

1) **79 LAWRENCE ROAD - SP:** Michael Ryan, 12 Emerson Way, Salem, New Hampshire (03079) is seeking a Special Permit for a slight increase in lot coverage where the current structure exceeds lot coverage. Located on a property in the R-40 Zoning District at 79 Lawrence Road Dennis (Assessor's Map 53, Parcel 27).

Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

Results Summary

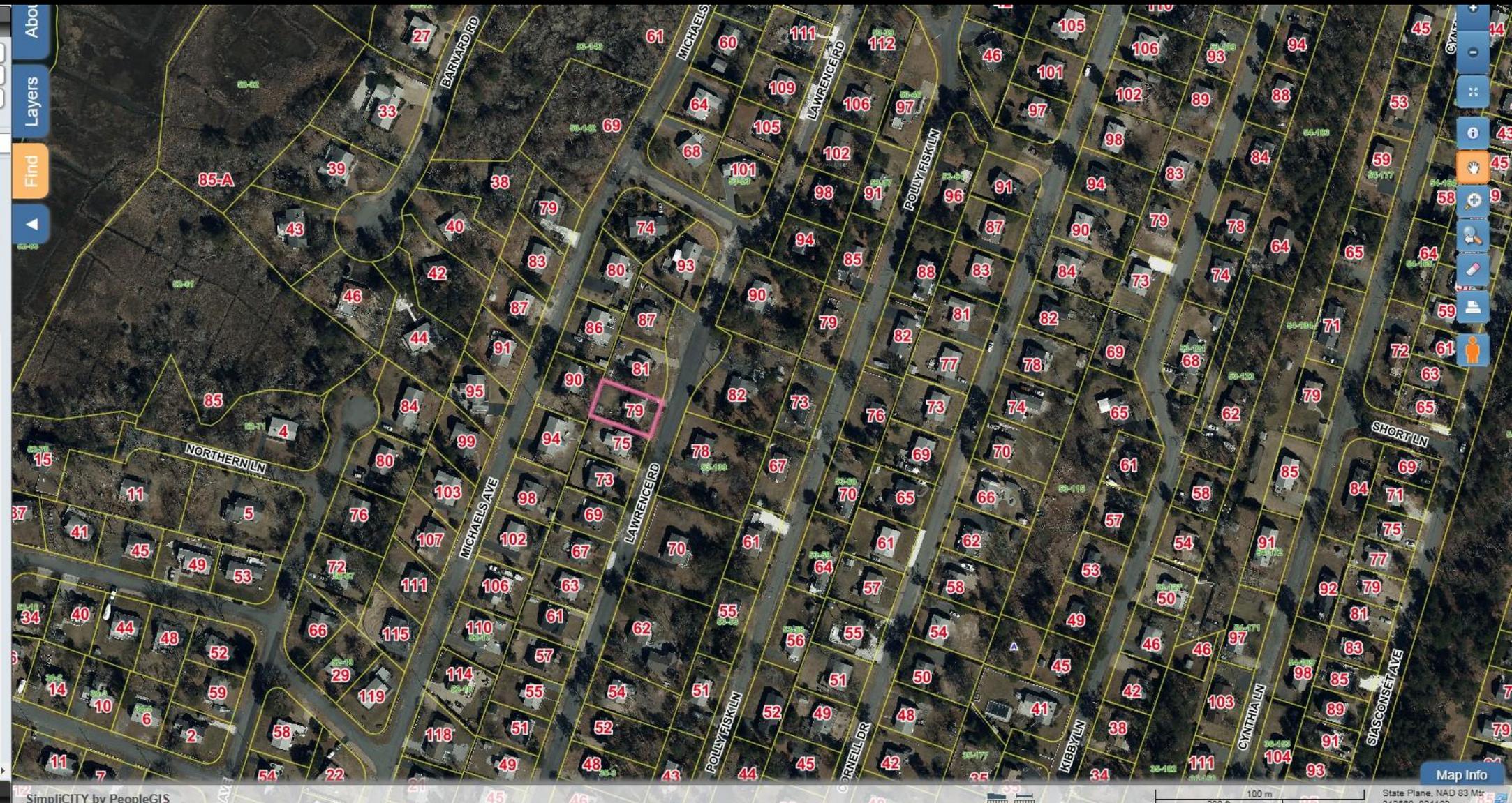
Parcels

Parcel ID	Address	Village	Owner
53-27-0	79 LAWRENCE	DP	BRADY PATRIC

Detail Information Zoom To

CAMA ID	53-27-0
MapPar	53-27
Key	4027
Fiscal Year	2026
Extension	0
Address	79 LAWRENCE ROAD
Village	DP
Property Type	R
Owner	BRADY PATRICIA C
Co-Owner	
Owner Address	1421 ORLEANS ROAD
Owner City	HARWICH
Owner State	MA
Owner Zip	02645
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	03/23/21 00:00:00
Book	N/A
Page	N/A
Certificate	225677
Last Sale Price	0.0000
Total Value	\$517,900.00
Land Value	\$195,300.00
Building Value	\$320,500.00
Detached Building Value	\$2,100.00
Acres	0.13
Prev Year Total Value	\$477,600.00

Find Abutters



**Hurricane SLOSH**

- Category 1
- Category 2
- Category 3

**FEMA Flood Zones**

- FEMA Flood Zone 2014 - 0.2%
  - 0.2% Chance
- FEMA Flood Zone 2014 - AE
  - AE
- FEMA Flood Zone 2014 - VE
  - VE

**Voting Precincts**

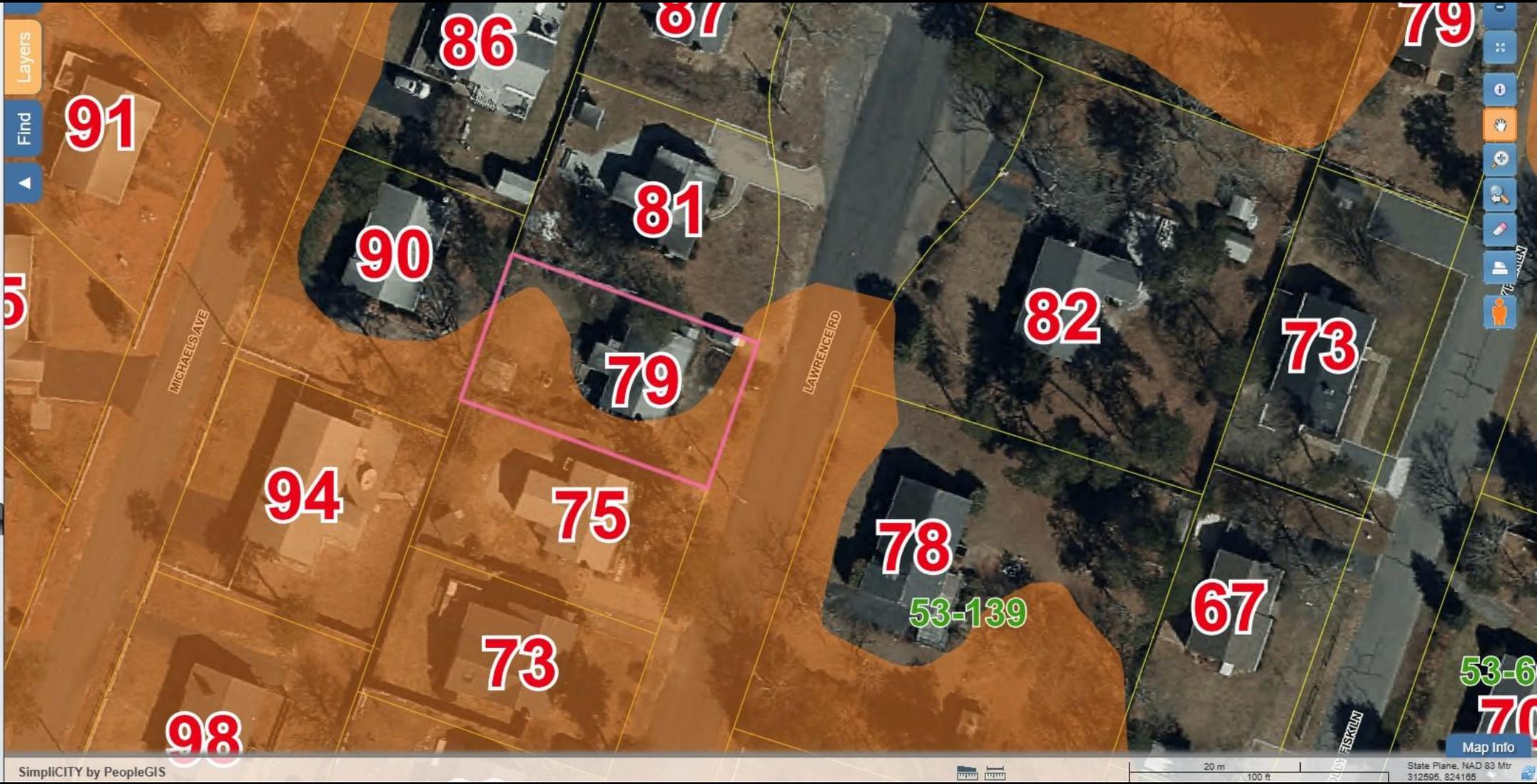
- Voting Precincts 2020 - Labels
- Voting Precincts 2020 (updated 2024)
  - 1
  - 2
  - 3
  - 4
  - 5

**Zoning**

- Zoning (2024)
  - Large Wind Facility Overlay
  - Medium Wind Facility Overlay District
  - Seasonal Resort Community
  - Hotel Resort Districts
  - Scenic Corridors
  - Quiet Neek Groves Pasture Preservation

**Base Maps**

- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo**
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo
- Town Base Map



SimpliCITY by PeopleGIS



20 m  
100 ft

State Plane, NAD 83 Mtr  
312595, 824185

Map Info

Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage:

Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
53-27-0	79 LAWRENCE	DP	BRADY PATRICIA

Detail Information Zoom To

Key	4027
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Acres	0.13
Prev Year Total Value	\$472,600.00
Property Card	<a href="#">PK Field Card</a>



Find Abutters



79 Lawrence Rd  
Dennis, Massachusetts  
[View on Google Maps](#)





Google



# Ryder & Wilcox

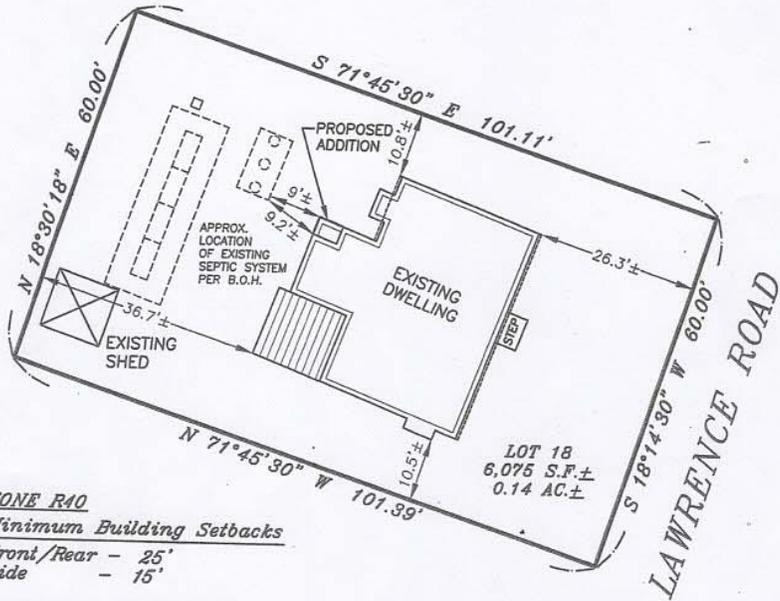
SURVEYING · ENGINEERING  
HOME PLANNING & DESIGN

3 GIDDIAH HILL ROAD P.O. BOX 439  
SO. ORLEANS, MASSACHUSETTS 02662  
TEL: 508.255.8312 FAX: 508.240.2306

*Certified Plot Plan*  
Location  
79 Lawrence Road  
Dennis, MA  
prepared for  
*Patricia Brady*

Scale: 1" = 20'  
Date: May 26, 2022  
Revised: 11/8/2024

Reference:  
Assr's. Map 53, Pcl. 27  
L.C.P. 28525-B, Lot 18



**ZONE R40**

Minimum Building Setbacks

Front/Rear - 25'  
Side - 15'

COVERAGE CALCULATIONS

Existing = 1,025 S.F.± (16.9%)  
Proposed = 1,037 S.F.± (17.1%)

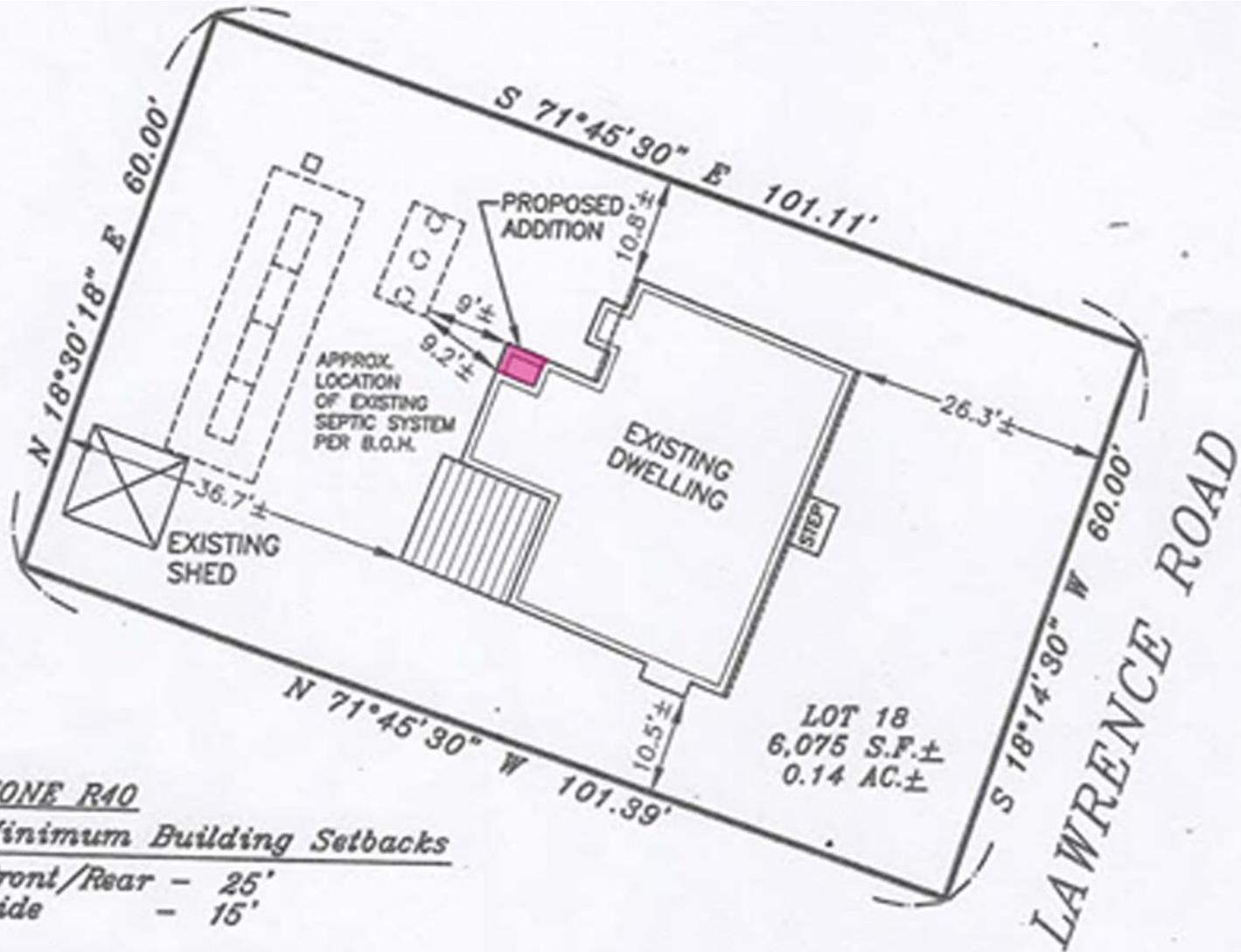
I certify that the dwelling shown hereon is located as it exists on the ground.

*David A. Lyttle*  
Professional Land Surveyor

Date: 11/8/2024



Job No. 13001



**ZONE R40**

Minimum Building Setbacks

Front/Rear - 25'  
Side - 15'

NOTE: COLOR PDF IS DESIGNED TO BE PRINTED IN GRAYSCALE AT 24x36" LAYOUT 24X36, RYAN, DENNIS - all pages - PDF PRINT DATE: Thursday, December 19, 2024

- A. Summary of the Work:**  
Renovation
- B. Use and Occupancy**  
Residential Group R-1
- C. Construction Classification**  
Type V-B
- D. General Height and Area Limitations**  
See Plan for the area and height.
- E. Occupancy and Egress Analysis**  
All units are provided with access to two exit stairways.

**APPLICABLE CODES**

**MASSACHUSETTS STATE BUILDING CODE**  
(MSBC) 10TH Edition, 780 CMR, used in conjunction with the respective 2021 I-Codes with State Amendments.

- o International Building Code (IBC)
- o International Residential Code (IRC)
- o International Existing Building Code (IEBC)
- o International Mechanical Code (IMC)
- o International Swimming Pool and Spa Code (ISPSA)
- o Portions of the International Fire Code (IFC)
- o Architectural Access Board regulations 521 CMR
- o Fire and Electrical Code 527 CMR

**DESIGN LOADS:**

**1. UNIFORM FLOOR LIVE LOAD:**

- A. NON-BEDROOM 40 lb/ft<sup>2</sup>
- B. BEDROOM 30 lb/ft<sup>2</sup>
- C. ATTIC 20 lb/ft<sup>2</sup>
- D. DECKS & BALCONIES 40 lb/ft<sup>2</sup>

**2. UNIFORM FLOOR DEAD LOAD** 10 lb/ft<sup>2</sup>

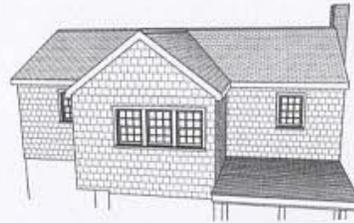
**3. ROOF SNOW LOAD:**

- A. GROUND SNOW LOAD 65 lb/ft<sup>2</sup> (TOWN SPECIFIC)
- B. DEAD LOAD 10 lb/ft<sup>2</sup>

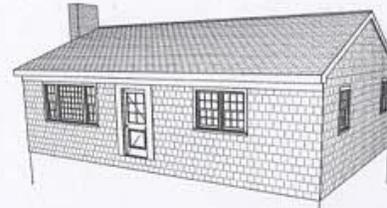
**4. WIND DESIGN:**

- A. EXPOSURE CATEGORY B (A-D R301.2.4) B IS NORMAL
- B. WIND SPEED ZONE 110 (90-120, MOST OF NORTHERN AND WESTERN NH AND WESTERN MA = 90, CENTRAL AND SOUTH NH AND MA = 100, NH COAST, BOSTON AND SOUTH = 110, CAPE COD & ISLANDS = 120)
- C. TOPOGRAPHIC EFFECTS (AH.1) NO (YES/NO)

**ADDITION & RENOVATIONS**  
79 Lawrence Rd.  
Dennis Port MA



REAR PERSPECTIVE



FRONT PERSPECTIVE

INDEX OF DRAWINGS

0	PROJECT COVER PAGE	1
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SF101	STRUCTURAL FRAMING - ROOF PLAN	6

WINDOW SCHEDULE					
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION	
01	7	32"	60"	DOUBLE HUNG	
02	2	20"	48"	DOUBLE HUNG	
03	1	48"	48"	FIXED GLASS	

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION
01	1	11	36"	80"	EXT. HINGED-GLASS PANEL

**NOTE: DIMENSIONS**  
ALL INTERIOR DIMENSIONS ARE TO THE FRAMING/STUD LAYER  
ALL EXTERIOR DIMENSIONS ARE TO THE FRAMING/STUD LAYER  
ALL FOUNDATION DIMENSIONS ARE TO THE CONCRETE

**NOTE: DOOR AND WINDOW SCHEDULES**  
ALL SCHEDULES ARE FOR BIDDING PURPOSES ONLY. THE EXACT MANUFACTURER TYPE, SIZE AND SQUARE OPENINGS SHOULD BE CONFIRMED WITH THE BUILDER AND WORKOWNER PRIOR TO CONSTRUCTION.



SHEET TITLE: PROJECT COVER PAGE

PROJECT DESCRIPTION: ADDITION & RENOVATIONS 79 LAWRENCE RD. DENNIS PORT MA

DRAWINGS BY: STEVE MAHONEY

DATE: 9/14/24

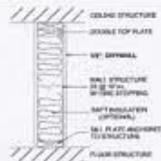
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SHEET SIZE: 24" X 36"

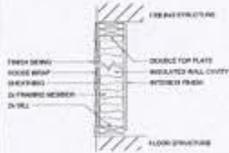
PRINTED SHEET: 1 of 6

PAGE #: 0

SJM Building & Remodeling Design  
SJMREMODELINGDESIGN@GMAIL.COM  
617/404-6000



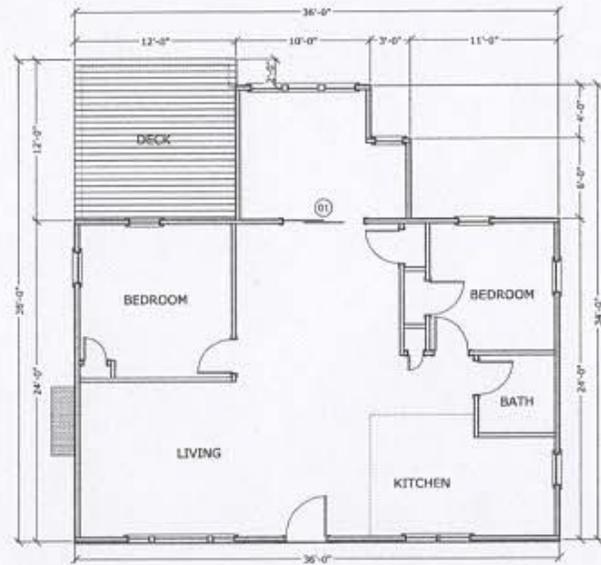
TYPICAL PARTITION  
WOOD DESIGN



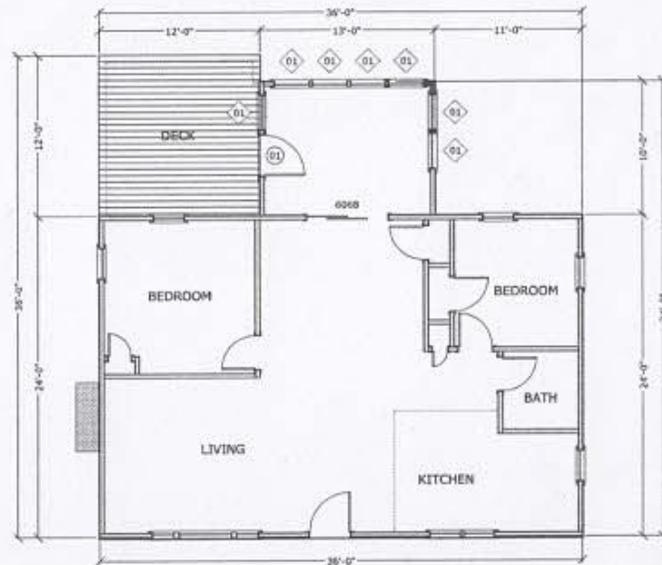
INSULATED EXTERIOR WALL

**WALL LEGEND**

- INTERIOR 2X4 WALL
- INTERIOR 2X6 WALL
- EXTERIOR 2X6 WALL
- EXISTING EXTERIOR
- EXISTING FOUNDATION
- NEW FOUNDATION
- PIER FOUNDATION WITH FOOTING
- PIER FOUNDATION



EXISTING FIRST FLOOR PLAN  
1/4"=1'



PROPOSED FIRST FLOOR PLAN  
1/4"=1'

**WINDOW SCHEDULE**

NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
O1	7	32"	60"	DOUBLE HUNG
O2	2	20"	48"	DOUBLE HUNG
O3	1	48"	48"	FIXED GLASS

**DOOR SCHEDULE**

NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION
D1	1	1L	36"	80"	EXT. HINGED-GLASS PANEL

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PROPOSED FIRST  
FLOOR PLAN

ADDITION & RENOVATIONS  
 79 LAWRENCE RD.  
 DENNIS PORT MA

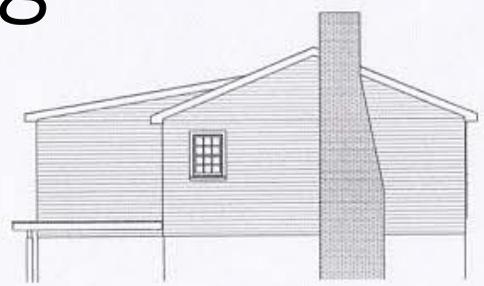
DRAWING BY  
**STEVE MAHONEY**

DATE:  
 9/14/24  
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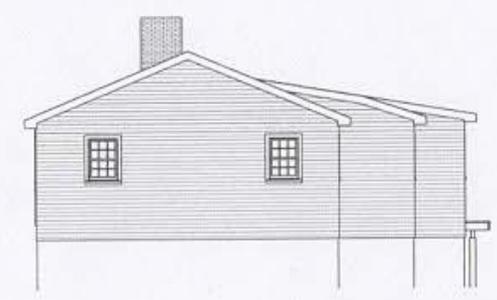
# Existing



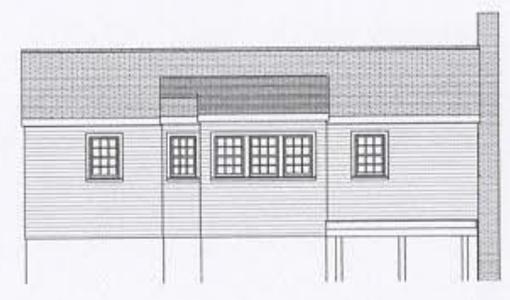
L LEFT ELEVATION  
1/4"=1'



F FRONT ELEVATION  
1/4"=1'



R RIGHT ELEVATION  
1/4"=1'



B BACK ELEVATION  
1/4"=1'

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SHEET TITLE:  
EXISTING ELEVATIONS

PROJECT DESCRIPTION:  
ADDITION & RENOVATIONS  
79 LAWRENCE RD.  
DENNIS PORT MA

DRAWN BY:  
STEVE MAHONEY

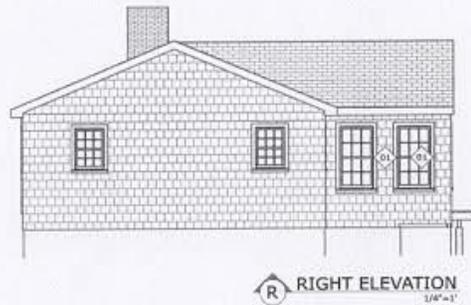
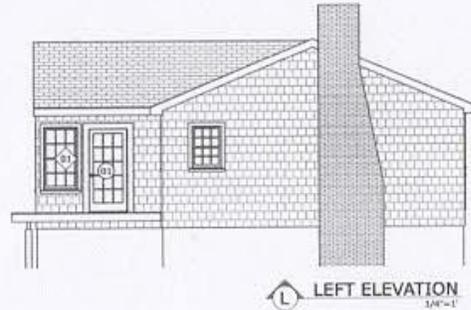
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9/14/24

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AS NOTED

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4 of 6  
PAGE #:  
A-200



# Proposed



WINDOW SCHEDULE				
NUMBER	QTY	WIDTH	HEIGHT	DESCRIPTION
01	7	32"	60"	DOUBLE HUNG
02	2	20"	48"	DOUBLE HUNG
03	1	48"	48"	FIXED GLASS

DOOR SCHEDULE					
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION
01	1	0	36"	80"	EXT. HINGED-GLASS PANEL

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PROPOSED EXTERIOR ELEVATIONS

ADDITION & RENOVATIONS  
 79 LAWRENCE RD.  
 DENNIS PORT MA

DRAWINGS BY  
**STEVE MAHONEY**

DATE:  
 9/14/24  
 SCALE:  
 AS NOTED

PRINTED SHEET  
 5 of 6  
 PAGE #:

**A-201**

