



Town of Dennis
Zoning Board of Appeals
Public Meeting Notice – September 23, 2024 - Revised

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 September 23, 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. **Planning Board Appeal of Building Permit to HAC Family Transition Shelter at 1 Love Lane (ZBAPP-029119-2024)**: The Town of Dennis Planning Board, C/O Planning Board Chair Paul McCormick Jr., 88 Chase Avenue, Dennisport, MA (02639), is appealing the Building Commissioner issuance of a Building Permit to the Housing Assistance Corporation for a Family Transition Shelter at 1 Love Lane under the Dover Amendment (M.G.L. Ch. 40A Section 3), and thus only subject to Special Review under Section 2.2.2 of the Town of Dennis Zoning Bylaws; and that the Building Commissioner's failure to include the conditions voted by the Planning Board on July 22, 2024 as part of the Building Permit issued on July 29, 2024 was improper. Located on a property in the Industrial Zoning District at 1 Love Lane, South Dennis, MA (02660) (Assessor's Map 168, Parcel 9).
2. **6 FIDDLERS GREEN LANE WD (SP-028996-2024)**: David Dorant, 6 Fiddlers Green Lane, PO Box 1071, West Dennis, MA (02670) C/O Andrew Singer of Law Office of Singer & Singer, is seeking a Special Permit for a 185-sf addition to an existing single-family dwelling which would increase the footprint of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 6 Fiddlers Green Lane, West Dennis MA (02670) (Assessor's Map 15, Parcel 2).
3. **129 CORPORATION ROAD DE (SP-028826-2024)**: Anthony Tortolani, 45 East End Avenue, New York, NY (10028) c/o Theodore Streibert of Streibert Associates, is seeking a Special Permit to demolish an existing garage and reconstruct a habitable addition in the same footprint resulting in an increase in height of a non-conforming structure on a non-conforming lot that encroaches in a required minimum setback. Located in the R-40 Zoning District and within the Old Kings Highway Historic District at 129 Corporation Road, Dennis, MA (02638) (Assessor's Map 386, Parcel 22).



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4. **7 PORT WAY WD Special Permit (SP-029084-2024)**: Michael Anthony Recny Trustee, 2623 Creek Ridge Lane, Chapel Hill, NC (27514) C/O Edward Shea of Shea Custom Carpentry Inc., 11 Memorial Drive, Unit: Suite 2, Plymouth, MA 02360 is seeking a Special Permit for a small addition to an existing single-family dwelling which would increase the footprint of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 7 Port Way, West Dennis, MA (02670) (Assessor's Map 27, Parcel 159).
5. **11 Donovan Way DE (SP-028694-2024)**: David Alberto, 196 Laurelwood Drive, Hopedale, MA (01747) C/O Jeffrey Ford of Ford & Ford Attorneys at Law, is seeking a Special Permit to add a second floor to the existing single-story residential dwelling of a non-conforming structure on a non-conforming lot. Located on a property in the R-40; Old Kings Highway Historic Zoning District at 11 Donovan Way, Dennis MA (02638) (Assessor's Map 345, Parcel 33).
6. **71 Old Main Street WD (SP-028999-2024)**: Joseph & Jessica Holberg, 947 North Marion Street, Oak Park, IL (60302) C/O Jonathan Polloni of Senie Law Offices are seeking a Special Permit to renovate a pre-existing nonconforming structure (barn) that does not comply with setbacks and convert it to living space on a non-conforming lot. Located in the R-40 Zoning District within the South Dennis Historic District at 71 Old Main Street, West Dennis, MA (02670) (Assessor's Map 82, Parcel 7).
7. **46 WILD HUNTER ROAD DE (SP-029113-2024)**: Christina and Kyle Baker, 502 Alden Avenue Westfield, NJ (07090) C/O Thomas Moore of Thomas A. Moore Design Co. are seeking a Special Permit for the voluntary demolition and reconstruction of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District and within the Old Kings Highway Historic District at 46 Wild Hunter Road, Dennis, MA (02638) (Assessor's Map 347, Parcel 24).
8. **45 Dr. Lords Road Special Permit (SP-028800-2024)**: Maria M. Kelleher, 500 Sandy Valley Road, Westwood, MA (02090), C/O Paul Tardif of Law Offices of Paul R. Tardif, Esq., P.C. is seeking a Special Permit for the increase in the footprint of a non-conforming structure that does not currently meet setbacks or building coverage requirements. Located in the R-40 Zoning District within the Old King's Highway Historic District at 45 Dr. Lords Road, Dennis, MA (02638) (Assessor's Map 404, Parcel 5).
9. **217 Old Wharf Road DP(SP-028899-2024)**: Applicant Request to be Withdrawn without prejudice; Willy Planinshek, Old Wharf Dennis LLC, Boston, MA 02108 C/O Law Offices of Paul R. Tardif, Esq., P.C., is seeking a Special Permit to increase the height and footprint of an existing structure which does not meet the criteria for as-of-right development in the Seasonal Resort Community District per § 12.9. Located on a condominium property in the Seasonal Resort Community Zoning District at 217 Old Wharf Road, Dennisport, MA 02639 (Assessor's Map 20, Parcel 45).



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10. **1381 Route 134 East Dennis (SP-027780-2024): To be continued to the November ZBA Meeting at the applicants request.** RTE 134 JAM RE LLC, 6 Oliver Street, East Dennis, MA (02641) C/O Andrew Singer of Law Offices of Singer and Singer, is seeking a Special Permit to construct a two- story (10,000 sf +/-) mixed-use addition to the rear of an existing commercial building with insufficient lot area. Located on a property in the Limited Business Zoning District within the Old Kings Highway Historic District at 1381 Route 134, East Dennis, MA (Assessor's Map 378, Parcel 21).
11. **77 SOUTH STREET ED (SP-029126-2024): WITHDRAWN** - William and Donna Templeton, 122 Fosdyke Street, Providence, RI (02906) C/O Thomas Moore of Thomas A. Moore Design Co are seeking a Special Permit to add a new second floor addition resulting in an increase in the height of a non-conforming structure within a required minimum setback. Located in the R-40 Zoning District and within the Old Kings Highway Historic District at 77 South Street, East Dennis, MA (02641) (Assessor's Map 398, Parcel 15).
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Added
12. **57 Horsefoot Road (SP 77-13):** Request for extension of two years to Special Permit issued in October 2022 due to extenuating circumstances.

ADMINISTRATIVE BUSINESS:

- 1) Zoning Board of Appeals Minutes:

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.

