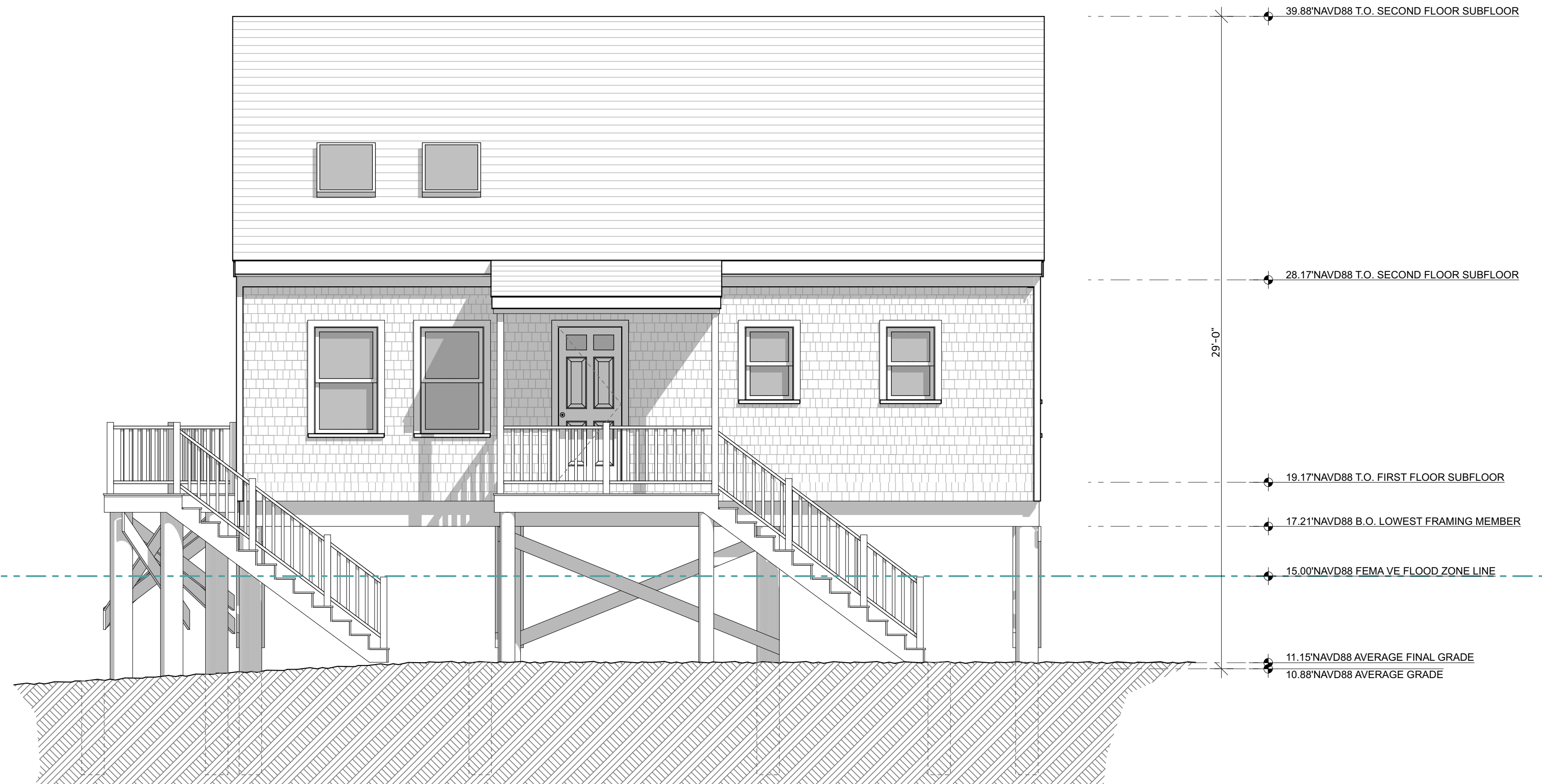
A-2





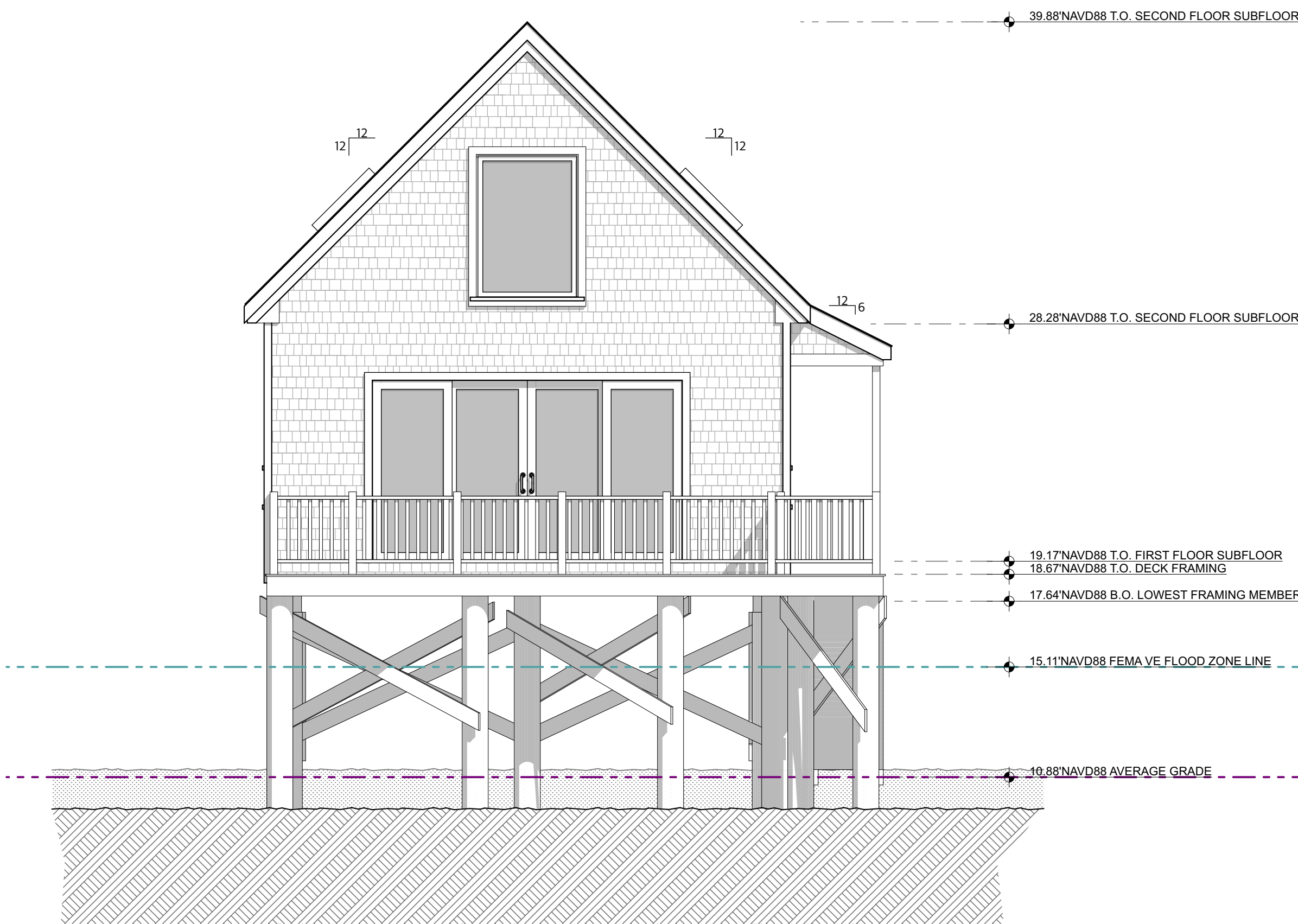
1 NORTH ELEVATION BUILDING #2 PROPOSED (FACING SHORE ROAD)

SCALE: 1/4" = 1'-0"



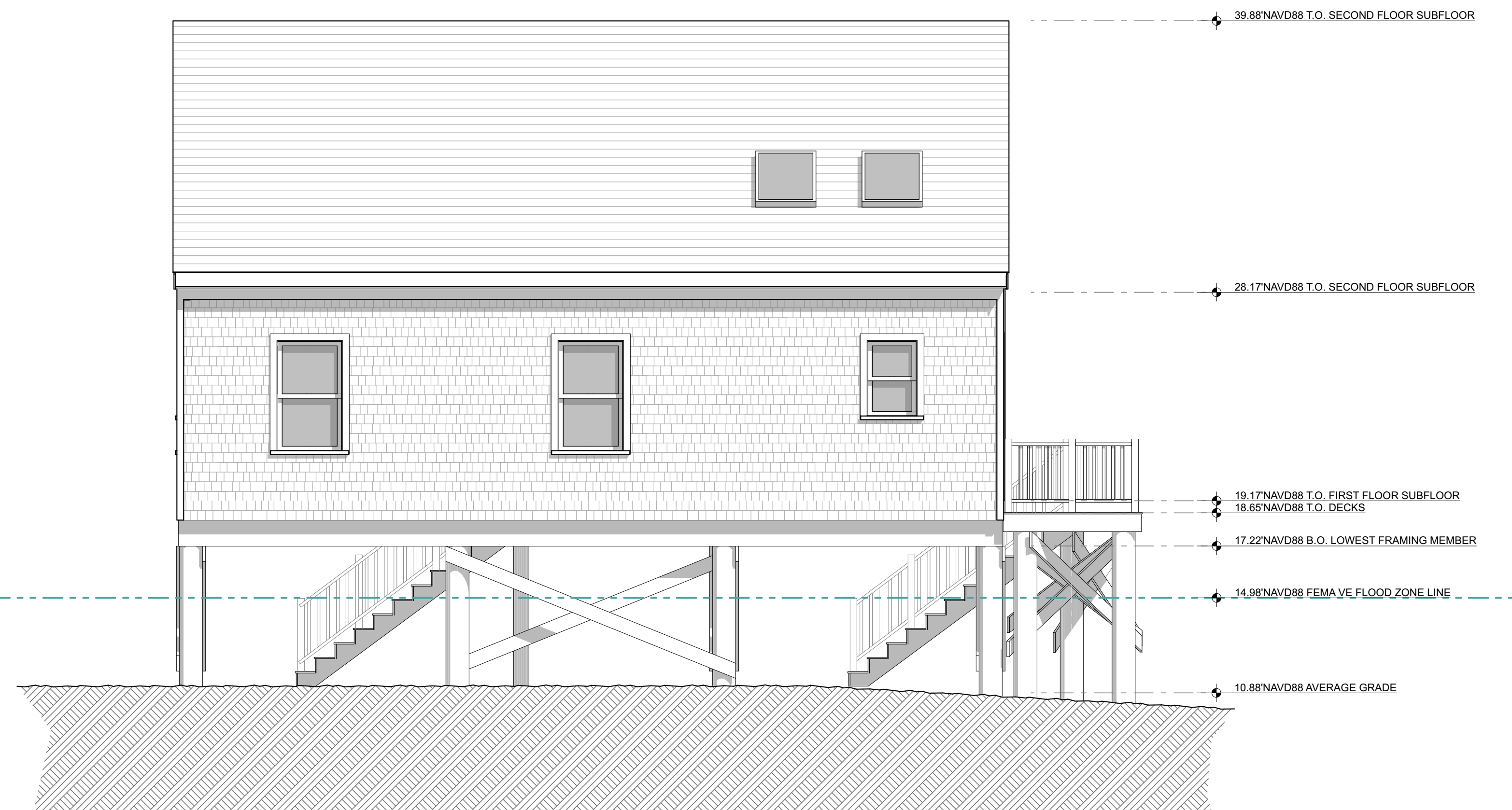
2 EAST ELEVATION BUILDING #2 PROPOSED

SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION BUILDING #2 PROPOSED

SCALE: 1/4" = 1'-0"



4 WEST ELEVATION BUILDING #2 PROPOSED

SCALE: 1/4" = 1'-0"

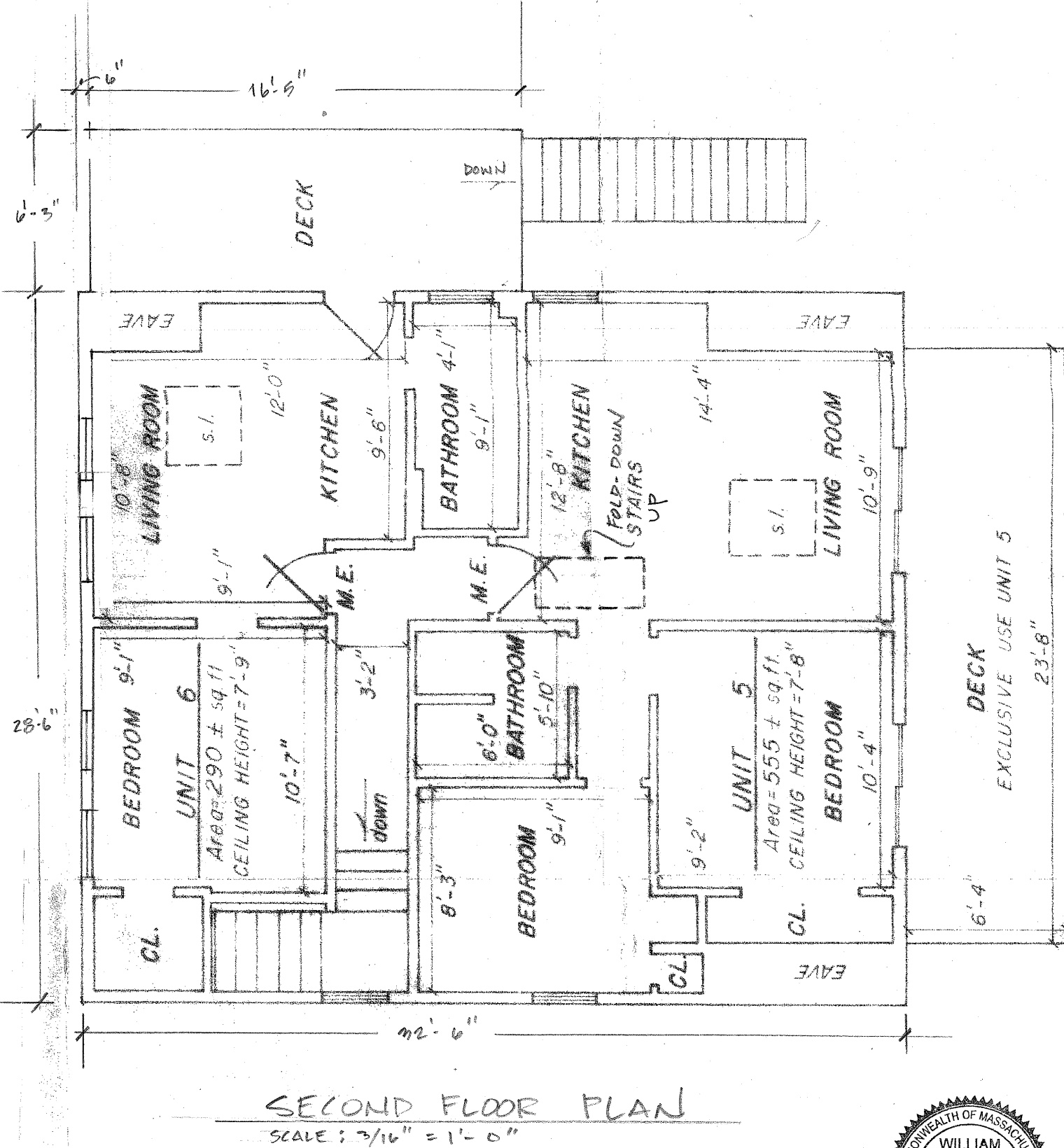
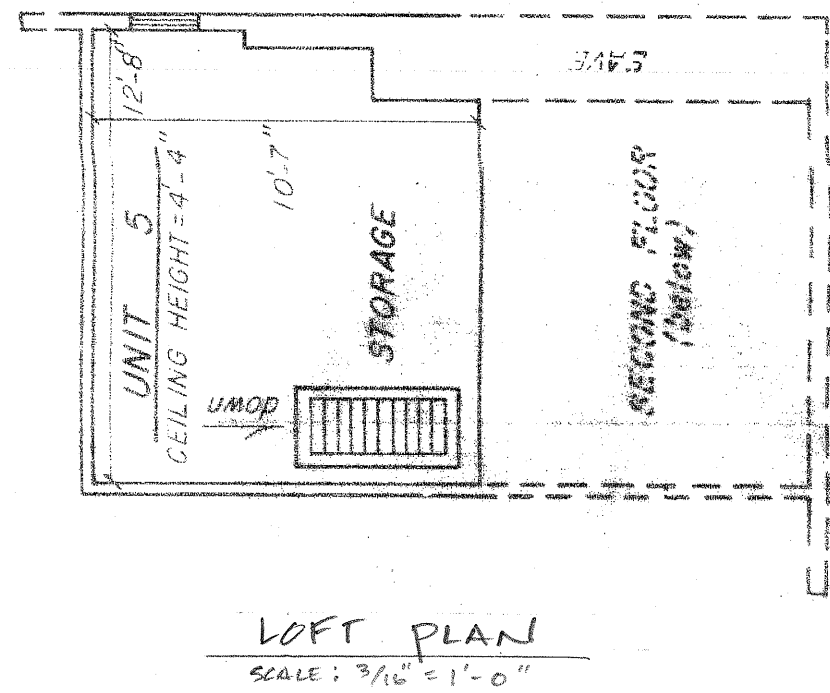
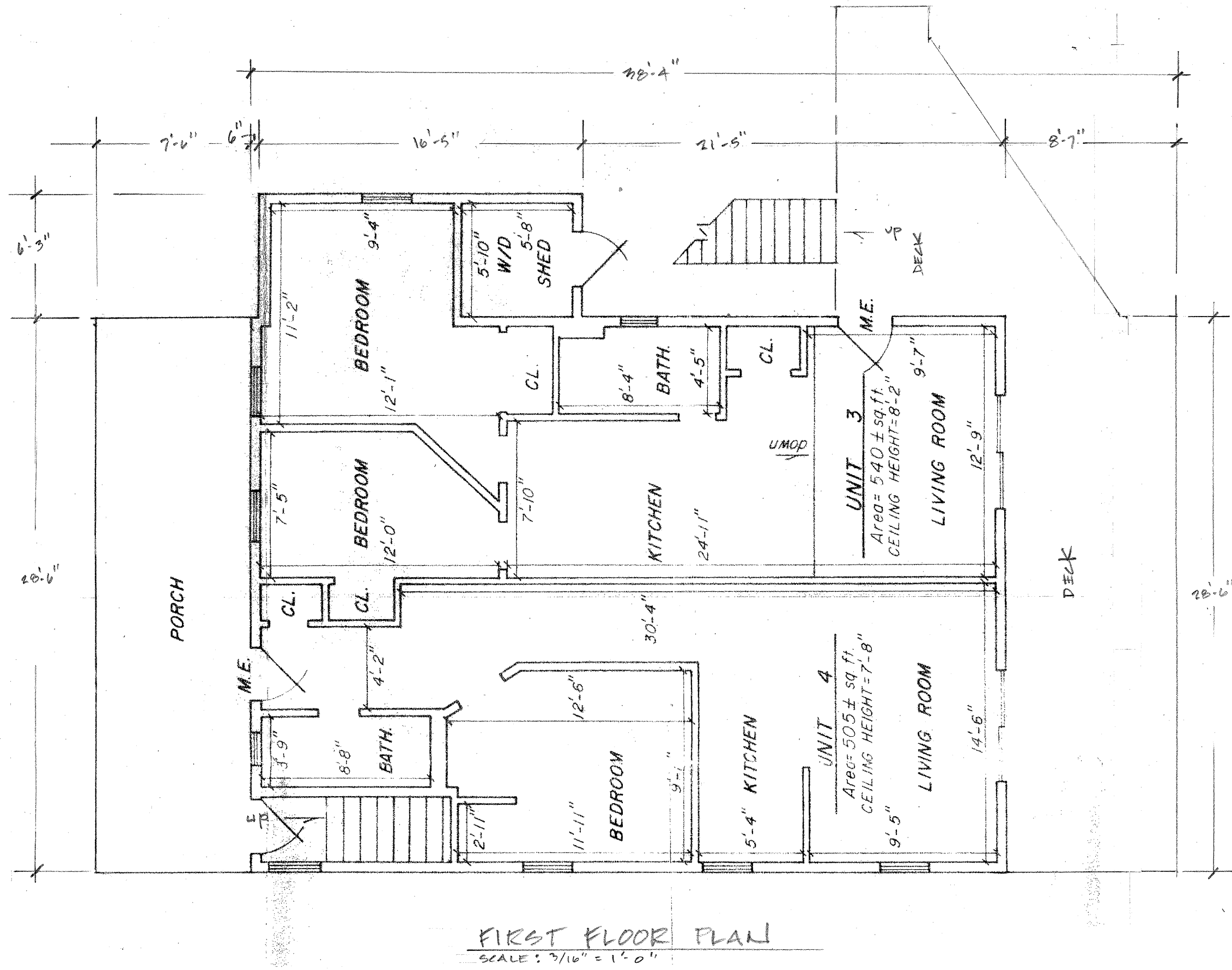
REVISION DATES:

Leif Hamquist Architects  
info@lha.design 617.365.0130  
www.lha.design

Title: ELEVATIONS BUILDING #2 PROPOSED  
Scale: As Noted  
Date: 06.12.24 NOT FOR CONSTRUCTION

Ebb Tide on the Bay Condominium Building #2  
538 Shore Road  
Truro, MA

A-3



7-E.6

REVISION:  
DATE:  
DRAWN:  
JOB NO.:  
REVISION:

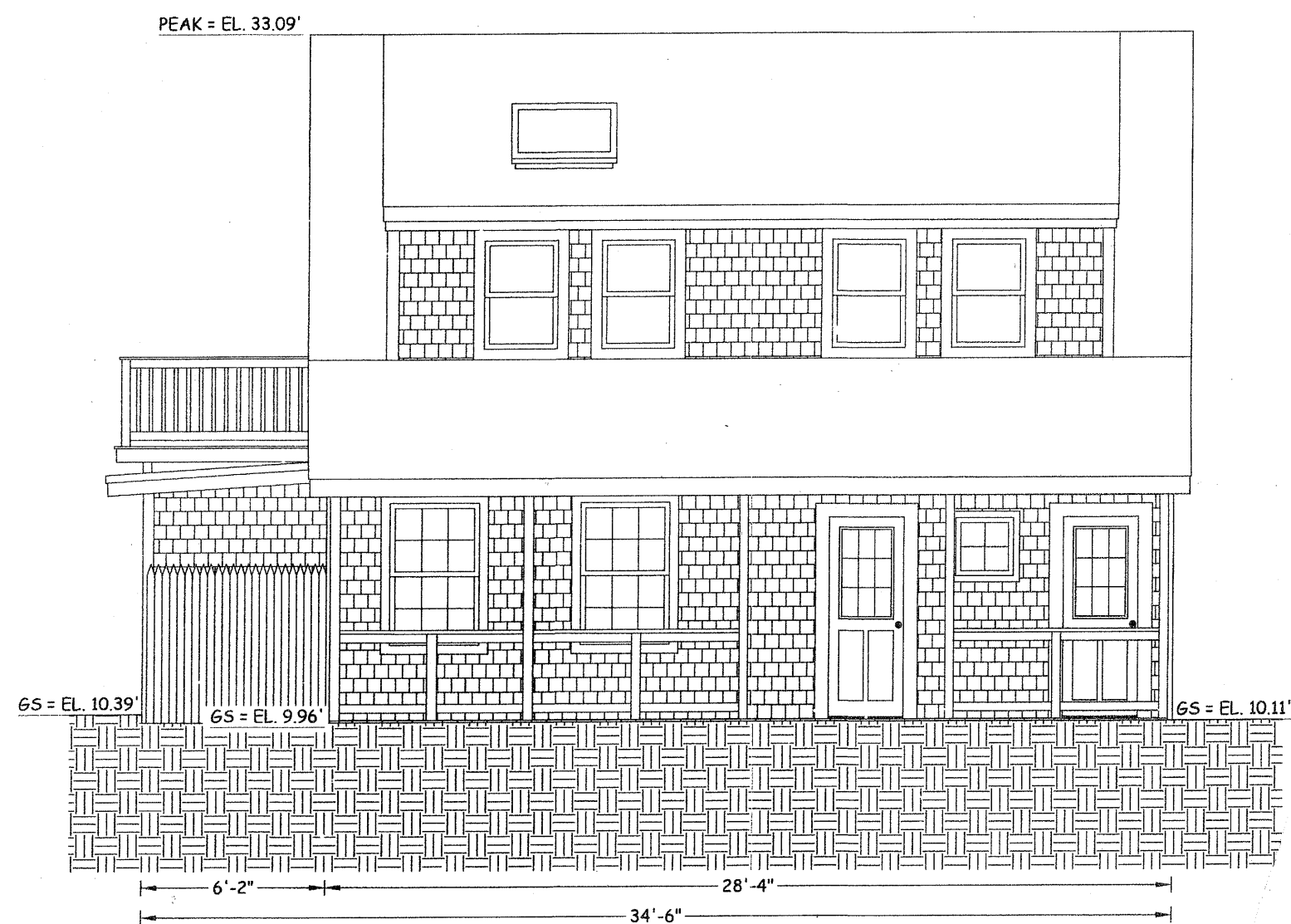
SCALE: 3/16" = 1'-0"  
DATE: 09-29-2022  
DRAWN: AL  
JOB NO.: T-22-07135  
REVISION:

EXISTING 2ND FLOOR PLAN

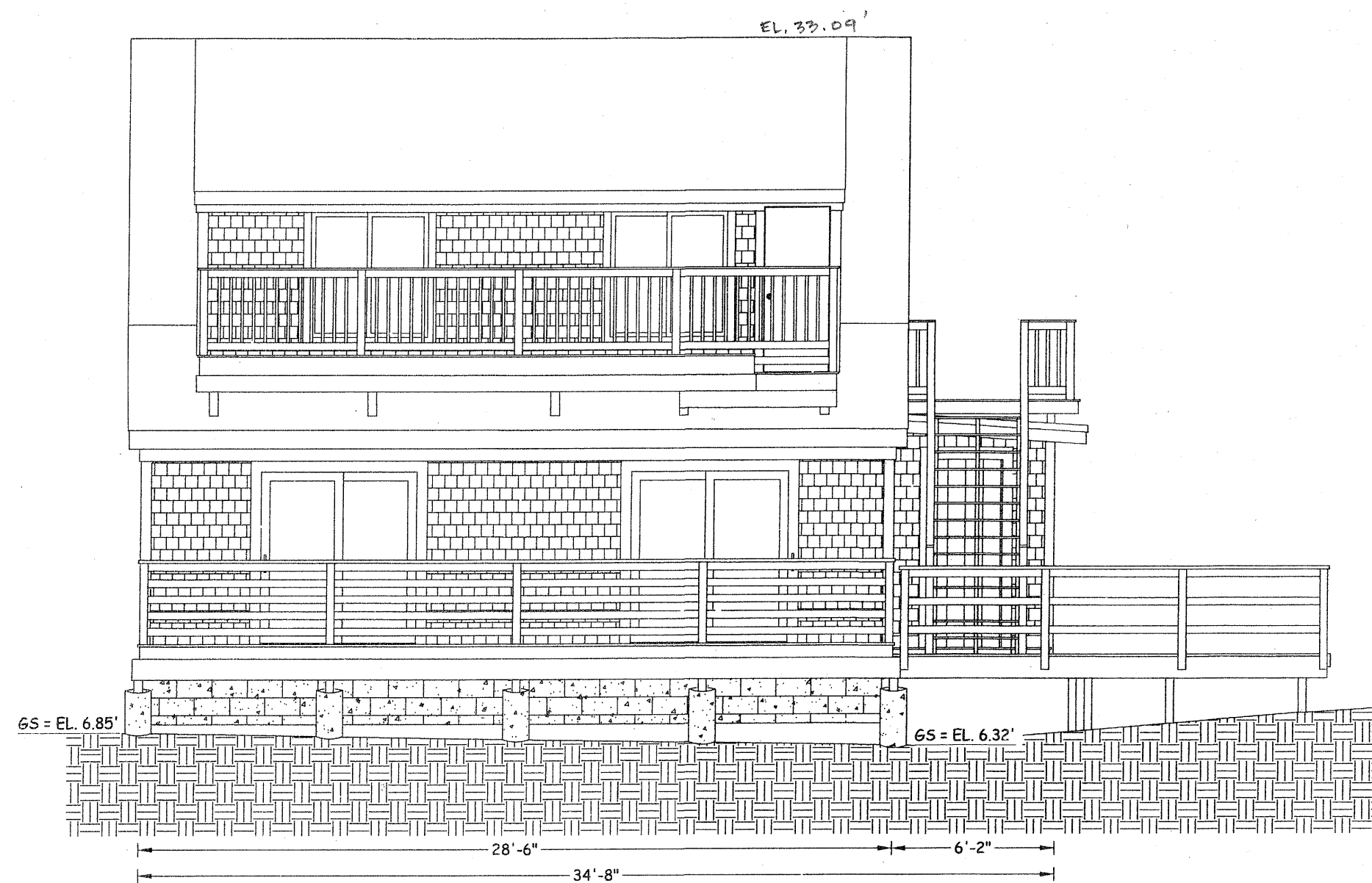
William N. Rogers II  
Civil Engineers & Land Surveyors  
Building and Structural Design  
41 Off Center Road  
Provincetown MA 02657  
(508) 487-1565 / (508) 487-5809 fax  
Email: wnr02@verizon.net

EBB TIDE ON THE BAY  
CONDOMINIUM  
NO. 538 SHORE ROAD  
TRURO, MA.  
BUILDING #3  
EQUIP. ASSESSOR'S MAP 7, PLOT 1

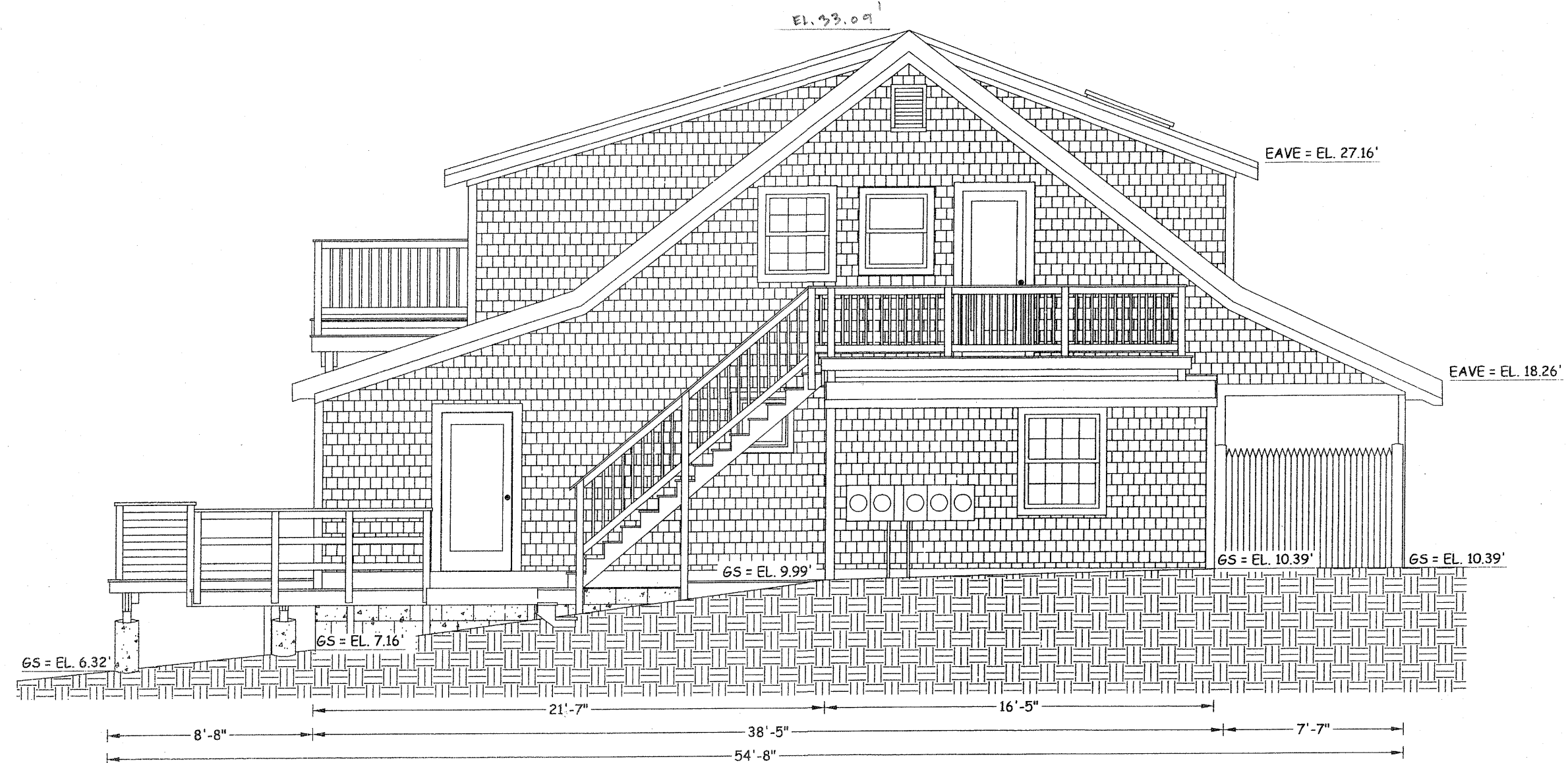




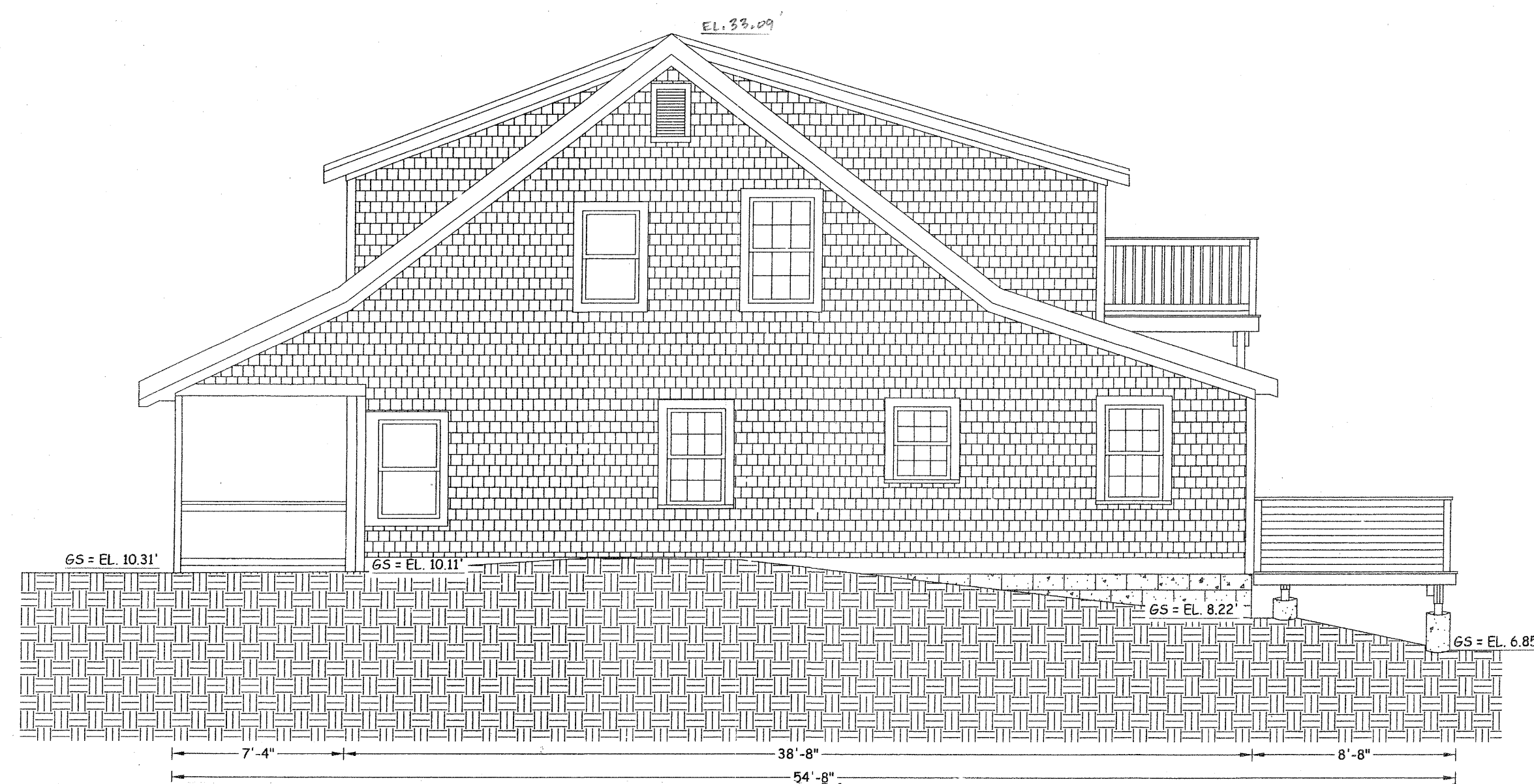
**NORTH ELEVATION (FRONT)**  
SCALE: 3/16" = 1'-0"  
DATUM: 1988 NAVD  
AVERAGE GRADE: EL. 8.86'



**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



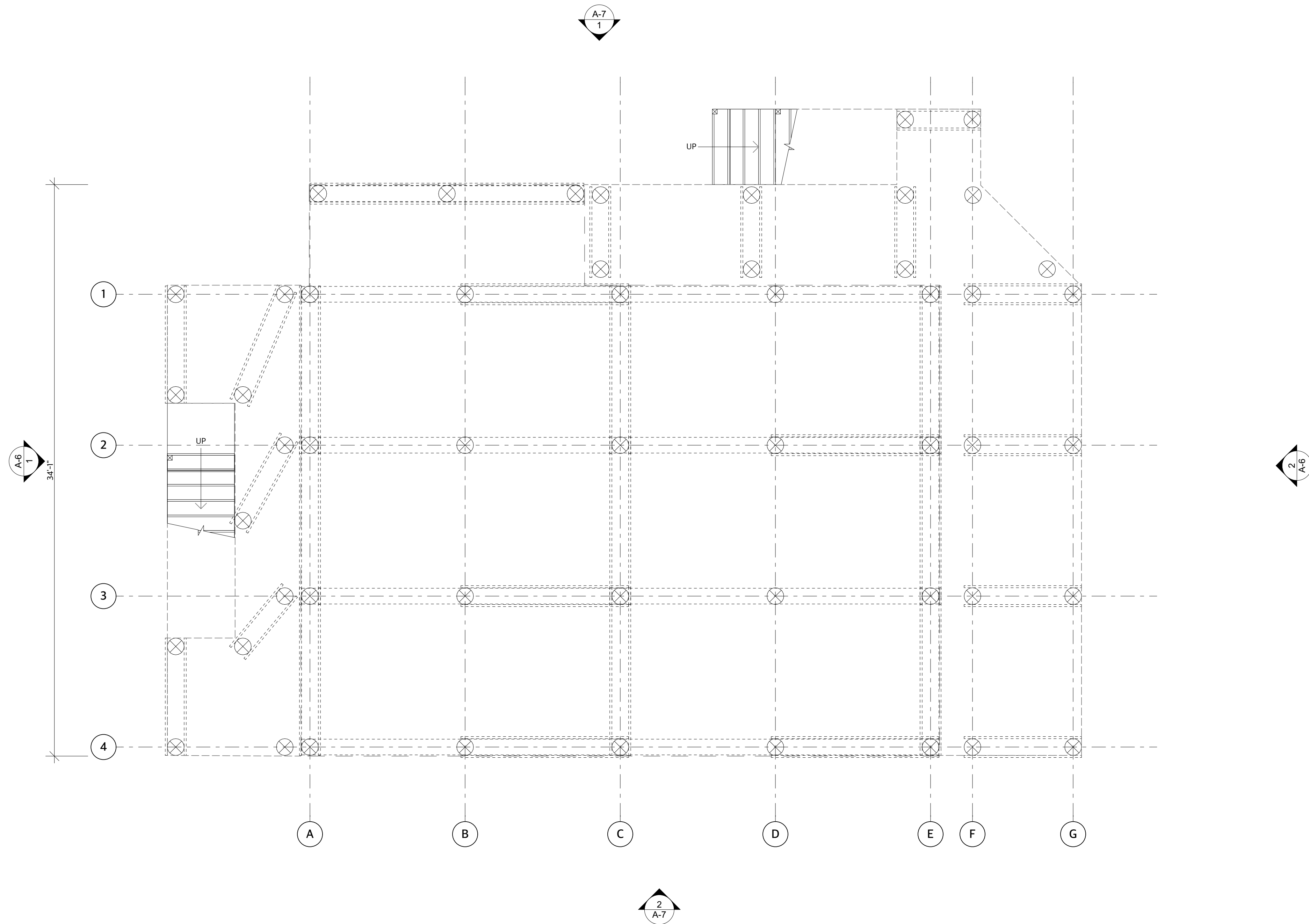
**EAST ELEVATION**  
SCALE: 3/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 3/16" = 1'-0"

EBB TIDE ON THE BAY CONDOMINIUM NO. 538 SHORE ROAD NORTH TRURO, MA. BUILDING #3 EAVE: ASSESSED MAP 7, PAGE 1	William N. Rogers II Civil Engineers & Land Surveyors Building and Structural Design Planning 41 Off Cemetery Road Provincetown, MA 01967 (508) 482-1565 / (508) 482-5809 fax Email: wnrogers3@verizon.net	EXISTING EAST ELEVATION
		3 E.3

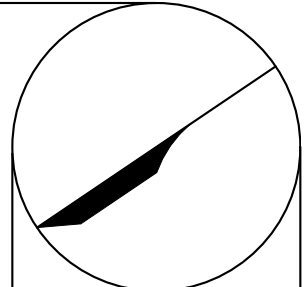
EBB TIDE ON THE BAY CONDOMINIUM NO. 538 SHORE ROAD NORTH TRURO, MA. BUILDING #3 EAVE: ASSESSED MAP 7, PAGE 1	William N. Rogers II Civil Engineers & Land Surveyors Building and Structural Design Planning 41 Off Cemetery Road Provincetown, MA 01967 (508) 482-1565 / (508) 482-5809 fax Email: wnrogers3@verizon.net	EXISTING WEST ELEVATION
		3-E.4



1 FOUNDATION/GRADE LEVEL BUILDING #3 PROPOSED  
SCALE: 1/4" = 1'-0"

WALL LEGEND	
DEMO	
EXISTING FOUNDATION	
NEW FOUNDATION	
EXISTING CONSTRUCTION	
NEW CONSTRUCTION	

PROPOSED FLOOR AREAS	
FIRST FLOOR AREA	655.5 SQ. FT.
SECOND FLOOR AREA	1088.5 SQ. FT.
TOTAL FLOOR AREA	1744 SQ. FT.



REVISION DATES:

Leif Hamnquist Architects  
info@lha.design 617.365.0130  
www.lha.design

Title: FLOOR PLANS BUILDING #3 PROPOSED  
Scale: As Noted  
Date: 07.12.24 NOT FOR CONSTRUCTION

Ebb TIDE on the Bay Condominium Building #3  
538 Shore Road  
Truro , MA

A-3

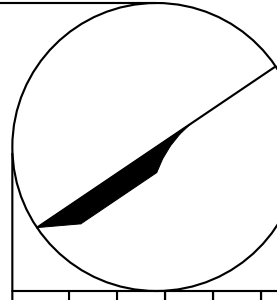


1 FIRST FLOOR BUILDING #3 PROPOSED

SCALE: 1/4" = 1'-0"

WALL LEGEND	
DEMO	
EXISTING FOUNDATION	
NEW FOUNDATION	
EXISTING CONSTRUCTION	
NEW CONSTRUCTION	

PROPOSED FLOOR AREAS	
FIRST FLOOR AREA	655.5 SQ. FT.
SECOND FLOOR AREA	1088.5 SQ. FT.
TOTAL FLOOR AREA	1744 SQ. FT.



REVISION DATES:

Leif Hamnquist Architects  
info@lha.design 617.365.0130  
www.lha.design

Title: FLOOR PLANS BUILDING #3 PROPOSED  
Scale: As Noted  
Date: 07.12.24 NOT FOR CONSTRUCTION

Ebb TIDE on the Bay Condominium Building #3  
538 Shore Road  
Truro, MA

A-4

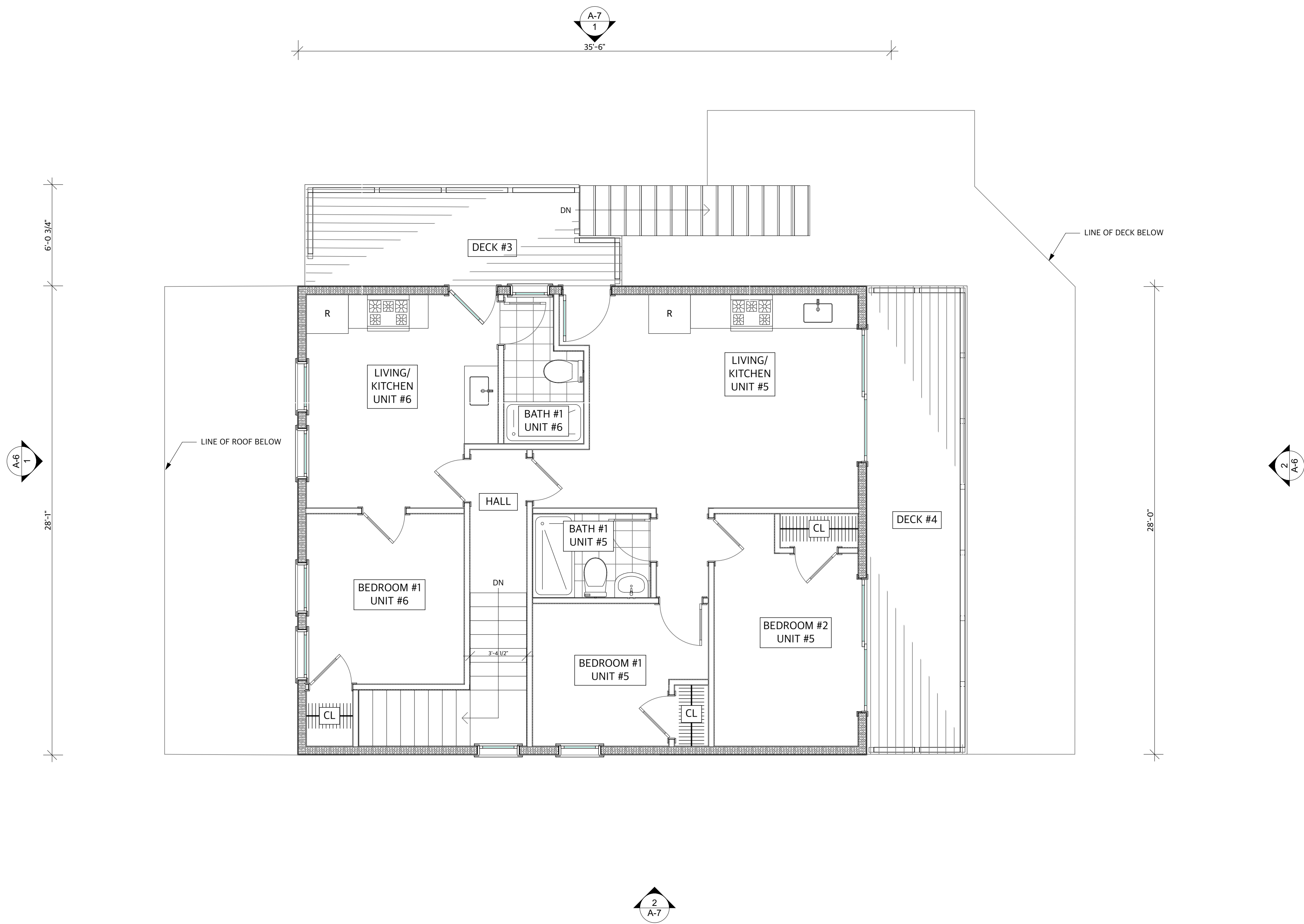
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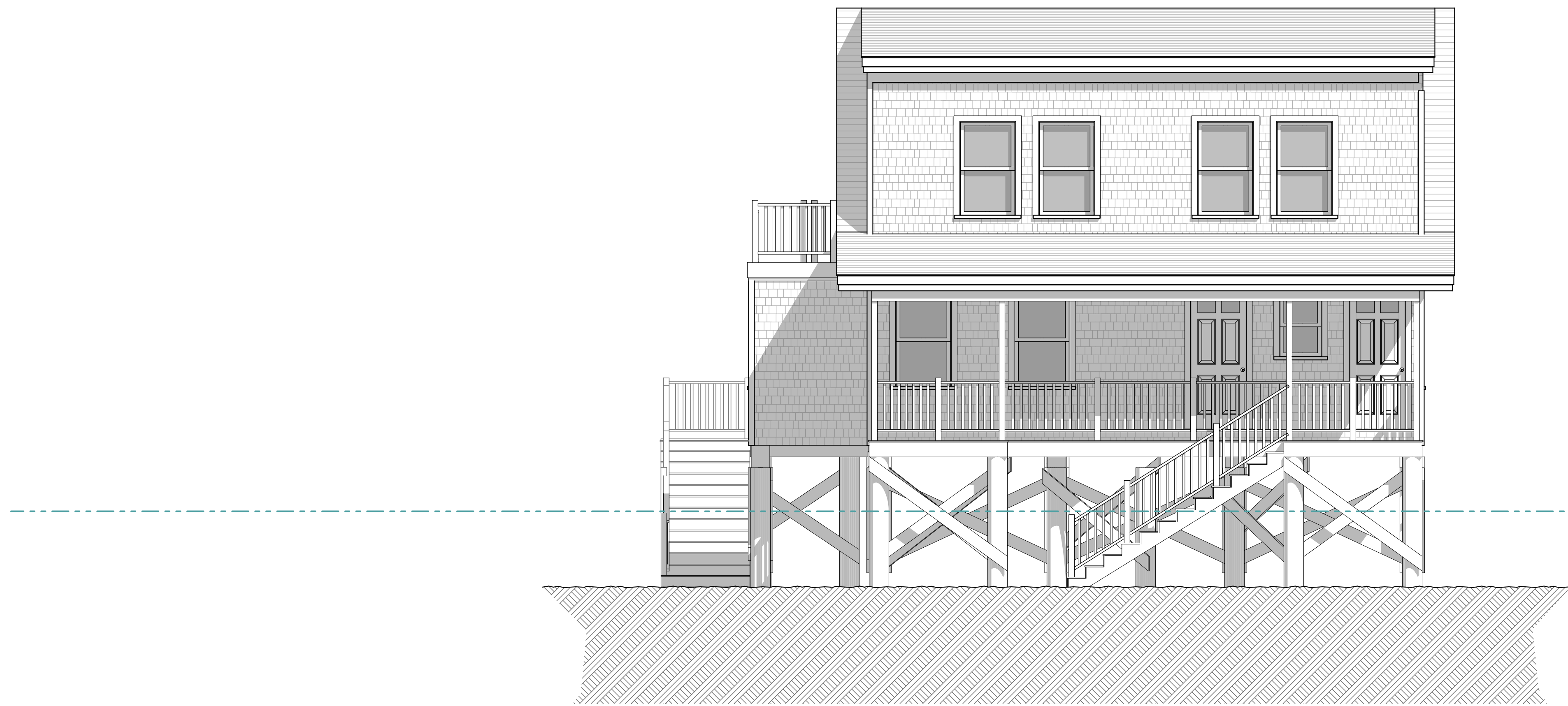
SECOND FLOOR BUILDING #3 PROPOSED

SCALE: 1/4" = 1'-0"

WALL LEGEND	
DEMO	<div></div>
EXISTING FOUNDATION	<div></div>
NEW FOUNDATION	<div></div>
EXISTING CONSTRUCTION	<div></div>
NEW CONSTRUCTION	<div></div>

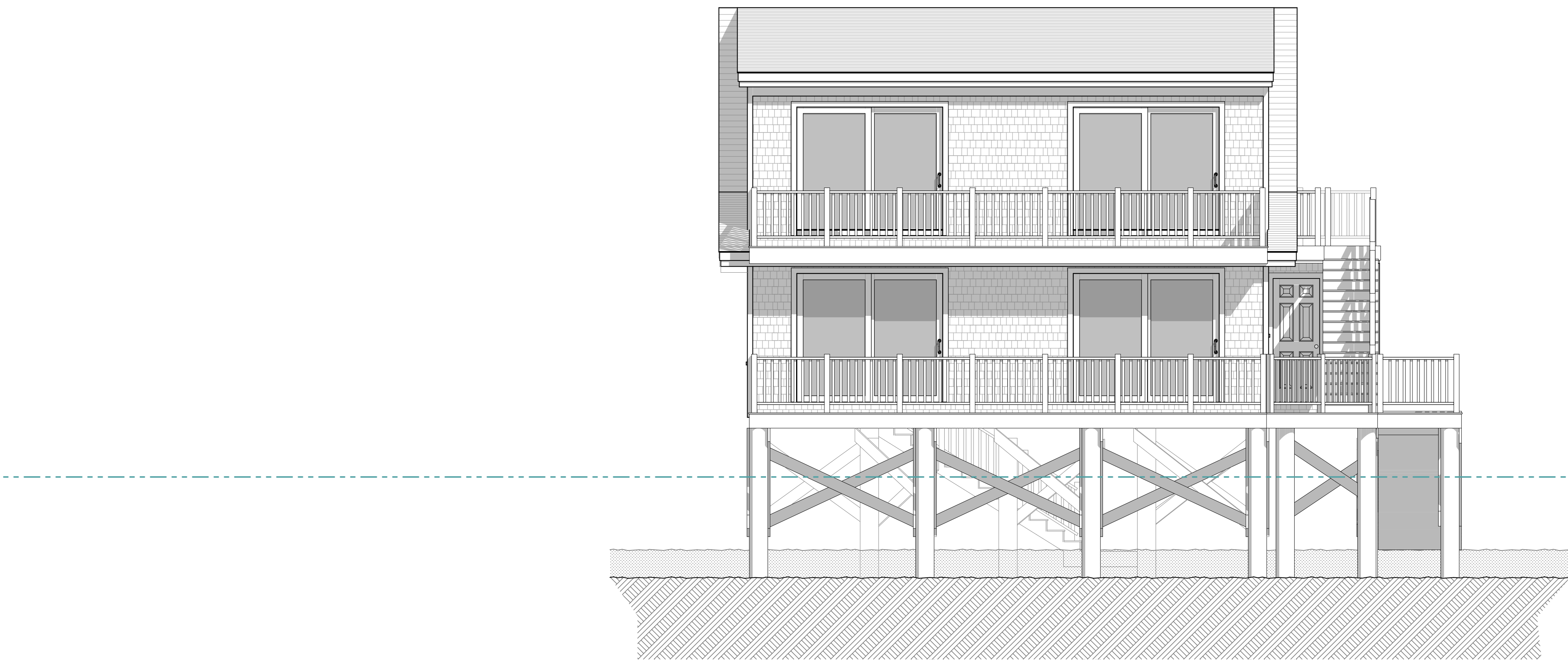
PROPOSED FLOOR AREAS	
FIRST FLOOR AREA	655.5 SQ. FT.
SECOND FLOOR AREA	1088.5 SQ. FT.
TOTAL FLOOR AREA	1744 SQ. FT.





1 NORTH ELEVATION BUILDING #3 PROPOSED (FACING SHORE ROAD)

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION BUILDING #3 PROPOSED

SCALE: 1/4" = 1'-0"

REVISION DATES:

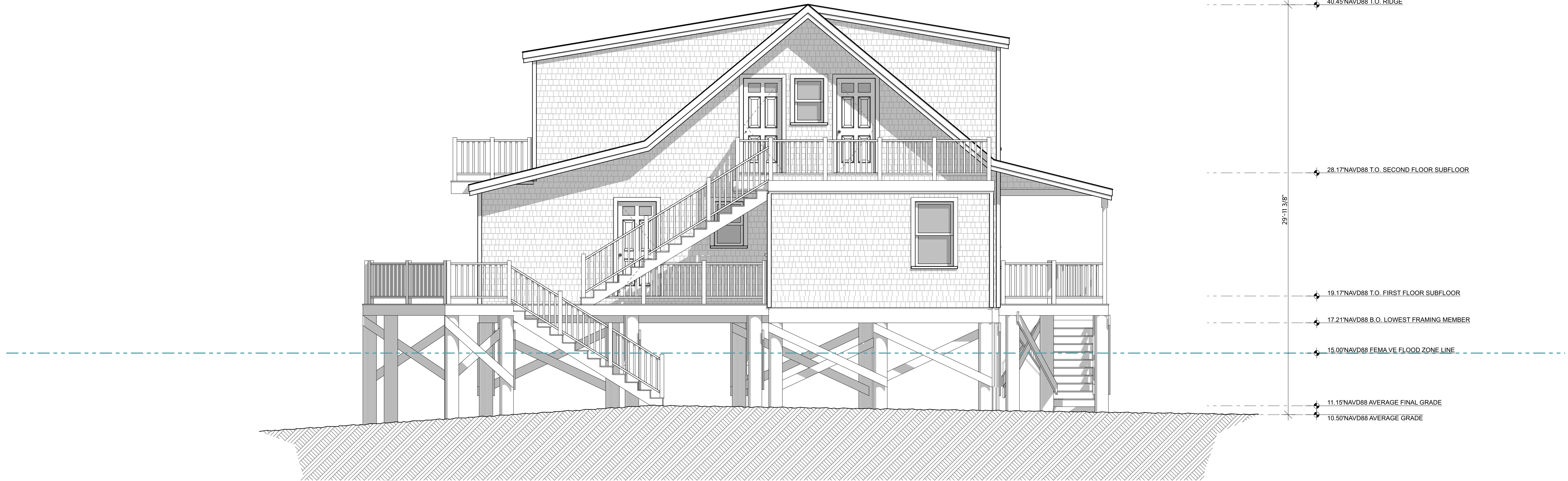
Leif Hamquist Architects  
info@lha.design 617.365.0130  
www.lha.design

Title: ELEVATIONS BUILDING #3 PROPOSED  
Scale: As Noted  
Date: 07.12.24 NOT FOR CONSTRUCTION

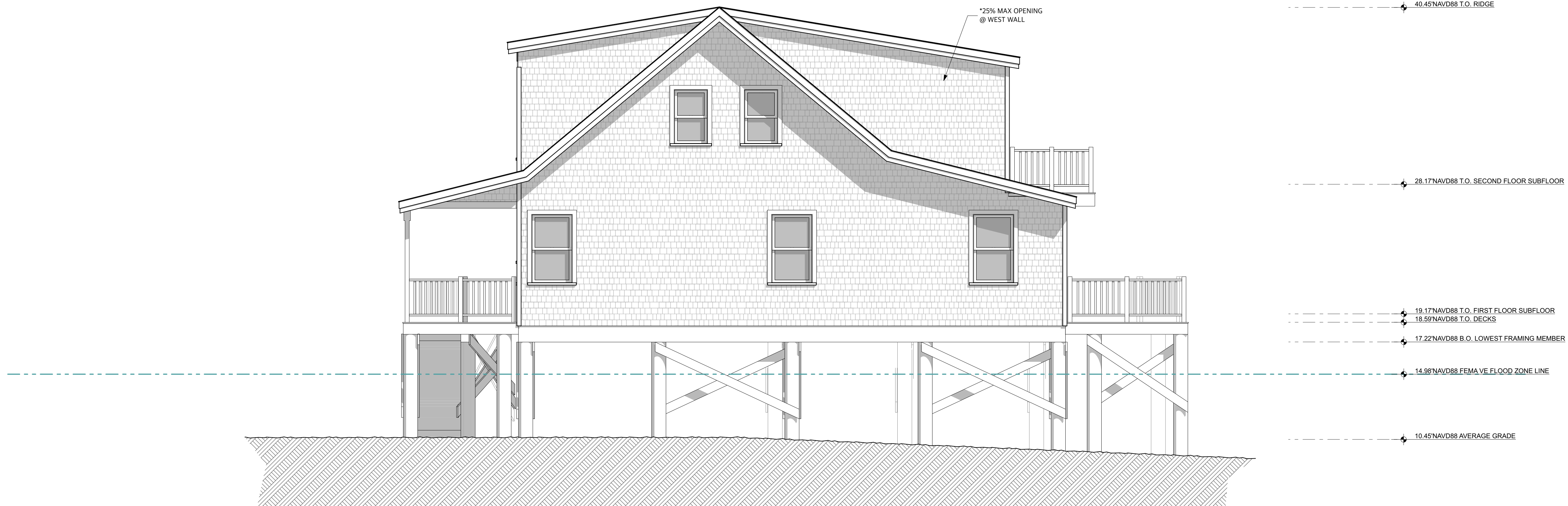
Ebb TIDE on the Bay Condominium Building #3  
538 Shore Road  
Truro, MA

A-6





1 EAST ELEVATION BUILDING #3 PROPOSED  
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION BUILDING #3 PROPOSED  
SCALE: 1/4" = 1'-0"

REVISION DATES:

Leif Hamquist Architects  
info@lha.design 617.365.0130  
www.lha.design

Title: ELEVATIONS BUILDING #3 PROPOSED  
Scale: As Noted  
Date: 07.12.24 NOT FOR CONSTRUCTION

Ebb TIDE on the Bay Condominium Building #3  
538 Shore Road  
Truro, MA

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