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Town of Dennis  
**Zoning Board of Appeals**  
Public Meeting Notice – January 22, 2024

This is to formally advise that, as required by G.L. Chapter 30A §§18-25, and pursuant to Chapter 2 of the Acts of 2023, signed into law on March 29, 2023, the **Zoning Board of Appeals will hold a public meeting on January 22, 2024 at 6:30 pm, in the Dennis Town Hall, STONE HEARING ROOM 685 Route 134 Dennis MA.** The public is welcome to attend in-person or via the alternative public access below.

**ZOOM Meeting information**

Zoom Link: <https://us02web.zoom.us/j/7660036712>

Meeting ID: **766-003-6712.**

OR

**By Phone Dial: 646-558-8656**

When prompted enter Meeting ID:

Passcode: **766-003-6712**

**AGENDA**

**PUBLIC HEARINGS:**

1. **34 Heirs Landing Special Permit** Sarah Henry, 11 Concord Greene, Concord MA 01742, C/O Alison Alessi of A3 Architects Inc, is seeking a Special Permit for modifications to a structure within the 50-foot coastal bank and per § 2.3.4.2 where two dwellings exist on the same lot, on a property located in the Limited Business Zoning District at 34 Heirs Landing, South Dennis (Assessor's Map 95, Parcel 9).
2. **175 Telegraph Road Special Permit** Kajsa Brimdyr, 159 Long Pond Drive, Harwich, MA 02645, is seeking a Special Permit to demolish the existing building and replace it with a new foundation and a new four-bedroom two-story building resulting in the voluntary demolition and reconstruction of a non-conforming structure outside the existing footprint on a non-conforming lot on a property located in the R-40 Zoning District at 175 Telegraph Road, Dennisport (Assessor's Map 115, Parcel 12).
3. **7 Shore Road Special Permit** Douglas A. and Kim E. Costa, 100 Sunset Rock Road, Andover, MA 01810, CO/ Paul Muzyka of Coastal Services Group LLC, are seeking a Special Permit to renovate and expand an existing one-family residential structure resulting in the increase in the footprint of a non-conforming structure that does not meet setbacks and will increase lot coverage where the structure currently exceeds lot coverage on a lot with insufficient lot width, on a property located in an R-40 Zoning District at 7 Shore Road, West Dennis (Assessor's Map 26, Parcel 92).
4. **29 Mandigo Road Special Permit: Continued from December 18, 2023 without taking testimony.** Brooke Muller Horan & Joseph Patrick Horan, 85 Philips Road, Westwood, MA, 02090, C/O Bonney



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Mossey of the Law Offices of Singer and Singer, 26 Upper County Road, P.O. Box 67 Dennisport, MA, 02639, are seeking a Special Permit to raze an existing single-family home and replace it with a larger single-family dwelling resulting in a voluntary demolition and replacement of a nonconforming structure on a non-conforming lot as to lot size on a property located in the R-40 Zoning District at 29 Mandigo Road, Dennis, MA (Assessor's Map 344 Parcel 138).

5. **65 Buckley Road Special Permit: Continued from December 18, 2023 with testimony.** Timothy M. and Eileen Smith, 21 Lasalle Road, Needham, MA 02494 C/O Stephen Bobola, 259 Great Western Road, Dennisport, MA 02639, is seeking a Special Permit for an addition increasing the footprint of a non-conforming structure that will extend lot coverage where the structure currently exceeds maximum lot coverage on a property located in the R-40 Zoning District at 65 Buckley Road, West Dennis (Assessor's Map 25 Parcel 75).
6. **568 Main Street Unit E Appeal of Building Commissioner: Continued with testimony from November 27, 2023 and Continued to December 18, 2023 without testimony.** Kantor Realty Trust, Susan J. Kantor Trustee C/O Kathleen Foley of Moriarty, Bielan & Malloy Law, LLC, One Adams Place, 859 Willard Street, #440, Quincy, MA, 02169 is appealing the Building Commissioner denial of a request to locate a non-conforming shed with a setback requiring a variance at 568 Main Street. Unit E, West Dennis (Assessors Map 81 Parcel 13).
7. **12 Thomas Court Variance: To be continued to the February 26, 2024 ZBA meeting at the applicant and abutters request for more time for mediation. Continued without taking testimony several times since August 28, 2023.** John Ohman, 12 Thomas Court, Dennis, MA 02638, C/O Marian Rose of Singer & Singer Attorneys, 26 Upper County Road, P.O. Box 67, Dennis port, MA 02639, is seeking a Variance for relief of an already built pool and patio located at 12 Thomas Court which was located within the required 10-foot landscape buffer with part of the patio on the neighbor's property in the R-40 District (Map 306, Parcel 38).

**ADMINISTRATIVE BUSINESS:**

- 1) Zoning Board of Appeals Minutes August 28; September 25; and October 23; November 27; and December 18, 2023.

The items listed are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.