

Quick Zooms

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage
Colony:

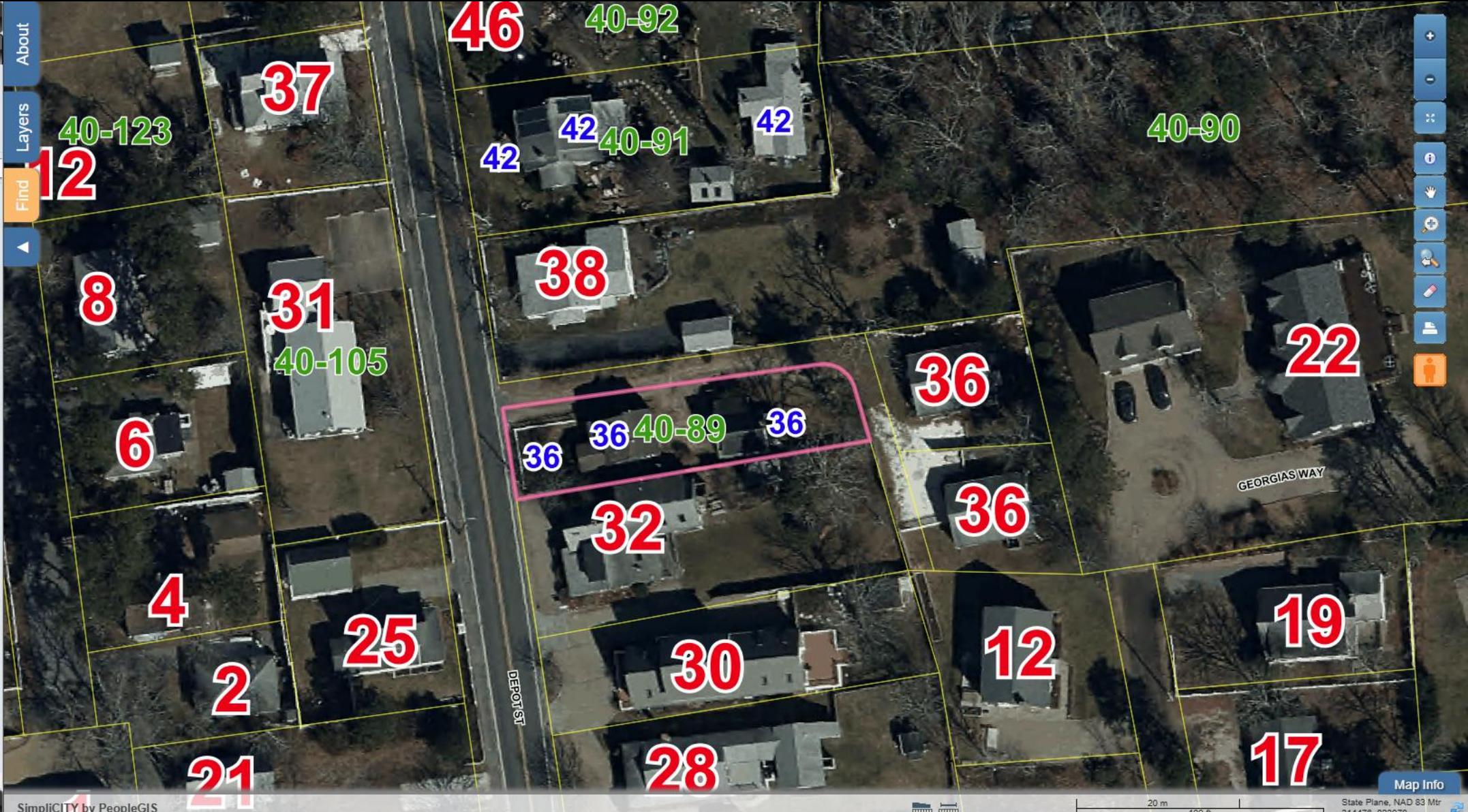
Results Summary

Parcels

Parcel ID	Address	Village	Owner
40-88-0	36 DEPOT STF	DP	PECHINIS WIL
40-89-0	36 DEPOT STF	DP	FEELEY JAMES

Detail Information Zoom To

Owner State	MA
Owner Zip	01545
Owner Country	
State Class #	1090
State Class Desc	MULTI HOUSES
Deed Date	04/07/22 00:00:00
Book	35032
Page	108
Certificate	
Last Sale Price	632500.0000
Total Value	\$580,000.00
Land Value	\$263,500.00
Building Value	\$316,500.00
Detached Building Value	\$0.00
Acres	0.11
Prev Year Total Value	\$527,300.00
Property Card	PK Field Card



About

Layers

Find

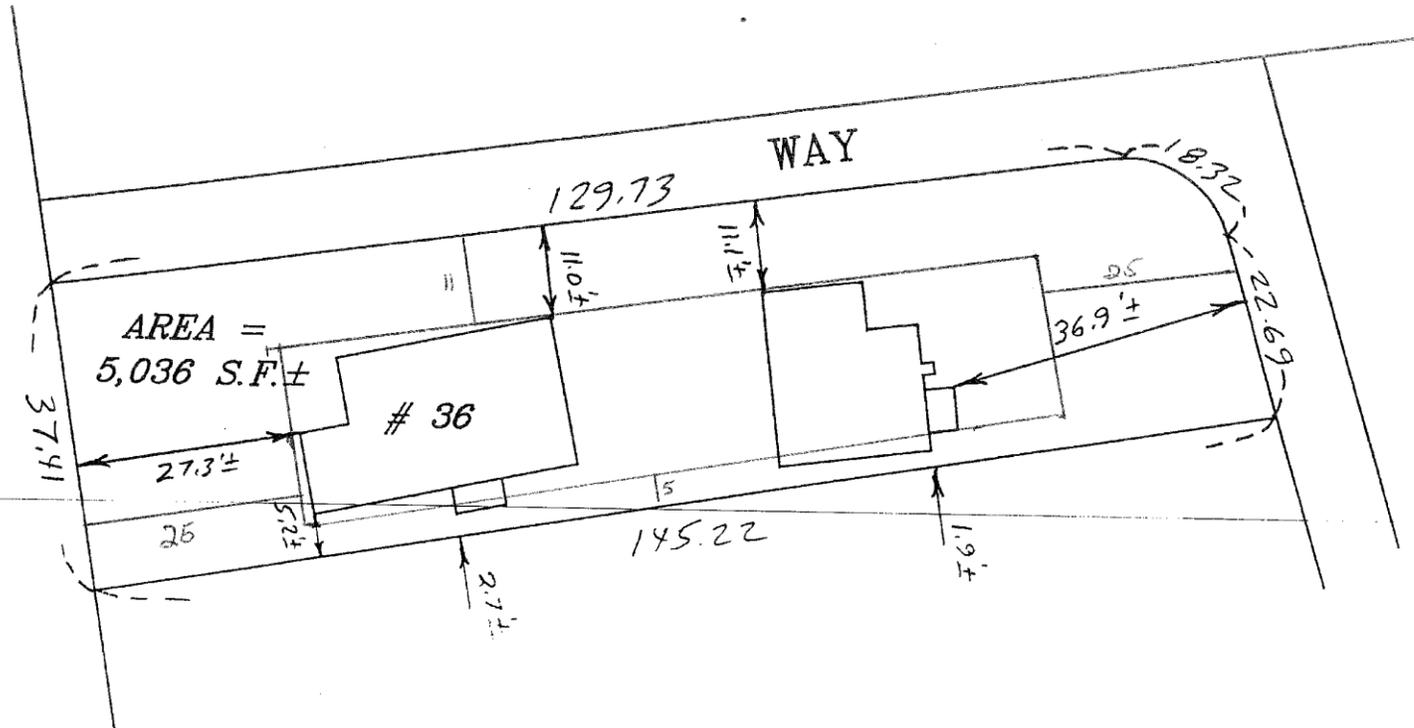
Map navigation controls: +, -, Full Screen, Info, Home, Refresh, Search, Measure, Print, User Profile

40-89



DEPOT STREET

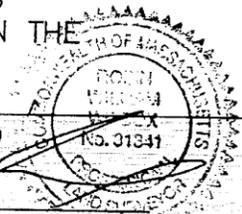
WAY



AREA =
5,036 S.F. ±

36

TO THE BEST OF MY INFORMATION,
KNOWLEDGE, AND BELIEF THE
STRUCTURES SHOWN ON THIS
PLAN HAS BEEN LOCATED ON THE
GROUND AS INDICATED.



1/19/99
DATE PROFESSIONAL LAND SURVEYOR

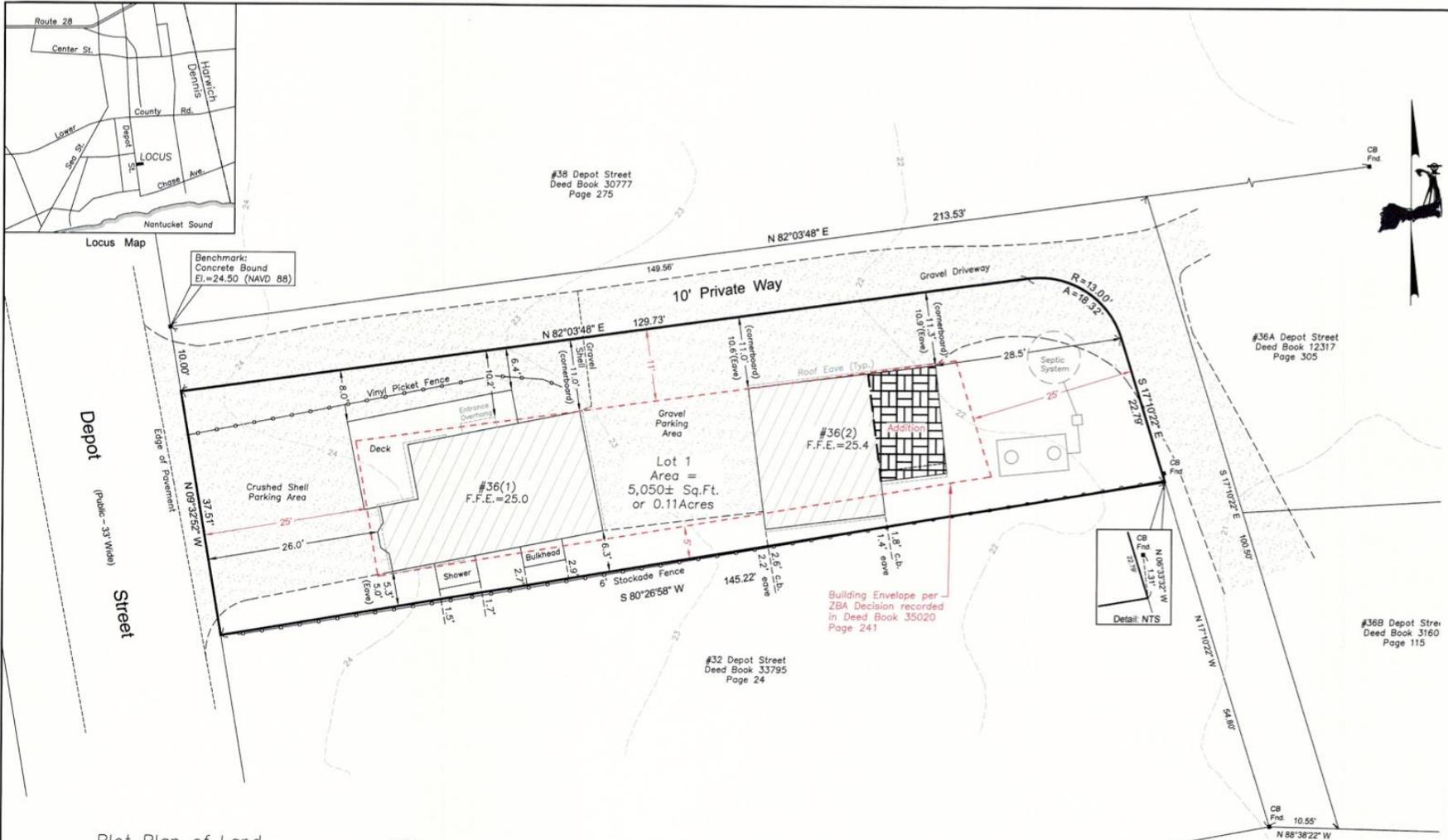
A MAP 40, PARCEL 89

"AS-BUILT" PLOT PLAN
DENNIS, MASS.
LOT 1, PL. BK. 278, PG. 34

DATE JAN. 19, 1999 SCALE 1" = 20'
JOB 1608-00 CLIENT CUSHING

SWEETSER ENGINEERING
235 GREAT WESTERN ROAD
P.O. BOX 713
SOUTH DENNIS, MASS.

398-3922 02660 (FAX) 398-3063



Plot Plan of Land
 #36 Depot Street
 Dennis Port, MA
 prepared for
 James A., Jr. & Allysen M. Feeley
 Deed Book 35032 Page 108
 Lot 1, Plan Bk. 278 Pg. 34
 Scale: 1" = 10' December 10, 2024
 o/s #1524001

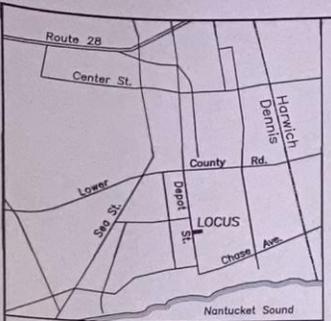


- Notes
1. Assessors Parcel 40-89
 2. Zone: Resort Residential
 3. Max. Building Coverage: 15%
 Original Building Coverage
 1,017 s.f./5,050 s.f. = 20.1%
 Existing Building Coverage:
 1,185 s.f./5,050 s.f. = 23.4%
 4. Structures do not fall in a special flood hazard zone as shown on F.E.M.A. FIRM map No. 25001C0592J effective 7/16/2014
 5. Septic system shown from Board of Health "As-Built" Plans

I hereby certify that the structures shown hereon are located as they exist on the ground

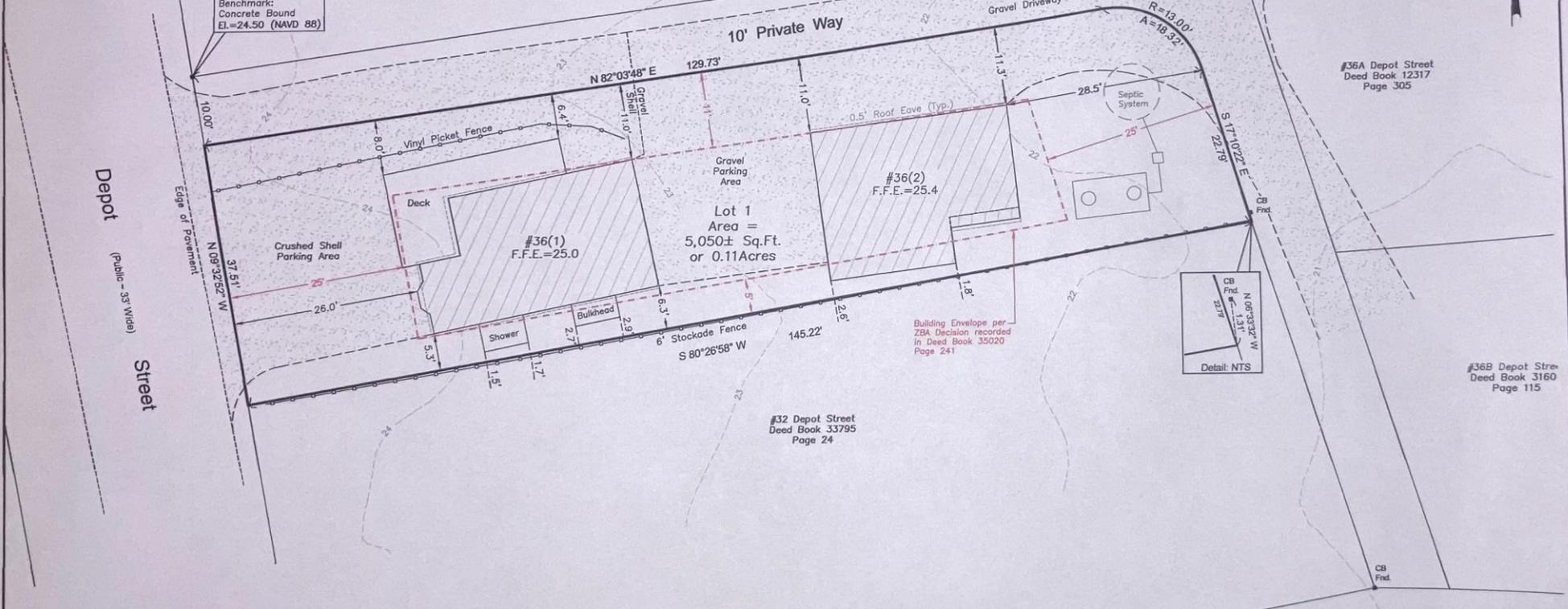
Donald T. Poole Date
 Donald T. Poole
 P.L.S. #32662





Locus Map

Benchmark:
Concrete Bound
E.L.=24.50 (NAVD 88)

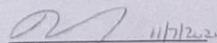


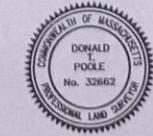
Plot Plan of Land
#36 Depot Street
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James A., Jr. & Allysen M. Feeley
Deed Book 35032 Page 108
Lot 1, Plan Bk. 278 Pg. 34
Scale: 1" = 10' November 7, 2024
ols #1524001



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Donald T. Poole Date 11/7/2024
P.L.S. #32662



#38 Depot Street
Deed Book 30777
Page 275

#36A Depot Street
Deed Book 12317
Page 305

#36B Depot Street
Deed Book 3160
Page 115

#32 Depot Street
Deed Book 33795
Page 24

Building Envelope per
23A Decision recorded
in Deed Book 35020
Page 241

FEELEY/ BACK COTTAGE RENOVATION

36 DEPOT ST
DENNIS PORT, MA

REVISION 3/
REDUCED LIVING SPACE
01.15.25

REVISION 2
07.24.24

REVISION 1
05.15.24

INITIAL ISSUE
04.19.24

CLIENT:

James Feeley
36 Depot Street
Dennis Port, MA
james.a.feeley@gmail.com

ENGINEERING:

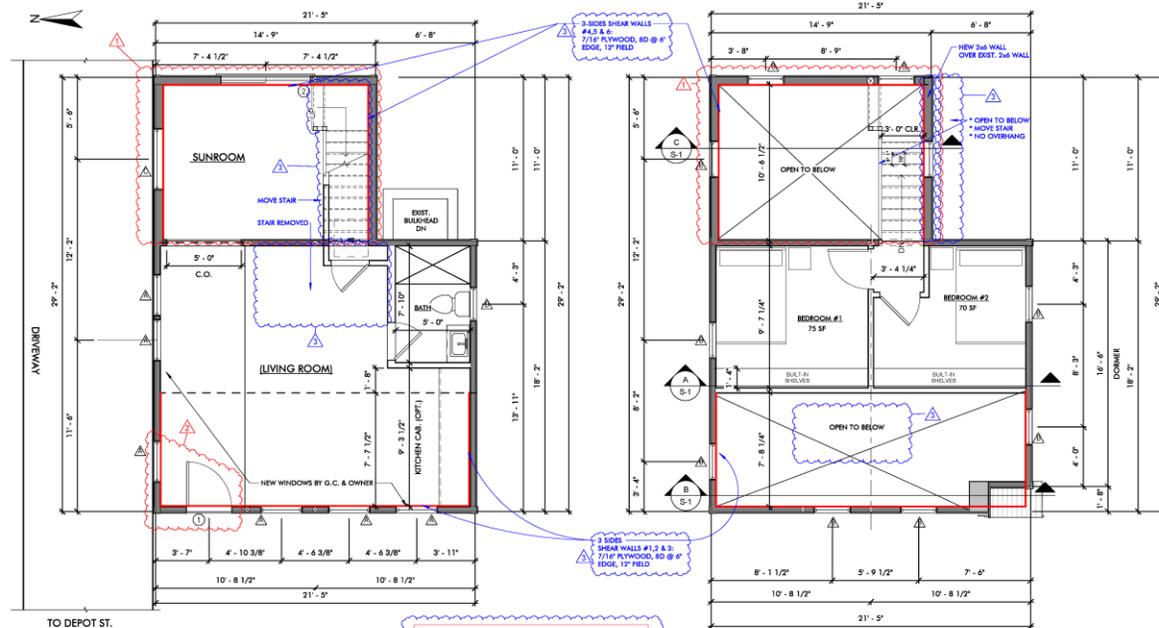
Michele Cudllo, P.E.
123 Cottonwood Lane
Centerville, MA 02632-1979
mculdlo@comcast.net
508-737-8521

JOB# / 2023 - 294

ARCHITECTURAL &
STRUCTURAL DRAWINGS:

Yoana K. Guzman
5 Madison Ct
Nantucket, MA 02554
yoana.ackdesign@gmail.com
774-325-6705

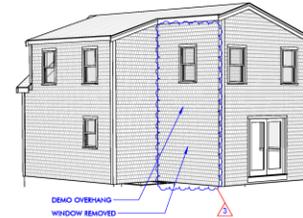
FLOOR PLAN &
ELEVATIONS



1 PROPOSED FIRST FLOOR
1/4" = 1'-0"

2 PROPOSED SECOND FLOOR
1/4" = 1'-0"

1ST FLOOR: 541 SF
2ND FLOOR: 151 SF
TOTAL BLDG #1: 692 SF
TOTAL BLDG #2: 822 SF
TOTAL BOTH BLDGS: 1514 SF (29.9%)
PROPERTY: 5050 SF

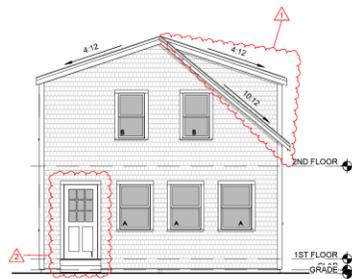


EXTERIOR DOOR SCHEDULE						
DOOR	QUANTITY	WIDTH	HEIGHT	DESCRIPTION	MODEL	FINISH
1	1	3'-0"	6'-8"	SINGLE SWING	TBD	
2	1	6'-0"	6'-8"	DBL GLIDER	TBD	

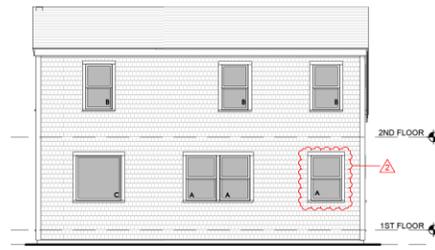
WINDOW SCHEDULE						
WINDOW	QUANTITY	WIDTH	HEIGHT	DESCRIPTION	MODEL	FINISH
A	6	2'-8"	4'-0"	OH	TBD	
B	15	2'-4"	4'-0"	OH	TBD	
C	1	4'-0"	4'-0"	PH	TBD	
D	1	2'-2"	3'-4"	OH	TBD	TBD

NOTES:

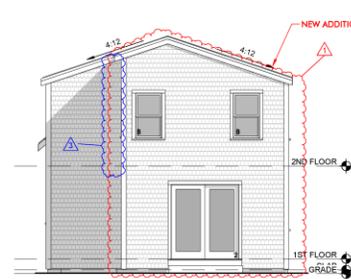
- Contractor to Verify ALL Rough Openings Per Manufacturer Specification PRIOR to Framing
- ALL Doors & Windows to be Installed Per Manufacturer Specification
- It is the Contractor's Responsibility to Ensure that at Least One Window in Each Bedroom has An Egress Window
- Provide Tempered Glass in All Locations Required by Code
- All Ganged Window Units to be Constructed w/ Stud Pockets Between Units



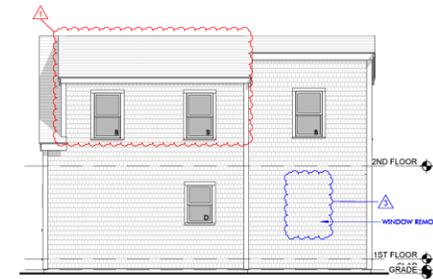
3 PROPOSED WEST ELEVATION
3/16" = 1'-0"



4 PROPOSED NORTH (DRIVEWAY) ELEVATION
3/16" = 1'-0"



5 PROPOSED EAST ELEVATION
3/16" = 1'-0"



6 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"

FEELEY/ BACK COTTAGE RENOVATION

36 DEPOT ST
DENNIS PORT, MA

REVISION 3/
REDUCED LIVING SPACE
01.15.25

REVISION 2
07.24.24

REVISION 1
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INITIAL ISSUE
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CLIENT:

James Feeley
36 Depot Street
Dennis Port, MA
james.a.feeley@gmail.com

ENGINEERING:

Michele Cudillo, P.E.
123 Cottonwood Lane
Centerville, MA 02632-1979
mcudillo@comcast.net
508-737-8521



Michele Cudillo

FOR STRUCT ONLY 01.15.25

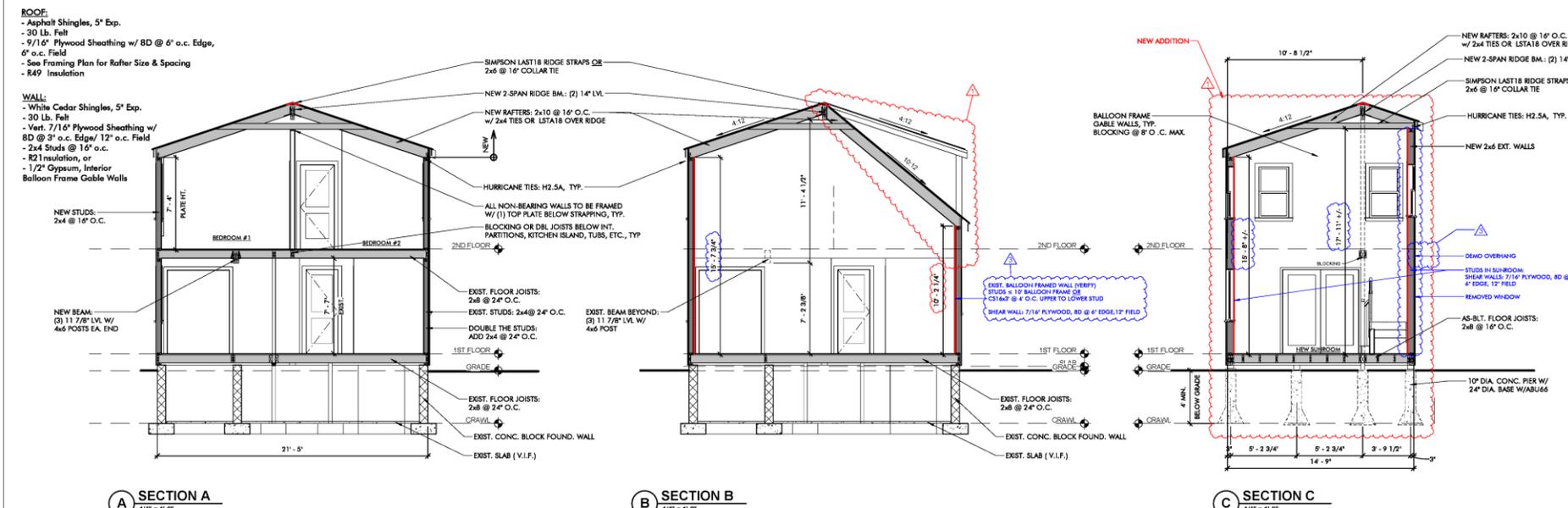
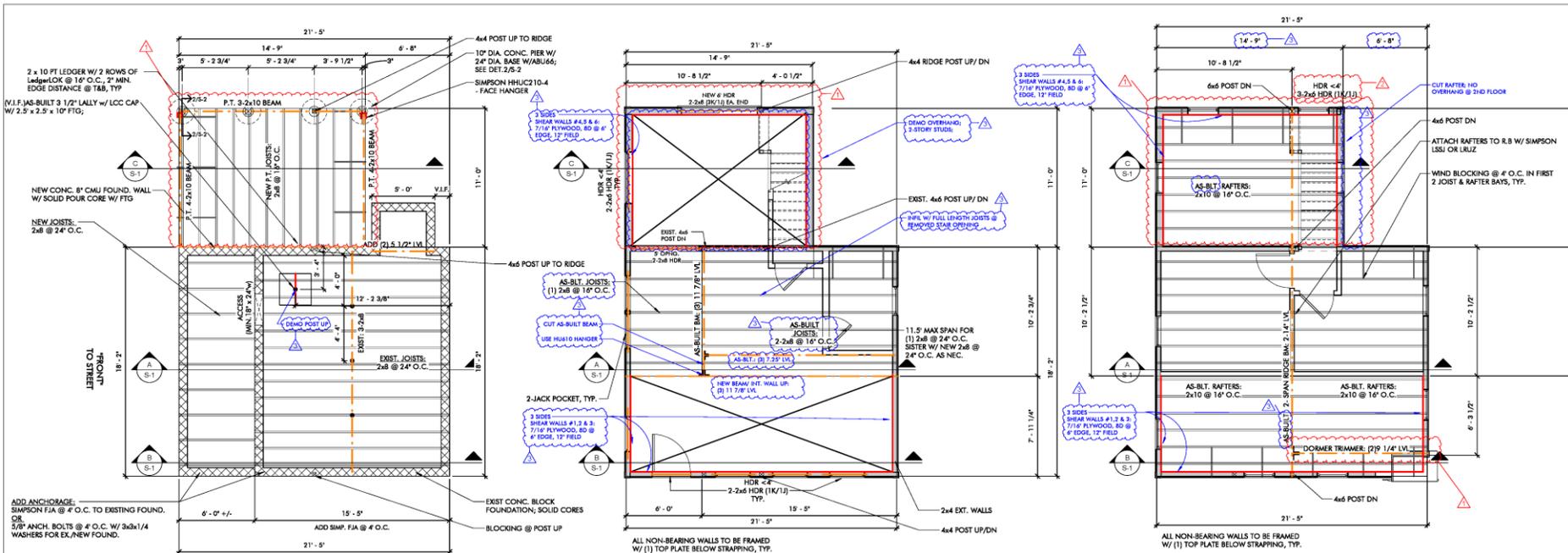
JOB# / 2023 - 294

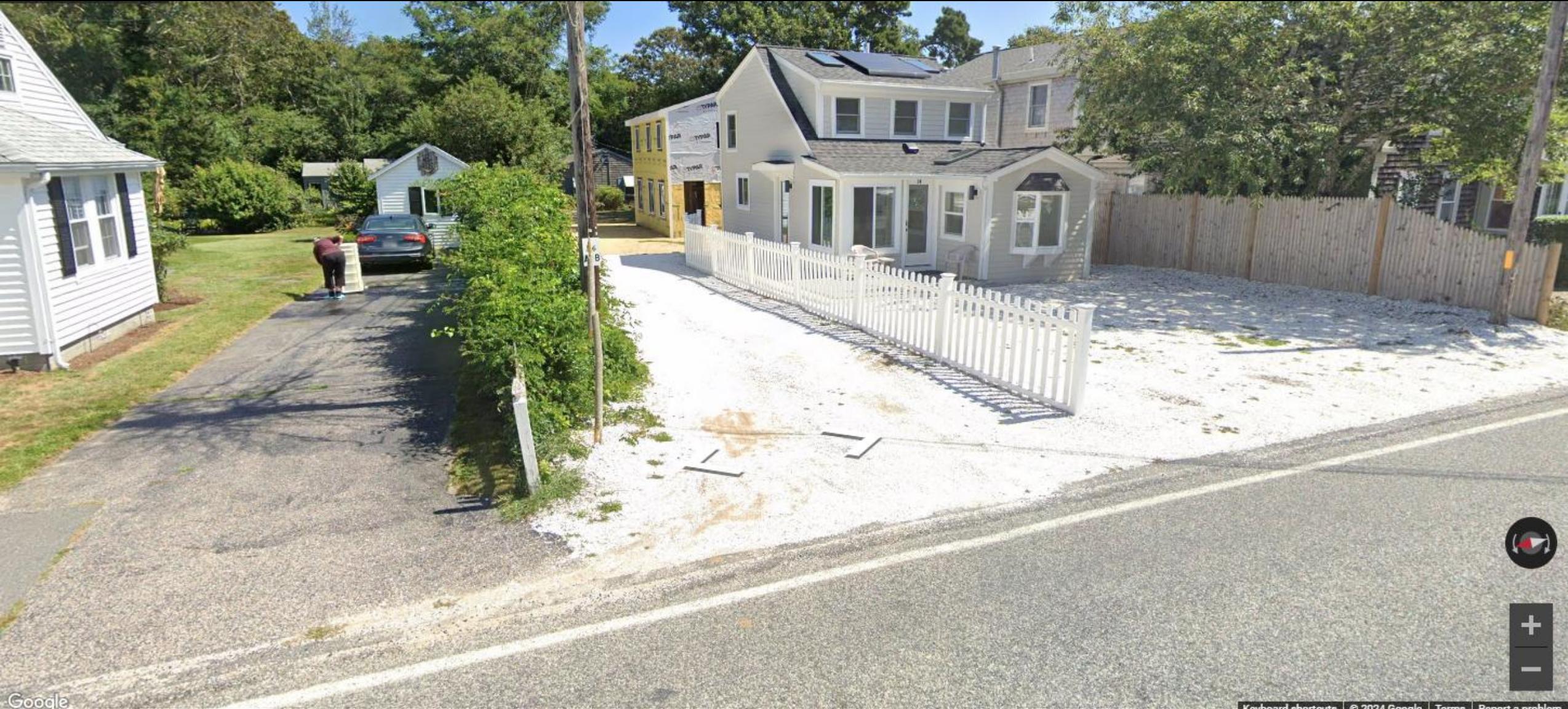
ARCHITECTURAL &
STRUCTURAL DRAWINGS:

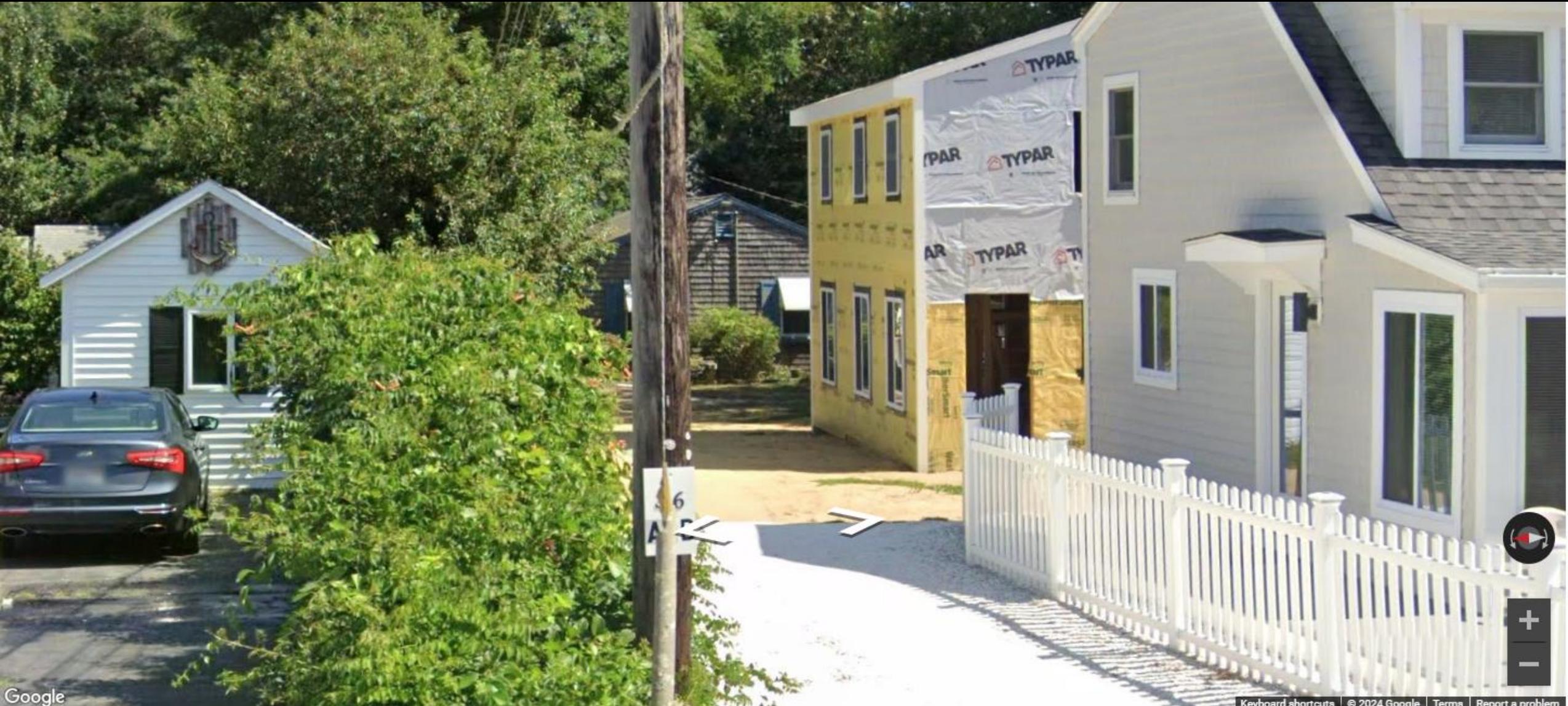
Yoana K. Guzman
5 Madison Ct.
Nantucket, MA 02554
yoana.ackdesign@gmail.com
774-325-6705

FRAMING PLANS &
SECTIONS

S-1





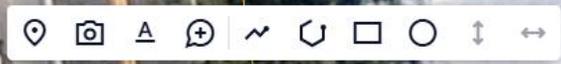


36 Depot St
Dennis, Massachusetts
View on Google Maps



Google

Search



Workspace PF [SHARE](#)



Nearmap

Imagery © 2025 Nearmap, HERE 10 ft

Vertical < Sun Sep 19 2021 >



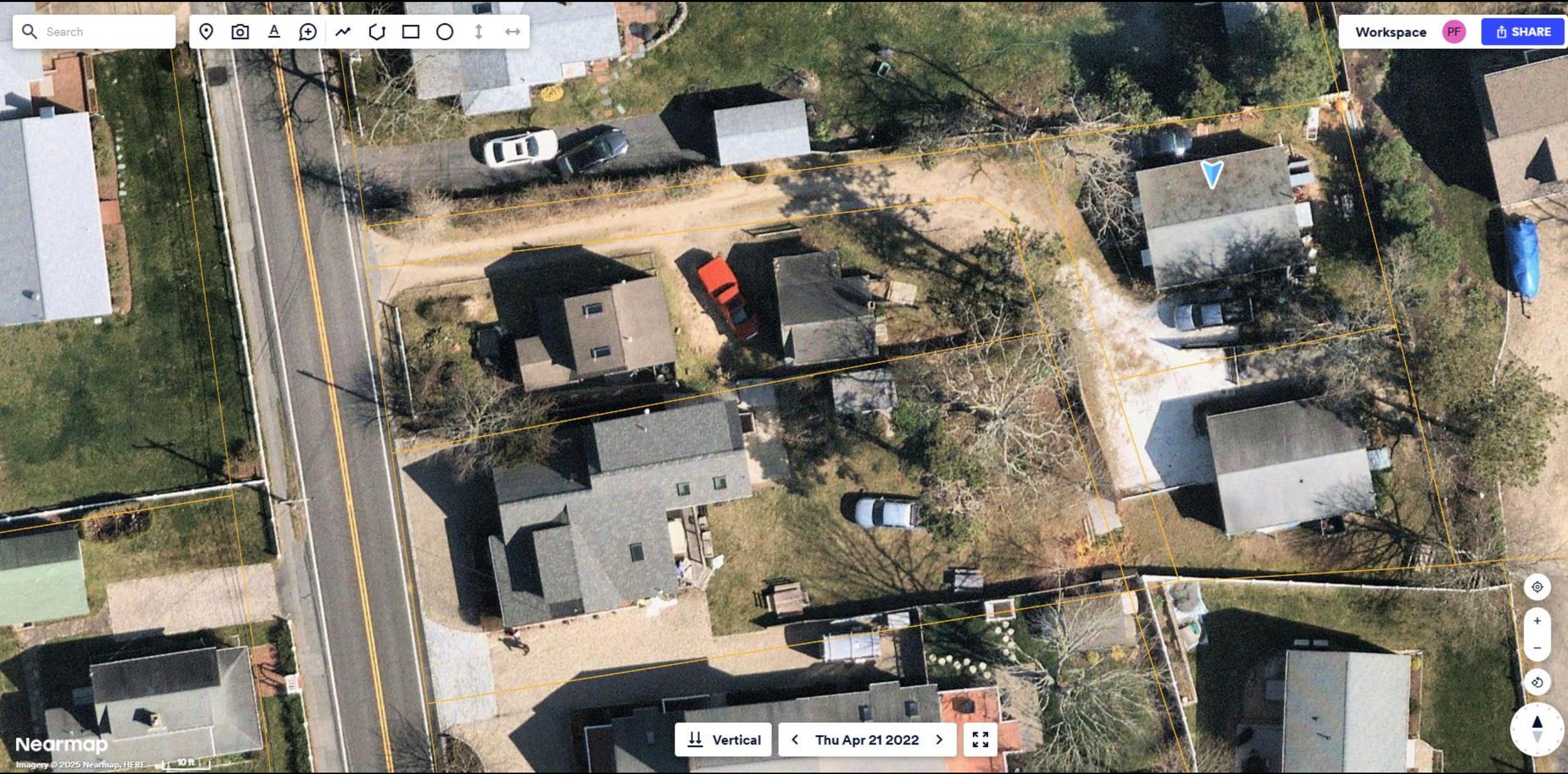
Search



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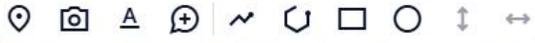
SHARE



Vertical < Thu Apr 21 2022 >

Nearmap
Imagery © 2025 Nearmap, HERE 10 R

Search



Workspace



SHARE



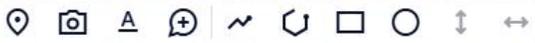
Nearmap

Imagery © 2025 Nearmap, HERE 10 ft

Vertical < Sat Apr 8 2023 >



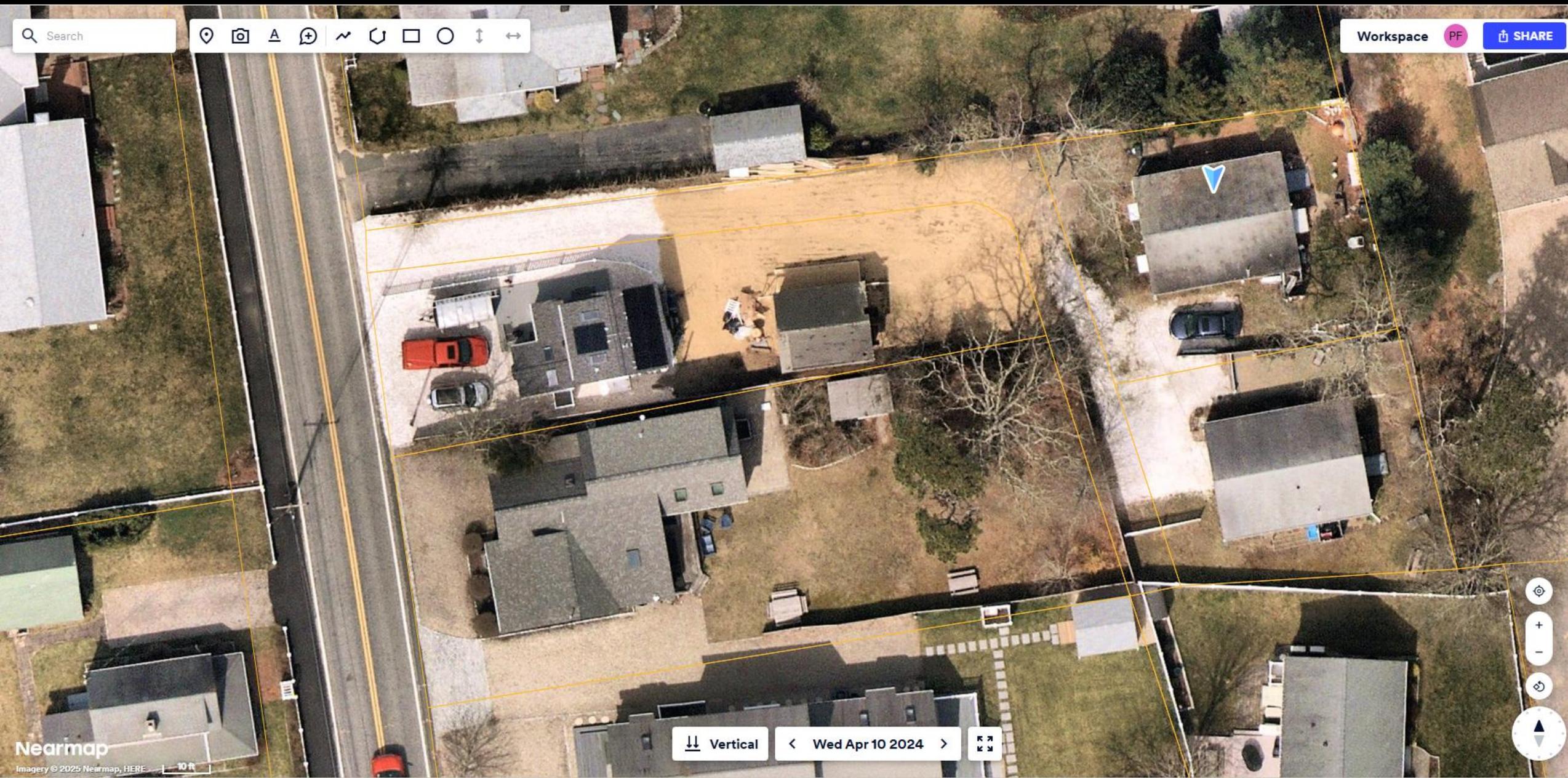
Search



Workspace

PF

SHARE



Nearmap

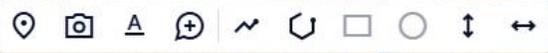
Imagery © 2025 Nearmap, HERE 10 ft

Vertical

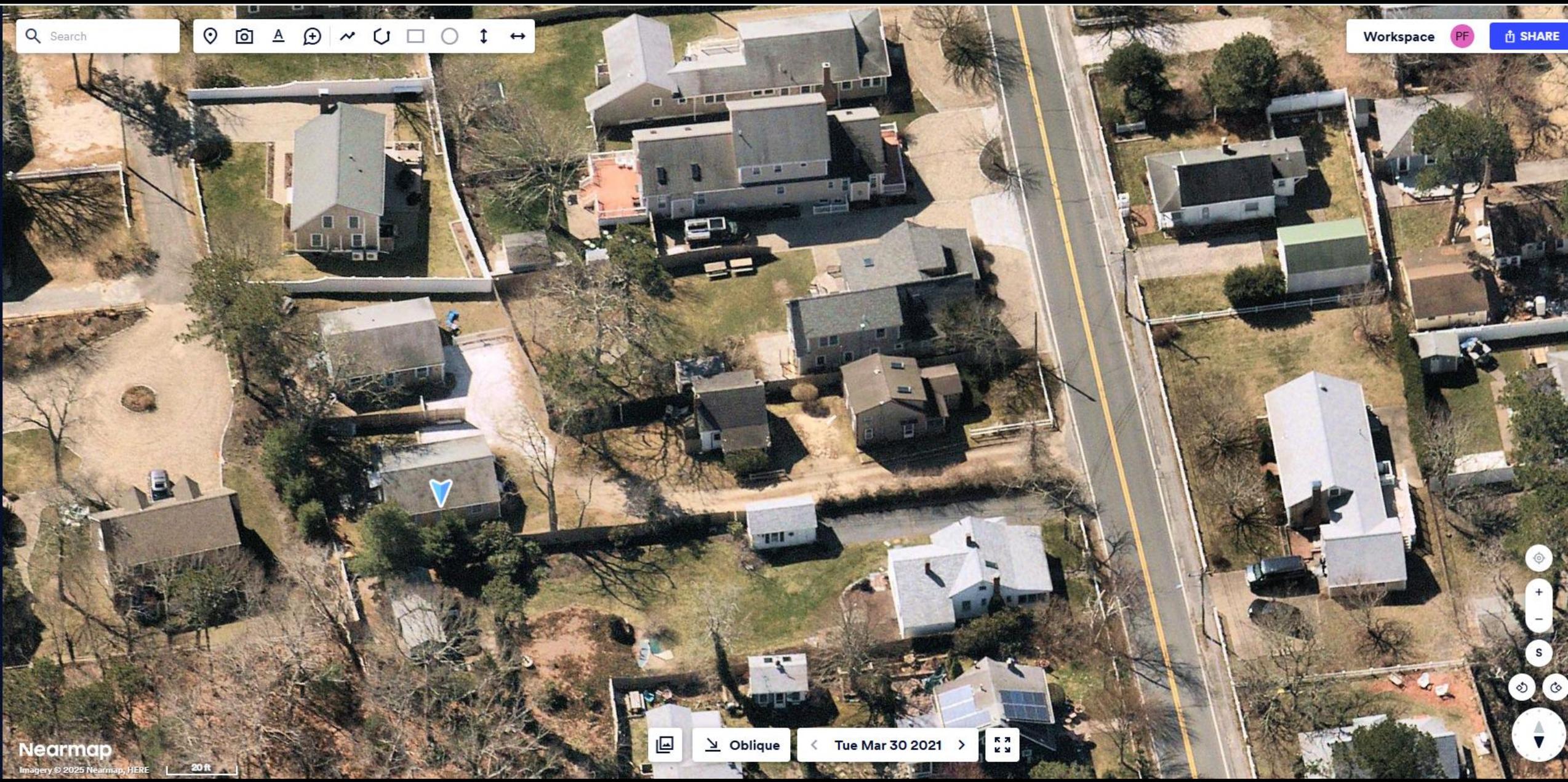
< Wed Apr 10 2024 >



Search



Workspace PF [SHARE](#)



Nearmap
Imagery © 2025 Nearmap, HERE

20 ft

Oblique < Tue Mar 30 2021 >

Search



Workspace PF [SHARE](#)

Property ✕

36 DEPOT ST DENNIS PORT MA
02639 USA
41.657390, -70.124680
41° 39' 27", -70° 7' 29"



Parcel Details

Property Type: Residential
Area: 3330.35 ft²
FIPS Code: 25001
Locality: DENNIS PORT
Parcel APN: 40_88_0
Postal Code: 02639
State: MA
Street Number: 36



Search



Workspace PF [SHARE](#)

Property ✕

36 DEPOT ST DENNIS PORT MA
02639 USA

41.657390, -70.124680
41° 39' 27", -70° 7' 29"



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FIPS Code: 25001
Locality: DENNIS PORT
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Postal Code: 02639
State: MA
Street Number: 36



DECISION

APPLICANT	Marianne Colanduno representing the Estate of Nancy J. Cushing
CASE NUMBER	ZBA 40-89
ZONING DISTRICT	RR

REGISTRY OF DEEDS REQUIRED INFORMATION (Must be filled out by applicant)			
Current Property Owners:	Marianne Colanduno representing the Estate of Nancy J. Cushing		
Property Address:	36 Depot Street, Dennis Port		
Registry of Deeds Title Reference	Book: 11891	Page	326
or Certificate of Title #	And Land Ct Lot		And Plan #
Town Map # 11891	Parcel	326	

HEARING DATE	February 28, 2022
REQUEST	seeking a Variance pursuant to Bylaw Section 2.4.1.2 to grant lawful status to Lot 1 on a plan recorded at Book 278 Page 34 from 1973 and allow for potential future expansion within a designated building envelope, with potential upward expansion for either two single family units or one two-family unit by Special Permit

PLANS	
PLOT PLAN	"As-Built" Plot Plan by Sweetser Engineering dated 1/19/1999 as modified by Attorney Paul Tardif to represent future building envelope and attached hereto.

FINDINGS	<p>The Board of Appeals found that the site is substandard in every dimensional aspect due to the use of Chapter 81 Section 81L to divide the property into "lots with structures that were in existence at the time Subdivision Control was adopted in the Town of Dennis". Further the Board found:</p> <p>Hardships</p> <ul style="list-style-type: none"> • The current property owners were not a party to the division of the land. • The current property owners acquired by individuals with no knowledge of the underlying zoning violations.
----------	--

APPLICANT	Colanduno	Page 2
CASE NUMBER	ZBA 40-89	

	<ul style="list-style-type: none"> The "81L" Plan that divided this cottage colony was based upon the incorrect assumption that the cottages stood on the site in 1935 when Dennis adopted Subdivision Control. None of the lots created by the "81L" plan met lot area requirements for this part of Dennis Port in 1973. The land in question has no legal zoning status. The structures, based upon case law regarding "81L" plans; the required 7,500 sf per dwelling required in Dennis Port prior to November 15, 1973; and the fact that the plan history illustrates two of the structures that were part of the "81L" plan were not in existence in 1935, are not lawfully pre-existing non-conforming. The lack of legal zoning status could result in the total loss of investment to the unit owners should a disaster occur.
VOTE	The Board voted unanimously to approve the Variance with conditions (Oliveira [Chair], Kyrimes, E Ridley, Carrick and A Ridley [alt])

CONDITIONS	<ol style="list-style-type: none"> The lot is granted variance from minimum lot size requirements and is allowed to remain in its current size. The property may continue to be used for residential purposes without the need for further Variance relief. The property may have the residences altered or replaced with a new structure(s) as long as the structure(s) are located within the building envelope on the plan accompanying this decision. New structure(s) on the property may either be two single family dwellings or one two-family dwelling. Future changes on the site shall be subject to normal Dennis Site Plan or Special Permit review processes as appropriate as long as condition 3 and 4 are complied with.
------------	--

Details of the hearing and decision are on file in the Planning and Appeals Office at the Dennis Town Offices as File ZBA 40-89. Appeal from this decision may be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within 20 days of filing with the Town Clerk. This Special Permit shall lapse if substantial use or construction has not commenced without good cause within one year from the date issued.

I certify that a copy of the original decision has been filed with the Town Clerk.

Ernie Oliveira
Ernie Oliveira, Chair

DATE: April, 2022
I certify that this decision was filed on March 11, 2022, and no appeal was filed within 20 days after date of filing.

Sara P. McDaniel
Sara P. McDaniel
Dennis Town Clerk

THURSDAY

#17202
1:37p

CLERK
11 AM 10:30

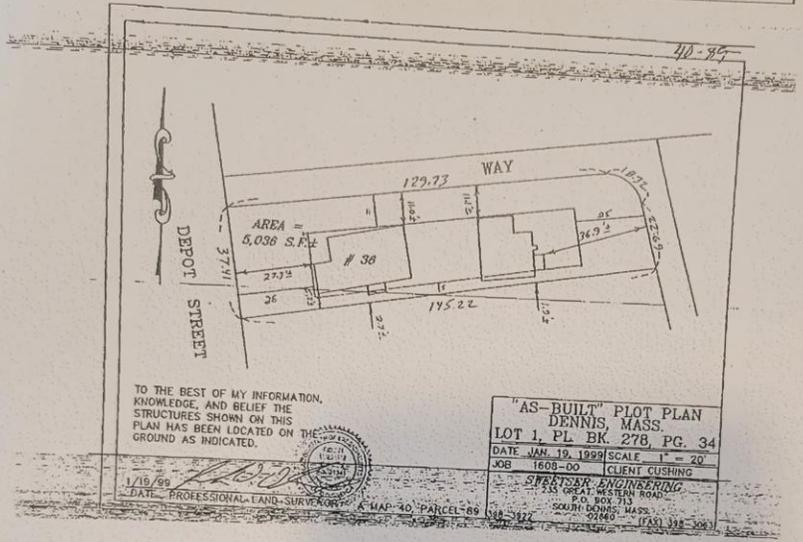
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APPLICANT	Colanduno	Page 3
CASE NUMBER	ZBA 40-89	



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16 17 18
23 24 25
30 31

JOHN F. MEADE, REGISTER
BARNSTABLE COUNTY REGISTRY OF DEEDS
DEPT. OF REVENUE & REGISTRATION, BARNSTABLE, MASS.

OCTOBER							NOVEMBER			
S	M	T	W	T	F	S	S	M	T	W
1	2	3	4	5	6	7				
8	9	10	11	12	13	14	1			
15	16	17	18	19	20	21	2	3	4	5
22	23	24	25	26	27	28	6	7	8	9
29	30	31					10	11	12	13

ter protection • railing • fencing • fiber cement • deck



SUBMITTAL SUMMARY REPORT (BLDR-024956-2024) FOR TOWN OF DENNIS

PERMIT ADDRESS: 36 DEPOT STREET
DP, MA 02639

PARCEL: 40-89-0

APPLICATION DATE: 01/12/2024

SQUARE FEET: 995
VALUATION: \$135,000.00

DESCRIPTION: Renovation of total house including walls, insulation,
windows, siding, etc.

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Michael Woessner	Michael Woessner	102 Skaket Beach Road Orleans, MA 02653
Owner	James Feeley		

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Building Review v.1	01/16/2024	02/06/2024		In Review

SUBMITTAL DETAILS

Building Review v.1

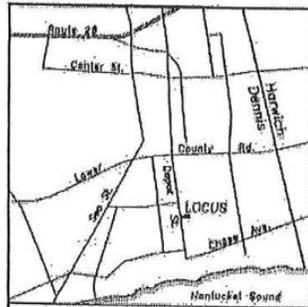
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building) <i>Comments</i> emailed applicant	John Mushinsky	02/06/2024		More Info Required
Health (Health)	David Coakley	02/06/2024		More Info Required
Natural Resources (Conservation - DNR)	Erin Burnham	02/06/2024	01/30/2024	Complete
Zoning (Building) <i>Comments</i> Special Permit required per 2.4.1.2 for the increase in footprint and height of a non-conforming structure that will extend lot coverage on a non-conforming lot. Please reference ZBA 40-89 March 11, 2022	Paul Fowler	01/16/2024		Pending Board Approval

DOES 3.1.2 APPLY AS THIS IS EXISTING USE? IS ANYTHING BEING PROPOSED OR CONSIDERED?
CHANGE ENOUGH TO RECD. ZONING COMPLIANCE?
(NEW PARKING SHOULD COMPLY)

2020 Aerial GIS SHOWS NO PARKING IN FRONT. CANNOT CONFIRM WHETHER CONSTRUCTED
SMALL PARKING ON R/W EXTENDS TO PROP LINE, FULL WIDTH OF PROP. ALONG ROAD
PARKING SHOWN + AS CONSIDERED DOES NOT MEET:
VEH. BUFFER REQ. 2.3.4.1.b
BACK OUT TO ROAD FOR MFD 3.1.1.6.1

NO EARLIER PLAN FOUND REVIEWED AS PART OF ANY ZBA APPLICATION FOR RECD. WORK
NO ROAD OPENING PERMIT FILED

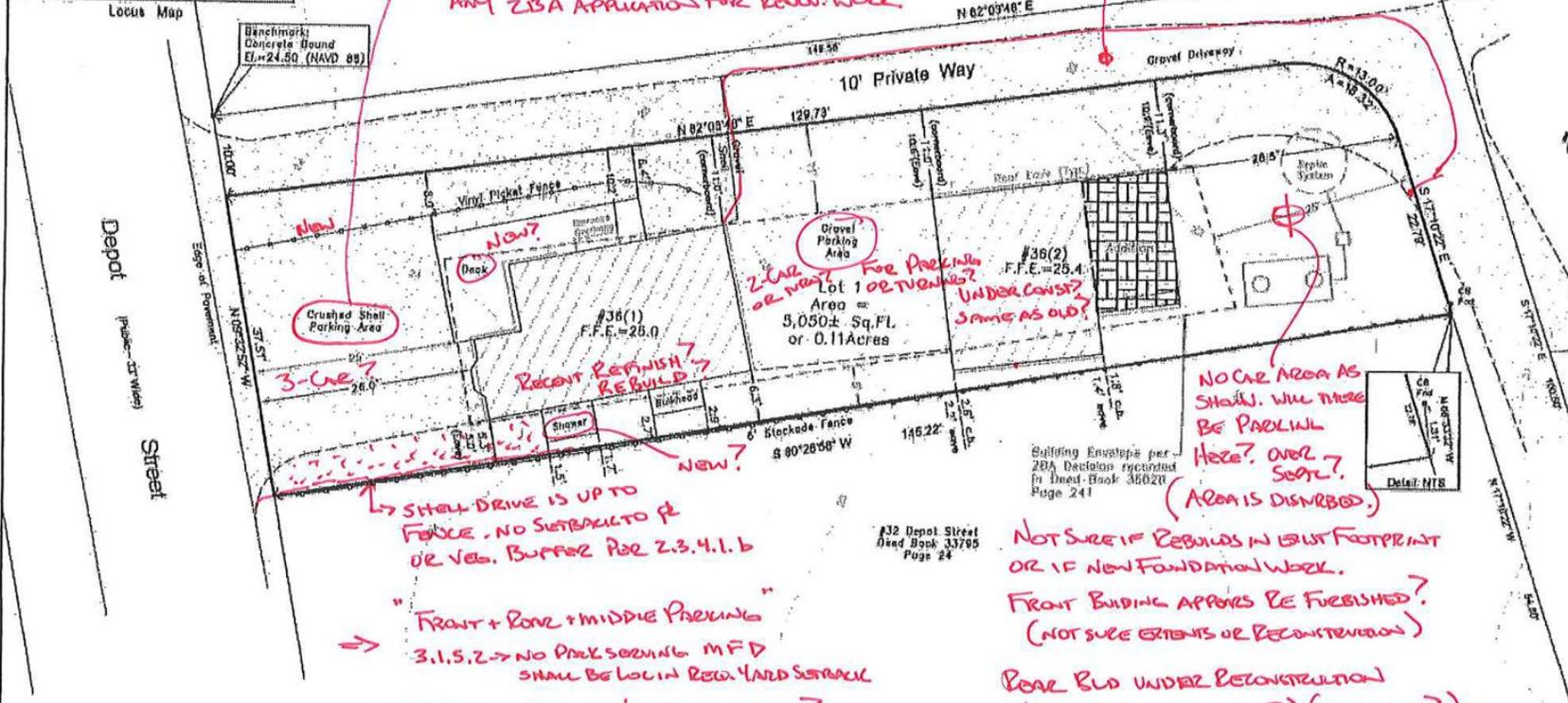
SANDY SURFACE.
NO BARRICADED CURBS



Locus Map

Depot Street
Hatched - 12' Wide

Benchmark Concrete Bound
Elev. 24.80 (NAVD 89)



New

New?

Crushed Shell Parking Area

3-Car?

Recent Refinish?

New?

Gravel Parking Area
2-Car Lot 1 OR TURNING?
Area = 5,050± Sq.Ft. or 0.11 Acres
#36(1) F.F.E. = 25.0
#36(2) F.F.E. = 25.4
Same as old?

NO CAR AREA AS SHOWN. WILL THERE BE PARKING HERE? OVER SOFT?
(AREA IS DISTURBED)

SMALL DRIVE IS UP TO FORCE. NO SUBPARCET OR VEH. BUFFER PER 2.3.4.1.b

"FRONT + REAR + MIDDLE PARKING"
3.1.5.2 -> NO PARKING MFD SHALL BE LOC IN RECD. YARD SETBACK

ADEQUATE BACKING/TURNING AREAS?
HOW DOES SITE WORK? IS SEPT. 11-20?

NOT SURE IF REBUILD IN EXIST FOOTPRINT OR IF NEW FOUNDATION WORK.
FRONT BUILDING APPROX BE FURNISHED?
(NOT SURE EXTENTS OR RECONSTRUCTION)

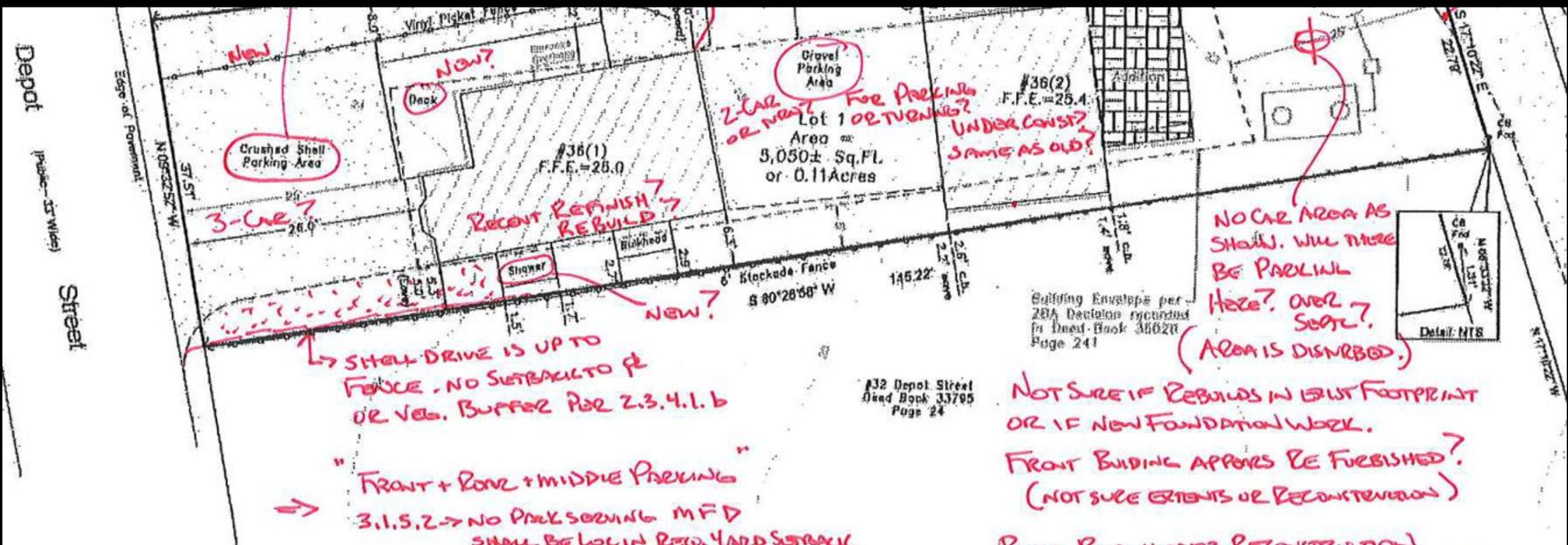
REAR BLD UNDER RECONSTRUCTION
(ANY FOOTPRINT CHANGE?) (2ND STORY?)
ENG NOT REVIEWED ANY PRIOR PLANS FOR SITE

Plot Plan of Land #36 Depot Street
Dennis Port, MA
prepared for
James A., Jr. & Allysen M. Feeley

- Notes
1. Assessor's Parcel 40-89
 2. Zone: Resort Residential
 3. Max. Building Coverage: 15%
Original Building Coverage: 1,017 s.f./4,050 s.f. = 20.1%

IS FRONT STILL THERE?
IF FORMER 3 CAR, NEED 6 SPACES
22 NOT PER UNIT 3.1.5.2

I hereby certify that the structures shown hereon are located as they exist on the ground.
Donald T. Poole
P.L.R. #37682
Date



Plot Plan of Land
 #36 Depot Street
 Dennis Port, MA
 prepared for
 A., Jr. & Allysen M. Feeley

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 2. Zone: Resort Residential
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 Original Building Coverage
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~~IS FRONT SIDE DRIVE?~~
~~IF TOTAL 3 UNITS, NEED 6 SPACES~~

I hereby certify that the structures shown hereon are located as they exist on the ground.

Donald T. Poole
 P.L.S. #37682

Date: _____

DOES 3.1.2 APPLY AS THIS IS EXISTING USE, IS ANYTHING BEING PROPOSED OR CONSTRUCTED? CHANGE ENOUGH TO REQ. ZONING COMPLIANCE? (NEW PARKING SHOULD COMPLY)

ZD20 AERIAL GIS SHOWS NO PARKING IN FRONT. CANNOT CONFIRM WITH CONSTRUCTED SITE. PARKING ON PLAN EXTENDS TO PROP LINE, FULL WIDTH OF PROP. ALONG ROAD

PARKING SHOWN + AS CONSTRUCTED DOES NOT MEET;

VEG BUFFER REQ. 2.3.4.1.b

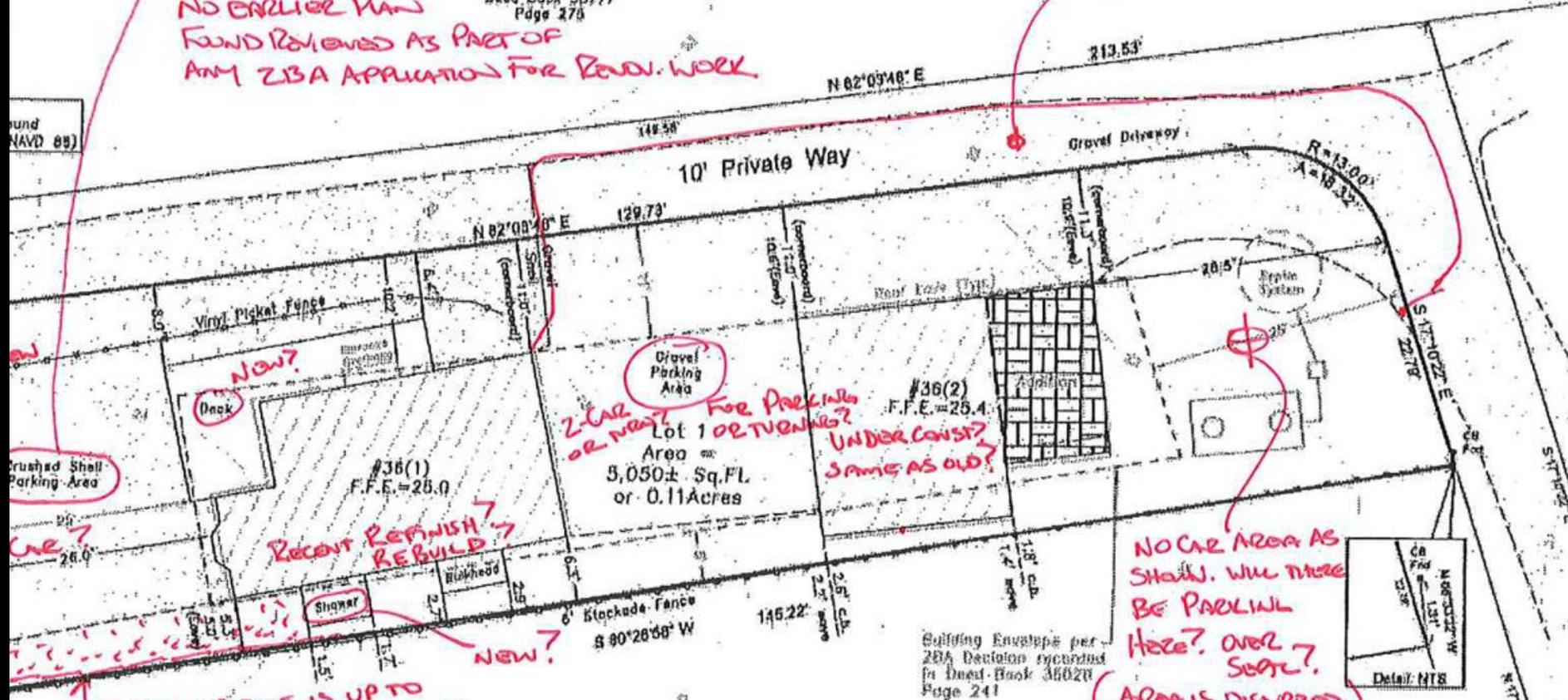
BACK ONTO ROAD FOR MFD 3.1.6.1

NO ROAD OPENING PERMIT FILED

NO EARLIER PLAN FOUND REVIEWED AS PART OF AMY ZBA APPLICATION FOR REDEV. WORK

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SANDY SURFACE.
NO SPECIALISED CONTRACTORS



2-CAR OR MORE? FOR PARKING UNDER CONST? SAME AS OLD? Lot 1 OR TURNING? Area = 3,050± Sq.Ft. or 0.11 Acres

NO CAR AREA AS SHOWN. WILL THERE BE PARKING HERE? OVER SEPT? (AREA IS DISTURBED)

STALL DRIVE IS UP TO FENCE. NO SUBTRACT TO FE OR VEG. BUFFER PER 2.3.4.1.b

NOT SURE IF REBUILDS IN EXIST FOOTPRINT OR IF NEW FOUNDATION WORK.

Building Envelope per 2004 Decision recorded in Deed Book 36020 Page 241

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