

1. **54 SURFSIDE ROAD (ZBAS-25-9):** Michael Sams, 14 Crownridge Road, Westboro, MA 01581, C/O Robert Perry, PO Box 1517, East Dennis, MA 02641 is seeking a Special Permit to raze a nonconforming single-story single-family dwelling and replace it with a two and a half-story single-family dwelling. Located on a property in the R-40 Zoning District within the AE Flood Zone at 54 Surfside Road West Dennis (Assessor's Map 27, Parcel 150).

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
27-150-0	54 SURFSIDE	WD	SAMS MICHAEL

Detail Information Zoom To

CAMA ID	27-150-0
MapPar	27-150
Key	1504
Fiscal Year	2026
Extension	0
Address	54 SURFSIDE ROAD
Village	WD
Property Type	R
Owner	SAMS MICHAEL P
Co-Owner	SAMS COURTNEY A
Owner Address	14 CROWNRIERGE ROAD
Owner City	WESTBORO
Owner State	MA
Owner Zip	01581
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	05/30/18 00:00:00
Book	31303
Page	255
Certificate	
Last Sale Price	647000.0000
Total Value	\$901,600.00
Land Value	\$476,600.00
Building Value	\$423,300.00
Detached Building Value	\$1,700.00
Acres	0.17
Prev Year Total Value	\$858,100.00

Find Abutters

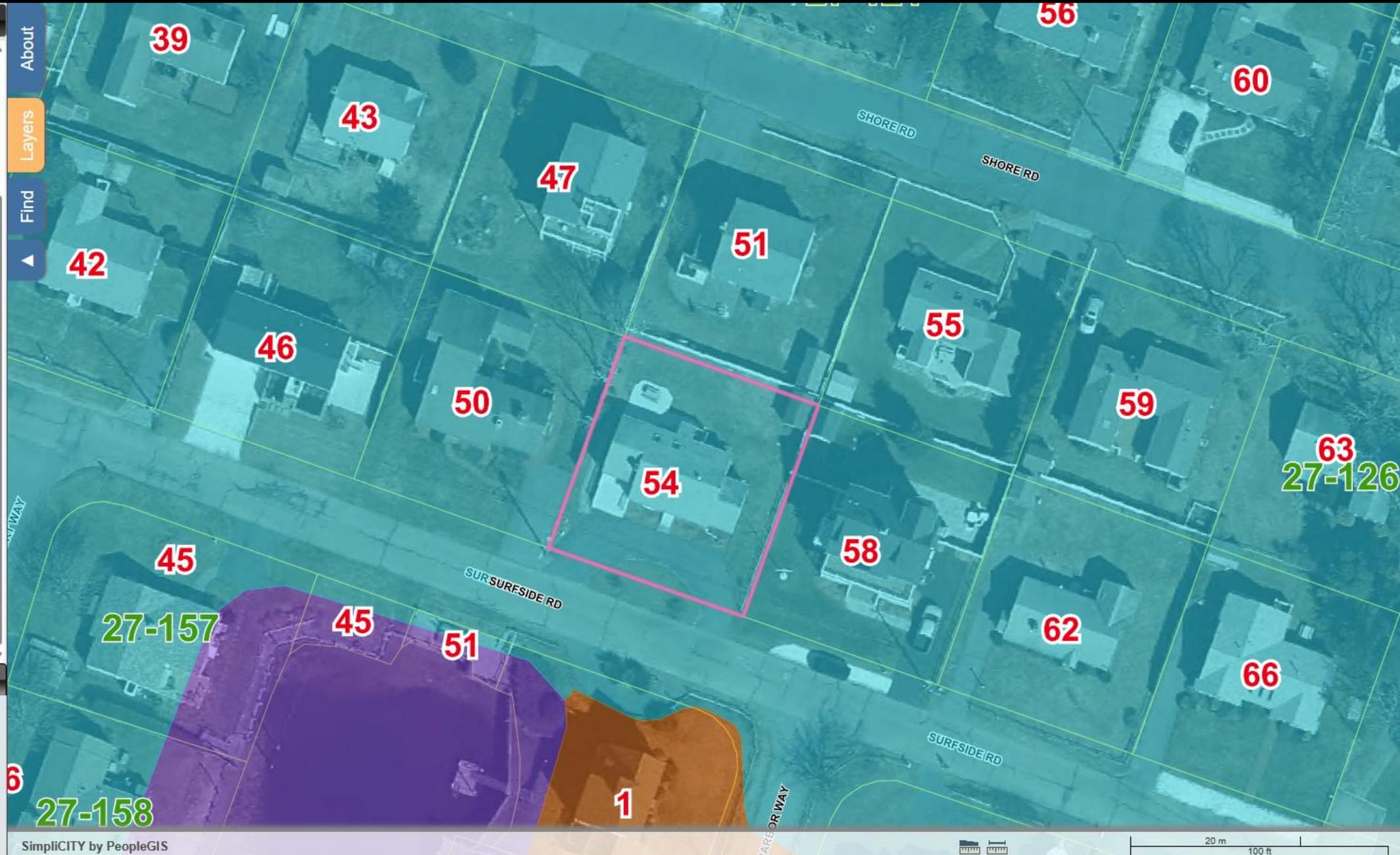


- Layers
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
- MA NHESP Certified Vernal Pools
- MA NHESP Potential Vernal Pools
- NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
- NHESP 8-1-2021 Priority Habitat Rare Spec Dennis
- Land Use (Last Update 2013)
- Private Access Ways
- Parcels
- Parcels w/Aerials
- Basemap - CCC 2020 Aerial Imagery
- Base Maps
 - Google Hybrid Map
 - Google Street Map
 - 2023 MassGIS Orthos
 - CCC 2020 Aerial Imagery
 - MassGIS 2014 Aerial Imagery
 - MassGIS 2005 Aerial Imagery
 - MassGIS 1994 Aerial Imagery
 - Town Base Map



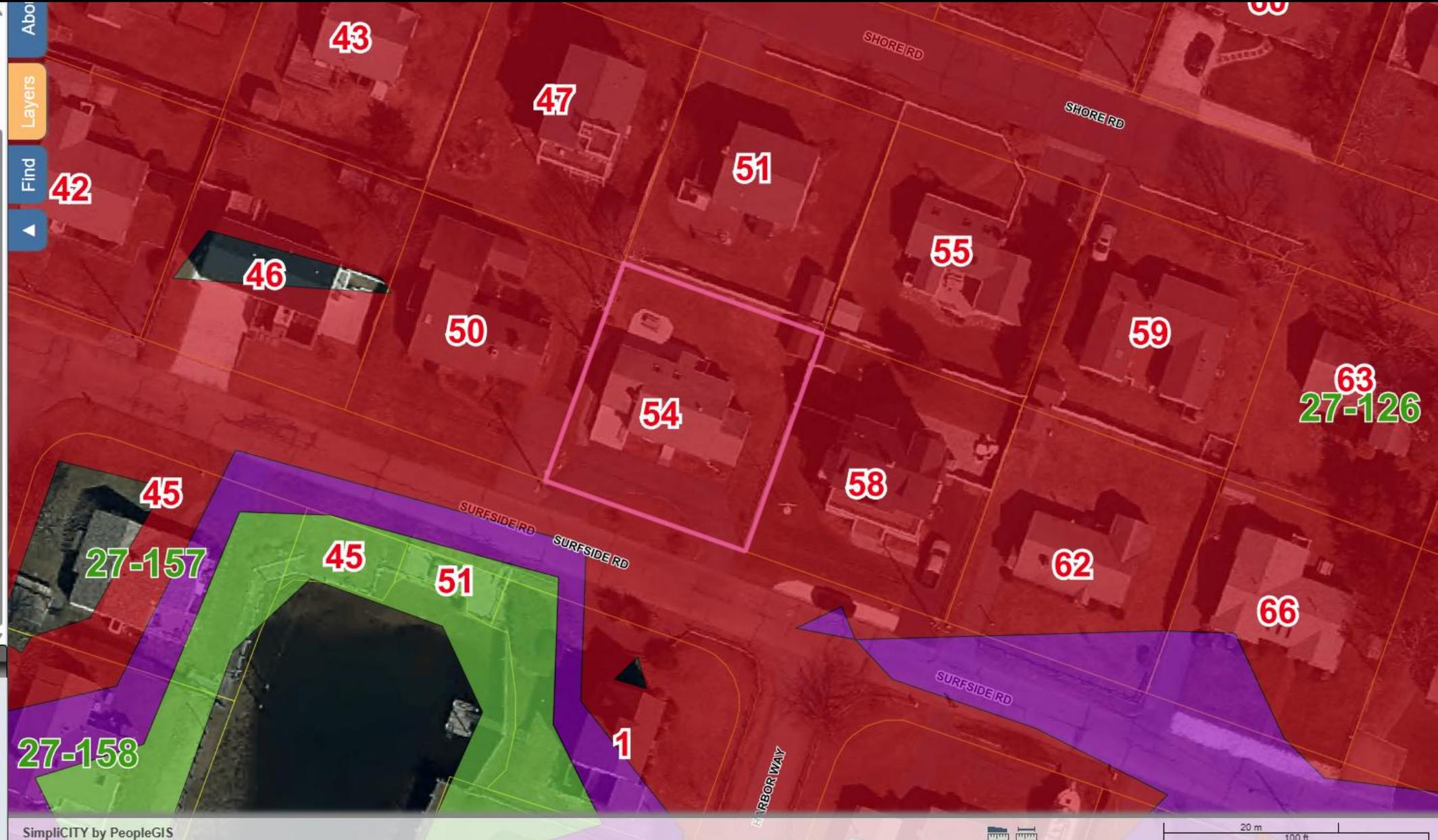
Layers

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 - Town Base Map



- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
 - Category 1
 - Category 2
 - Category 3
- FEMA Flood Zones
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
- MA NHESP Certified Vernal Pools
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 - Town Base Map

About
 Layers
 Find
 ▲



Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

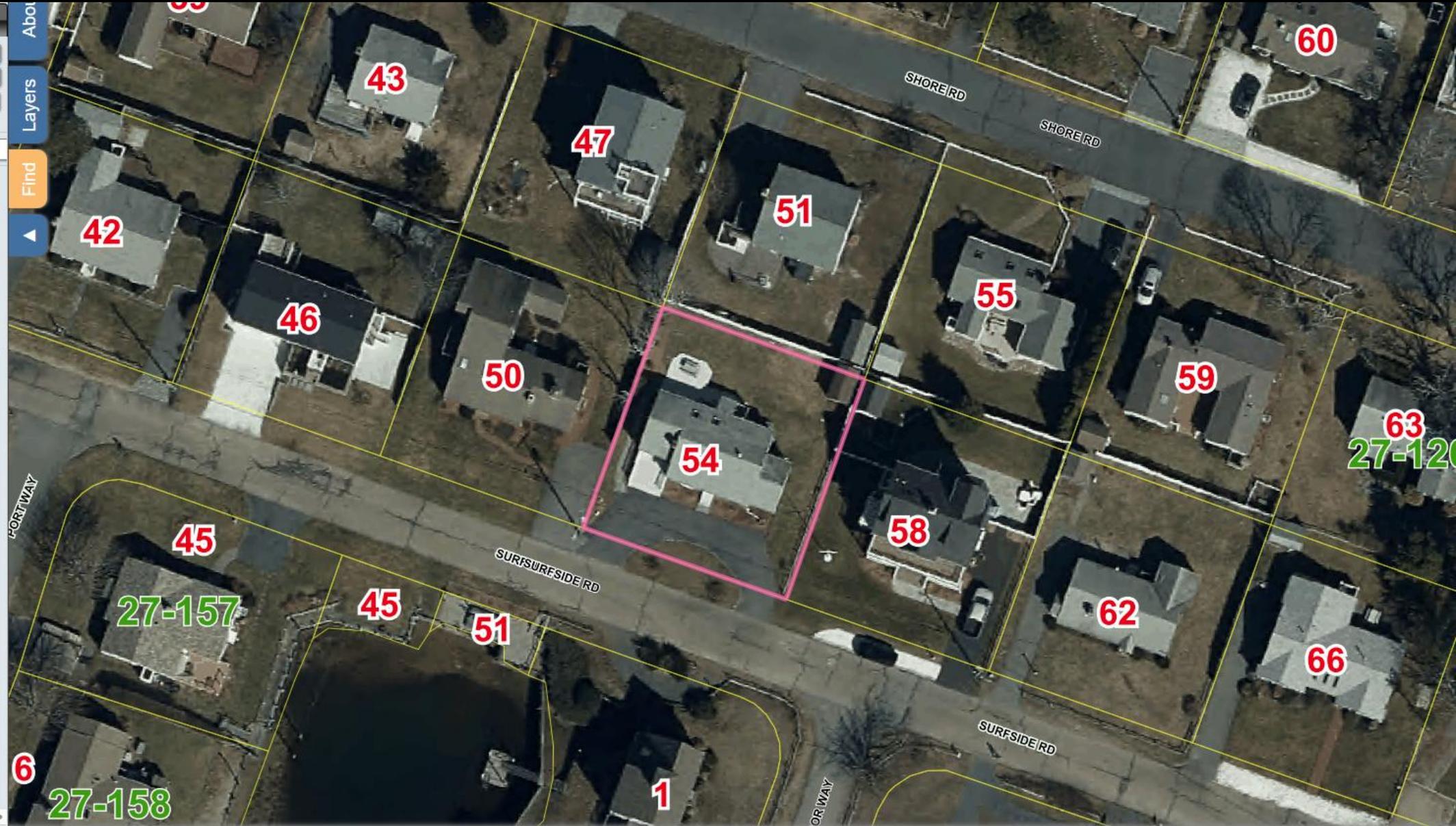
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Detail Information [Zoom To](#)

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Co-Owner	SAMS COURTNEY A
Owner Address	14 CROWNRIE ROAD
Owner City	WESTBORO
Owner State	MA
Owner Zip	01581
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	05/30/18 00:00:00
Book	31303
Page	255
Certificate	
Last Sale Price	647000.0000
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Land Value	\$476,600.00
Building Value	\$423,300.00
Detached Building Value	\$1,700.00
Acres	0.17
Prev Year Total Value	\$858,100.00
Property Card	PK Field Card



Find Abutters

54 Surfside Rd
Dennis, Massachusetts
[View on Google Maps](#)







57 Surfside Rd
Dennis, Massachusetts
View on Google Maps



Google

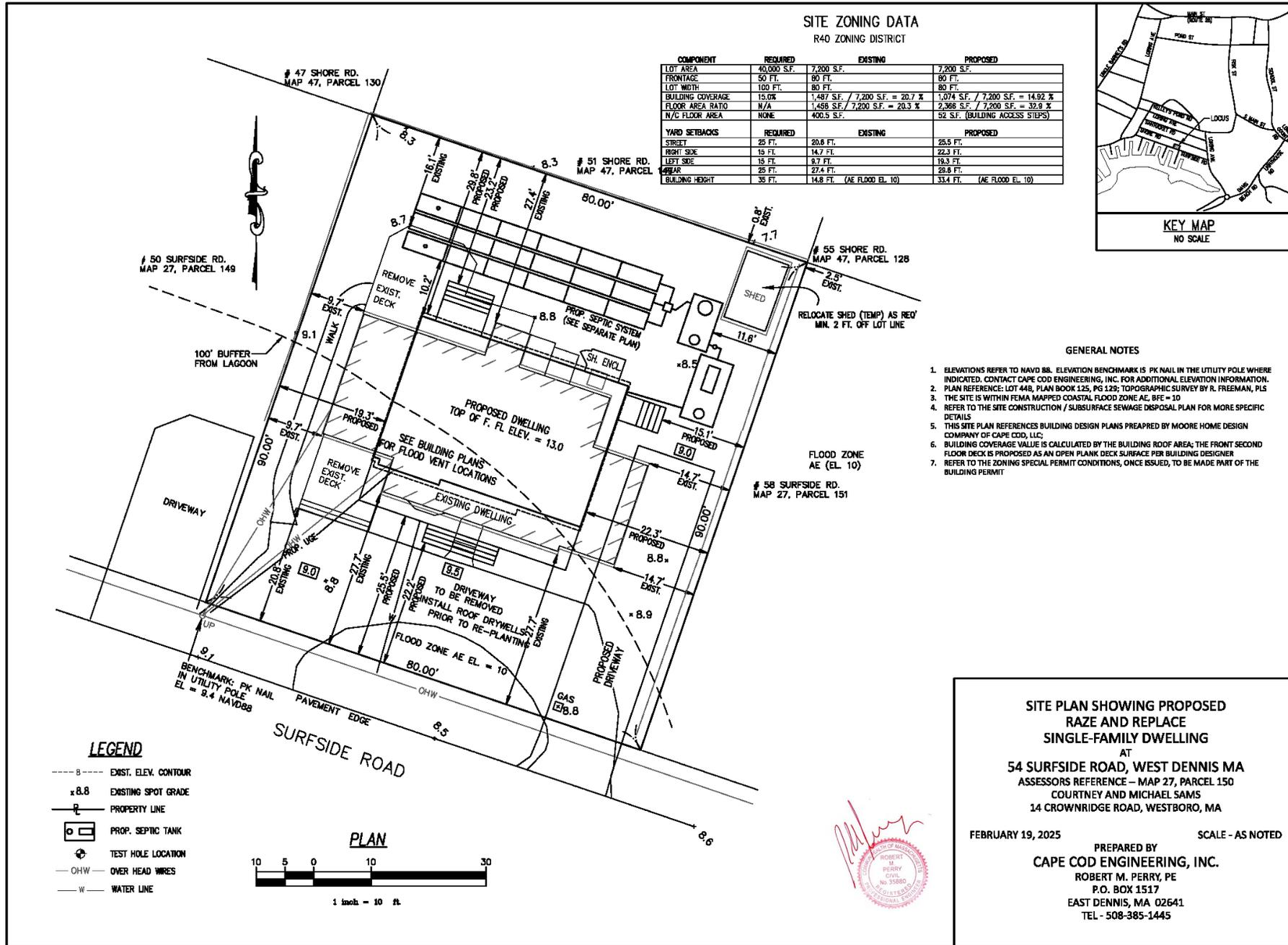
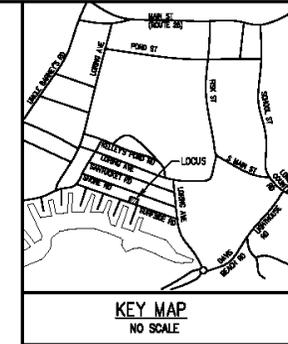
63 Surfside Rd
Dennis, Massachusetts
[View on Google Maps](#)



Google

SITE ZONING DATA
R40 ZONING DISTRICT

COMPONENT	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	7,200 S.F.	7,200 S.F.
FRONTAGE	50 FT.	80 FT.	80 FT.
LOT WIDTH	100 FT.	80 FT.	80 FT.
BUILDING COVERAGE	15.0%	1,487 S.F. / 7,200 S.F. = 20.7 %	1,074 S.F. / 7,200 S.F. = 14.92 %
FLOOR AREA RATIO	N/A	1,488 S.F. / 7,200 S.F. = 20.3 %	2,368 S.F. / 7,200 S.F. = 32.9 %
N/C FLOOR AREA	NONE	400.5 S.F.	52 S.F. (BUILDING ACCESS STEPS)
YARD SETBACKS			
	REQUIRED	EXISTING	PROPOSED
STREET	25 FT.	20.8 FT.	25.5 FT.
RIGHT SIDE	15 FT.	14.7 FT.	22.3 FT.
LEFT SIDE	15 FT.	9.7 FT.	19.3 FT.
REAR	25 FT.	27.4 FT.	28.8 FT.
BUILDING HEIGHT	35 FT.	14.8 FT. (AE FLOOD EL. 10)	33.4 FT. (AE FLOOD EL. 10)



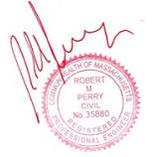
GENERAL NOTES

- ELEVATIONS REFER TO NAVD 88. ELEVATION BENCHMARK IS PK NAIL IN THE UTILITY POLE WHERE INDICATED. CONTACT CAPE COD ENGINEERING, INC. FOR ADDITIONAL ELEVATION INFORMATION.
- PLAN REFERENCE: LOT 448, PLAN BOOK 125, PG 129; TOPOGRAPHIC SURVEY BY R. FREEMAN, PLS
- THE SITE IS WITHIN FEMA MAPPED COASTAL FLOOD ZONE AE, BFE = 10
- REFER TO THE SITE CONSTRUCTION / SUBSURFACE SEWAGE DISPOSAL PLAN FOR MORE SPECIFIC DETAILS
- THIS SITE PLAN REFERENCES BUILDING DESIGN PLANS PREPARED BY MOORE HOME DESIGN COMPANY OF CAPE COD, LLC;
- BUILDING COVERAGE VALUE IS CALCULATED BY THE BUILDING ROOF AREA; THE FRONT SECOND FLOOR DECK IS PROPOSED AS AN OPEN PLANK DECK SURFACE PER BUILDING DESIGNER
- REFER TO THE ZONING SPECIAL PERMIT CONDITIONS, ONCE ISSUED, TO BE MADE PART OF THE BUILDING PERMIT

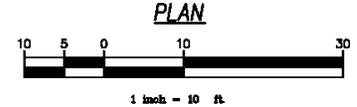
**SITE PLAN SHOWING PROPOSED
RAZE AND REPLACE
SINGLE-FAMILY DWELLING
AT
54 SURFSIDE ROAD, WEST DENNIS MA
ASSESSORS REFERENCE - MAP 27, PARCEL 150
COURTNEY AND MICHAEL SAMS
14 CROWNDRIDGE ROAD, WESTBORO, MA**

FEBRUARY 19, 2025 SCALE - AS NOTED

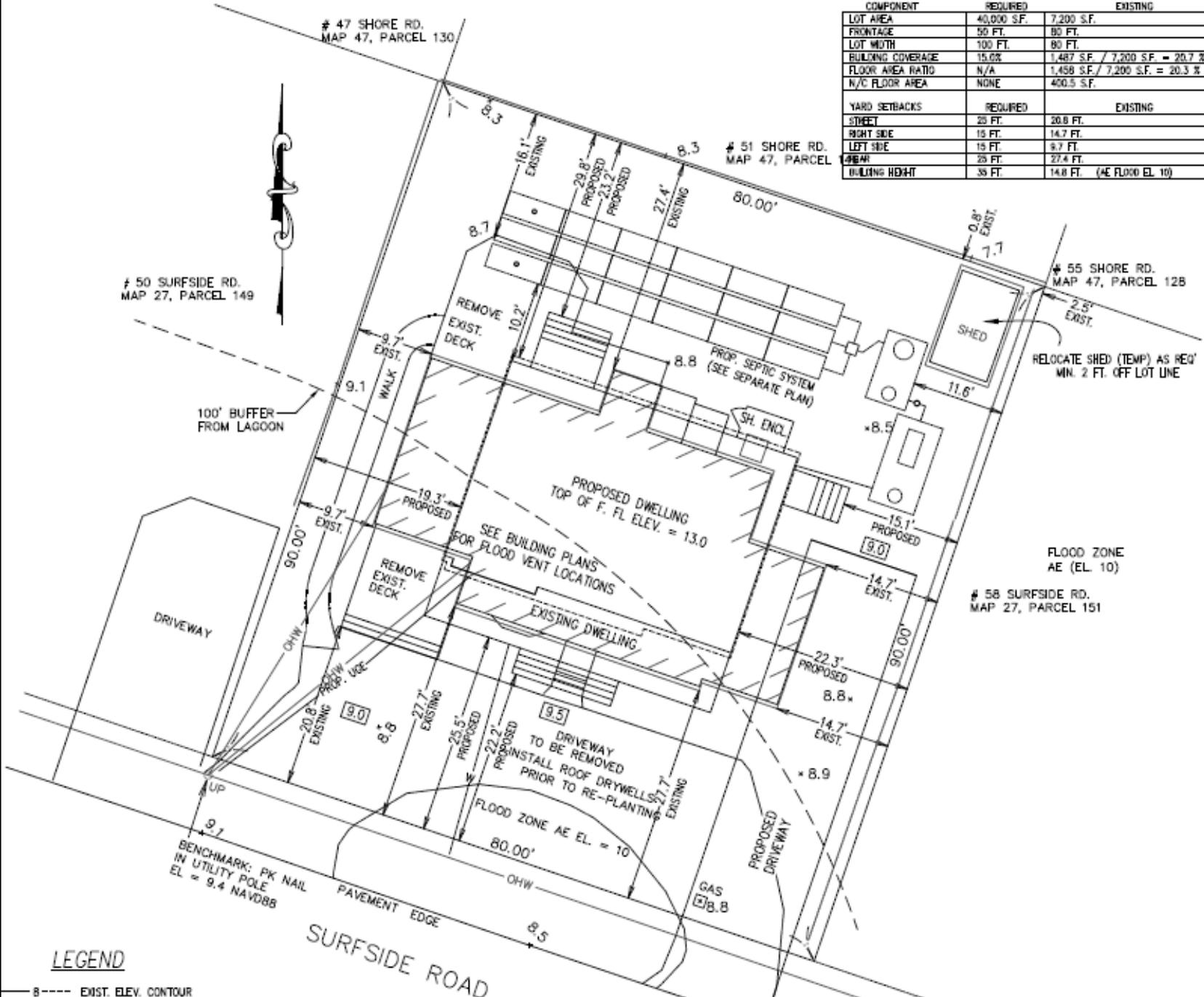
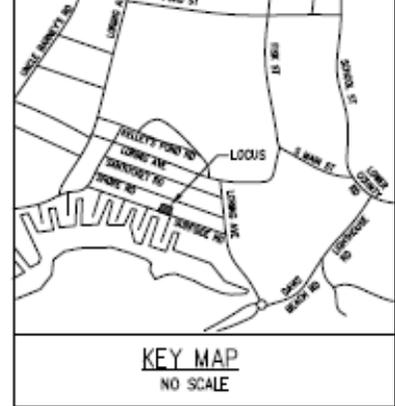
PREPARED BY
CAPE COD ENGINEERING, INC.
ROBERT M. PERRY, PE
P.O. BOX 1517
EAST DENNIS, MA 02641
TEL - 508-385-1445



- LEGEND**
- 8 --- EXIST. ELEV. CONTOUR
 - x 8.8 EXISTING SPOT GRADE
 - P — PROPERTY LINE
 - PROP. SEPTIC TANK
 - ⊕ TEST HOLE LOCATION
 - OHW — OVER HEAD WIRES
 - W — WATER LINE



COMPONENT	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	7,200 S.F.	7,200 S.F.
FRONTAGE	50 FT.	80 FT.	80 FT.
LOT WIDTH	100 FT.	80 FT.	80 FT.
BUILDING COVERAGE	15.0%	1,487 S.F. / 7,200 S.F. = 20.7 %	1,074 S.F. / 7,200 S.F. = 14.92 %
FLOOR AREA RATIO	N/A	1,458 S.F. / 7,200 S.F. = 20.3 %	2,366 S.F. / 7,200 S.F. = 32.9 %
N/C FLOOR AREA	NONE	400.5 S.F.	52 S.F. (BUILDING ACCESS STEPS)
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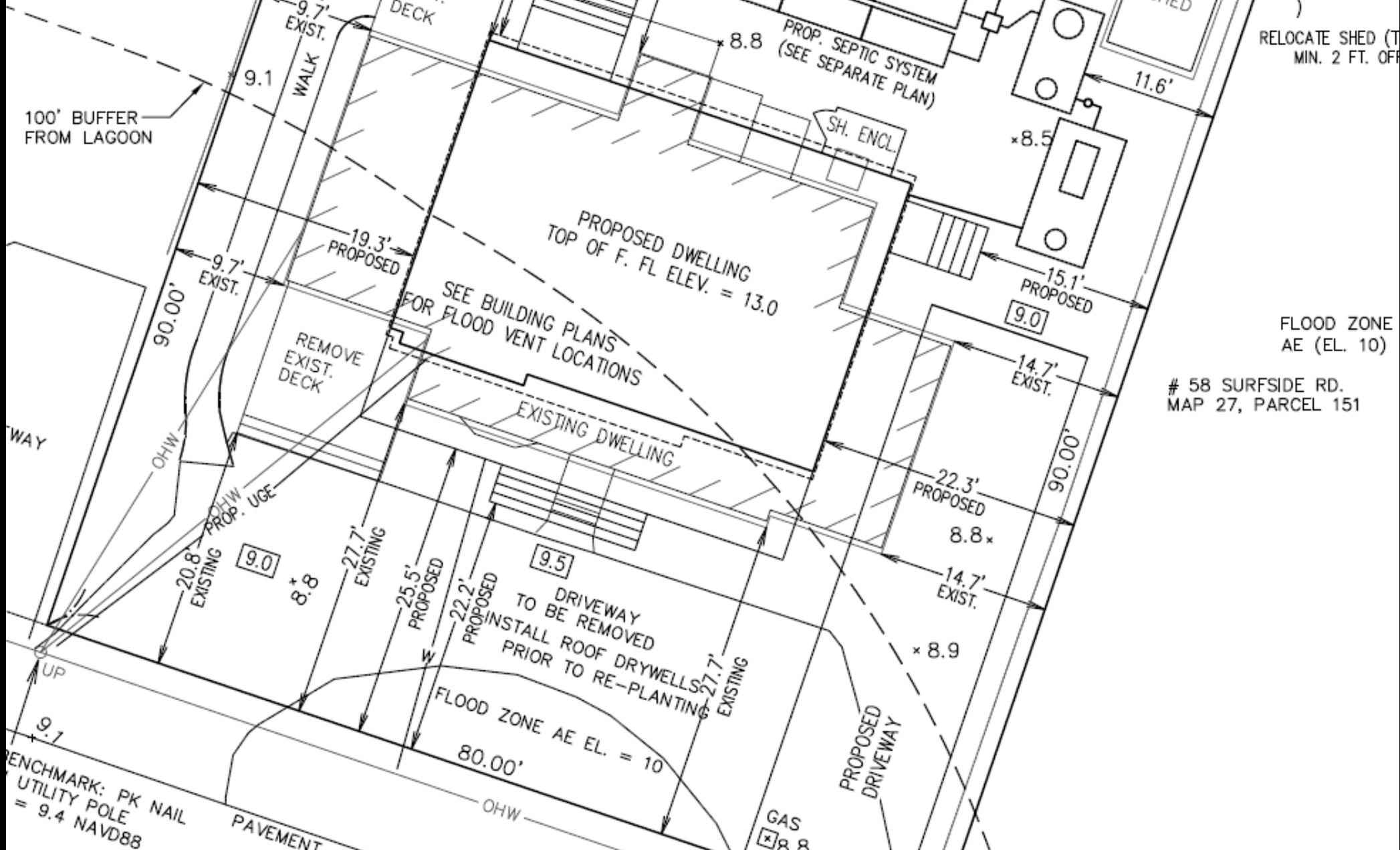
SITE PLAN SHOWING PROPOSED
 RAZE AND REPLACE
 SINGLE-FAMILY DWELLING
 AT
 54 SURFSIDE ROAD, WEST DENNIS MA
 ASSESSORS REFERENCE - MAP 27, PARCEL 150

LEGEND

8- - - - EXIST. ELEV. CONTOUR

SURFSIDE RD.
PARCEL 149

58 SURFSIDE RD.
MAP 47, PARCEL 151



RELOCATE SHED (TO
MIN. 2 FT. OFF

FLOOD ZONE
AE (EL. 10)

58 SURFSIDE RD.
MAP 27, PARCEL 151

BENCHMARK: PK NAIL
UTILITY POLE
= 9.4 NAVD88

PAVEMENT ED

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BUILDING HEIGHT	35 FT.	14.8 FT. (AE FLOOD EL. 10)	33.4 FT. (AE FLOOD EL. 10)

AMT. BIDDEN
PREPARED FOR MICRO-FAST 0.5 (FIM15MLP),
SAS DESIGN
(SEE PUMP SPECIFICATIONS FOR PUMPING DESIGN)
PERCOLATION RATE - LESS THAN 5 MPI
LONG TERM HYDRAULIC LOAD RATE = 0.74 GAL/S.F.
SIDEWALL AREA: NOT APPLICABLE WITH BED-TYPE SAS
• CULTEC CERT. EFFECTIVE AREA FOR GENERAL USE IN MASSACHUSETTS FROM CERTIFICATION TABLE 3, BED CONFIGURATION = 5.0 S.F. PER LIN. FT. OF CONTRACTOR 100 UNITS
• 3 ROWS, 44.4 FT. LENGTH @ 133.2 LIN. FT. X 5.0 S.F. / L.F. / DAY = 666.0 S.F.
• LOADING: (666.0 S.F.) 0.74 GAL/S.F./DAY = 492.8 GPD
TOTAL LEACHING CAPACITY = 492.8 GPD
PROVIDE BED - TYPE SAS WITH 3 ROWS OF 6 CULTEC CONTRACTOR 100 CHAMBERS W/ EACH ROW SEPARATED BY A 0.5 FT. SPACE, ESTABLISH CULTEC APPROVED #

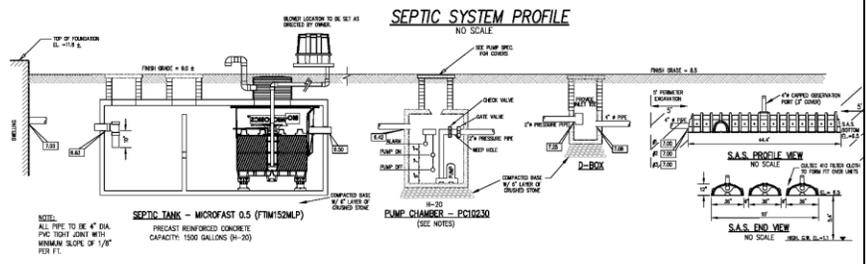
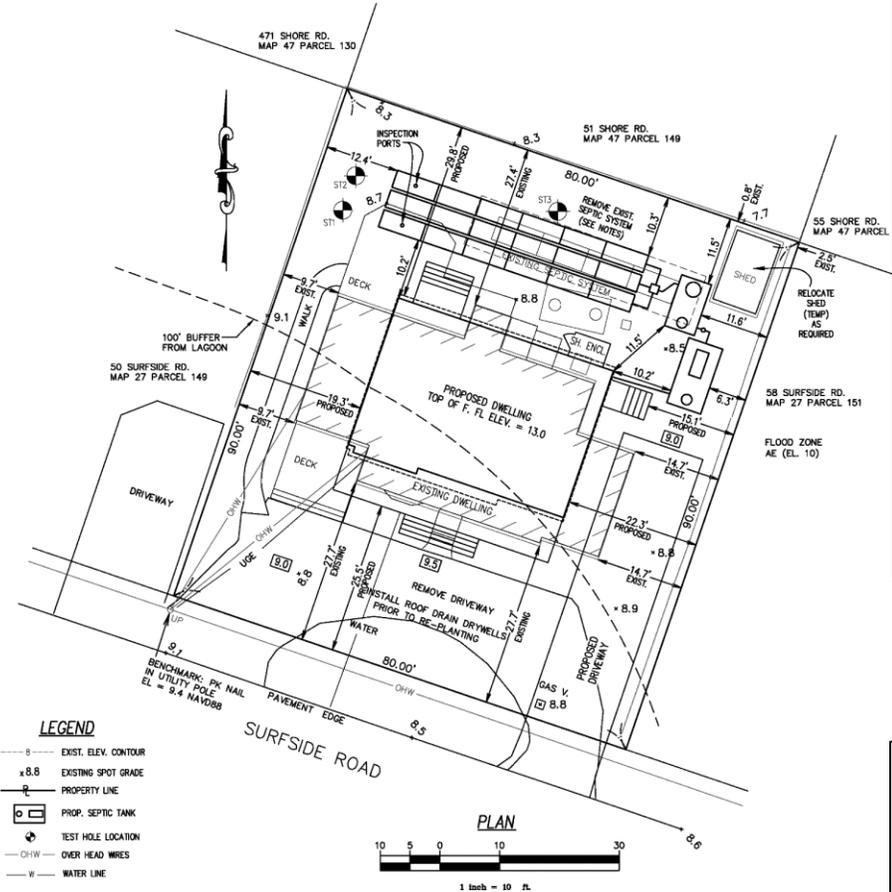
DENNIS REGULATION #2
3.7 FT. VARIANCE FROM THE 10 FT. LOT LINE SETBACK FOR THE PROPOSED SEPTIC TANK; 6.3 FT. PROVIDED.

DENNIS REGULATION 16B
TO ALLOW NEW CONSTRUCTION IN THE ESA AND RELIEF FROM ADDITIONAL CRITERIA OF REG. 16B AS DEEMED JUST BY THE BOARD

TITLE 5 - 310 CMR 15.211 (1)
3.7 FT. VARIANCE FROM THE 10 FT. LOT LINE SETBACK FOR THE PROPOSED SEPTIC TANK; 6.3 FT. PROVIDED.

TITLE 5 - 310 CMR 15.248
VARIANCE IS REQUESTED FROM THE RESERVE AREA REQUIREMENT.

elevation depth (in.) horizon texture color mottling other
8.6 - 3.4 0 - 52 FILL
3.4 - 2.9 62 - 68 A loam. sand 10 YR 2/1
2.9 - (-1.4) 68 - 120 CL med. sand 10 YR 5/4
PARENT MATERIAL: localized sand fill / outwash
DEPTH TO GROUNDWATER - 59 IN. (ELEV. = 0.4)
PERC. TEST DATA: PERC RATE DETERMINED @ < 2 MPI IN FILL AND CL PER SOIL RECORDS
ST 3 DETERMINED TO SATISFY FOR DUPLICATE TEST (#4) PER SOIL RECORDS.



GENERAL NOTES

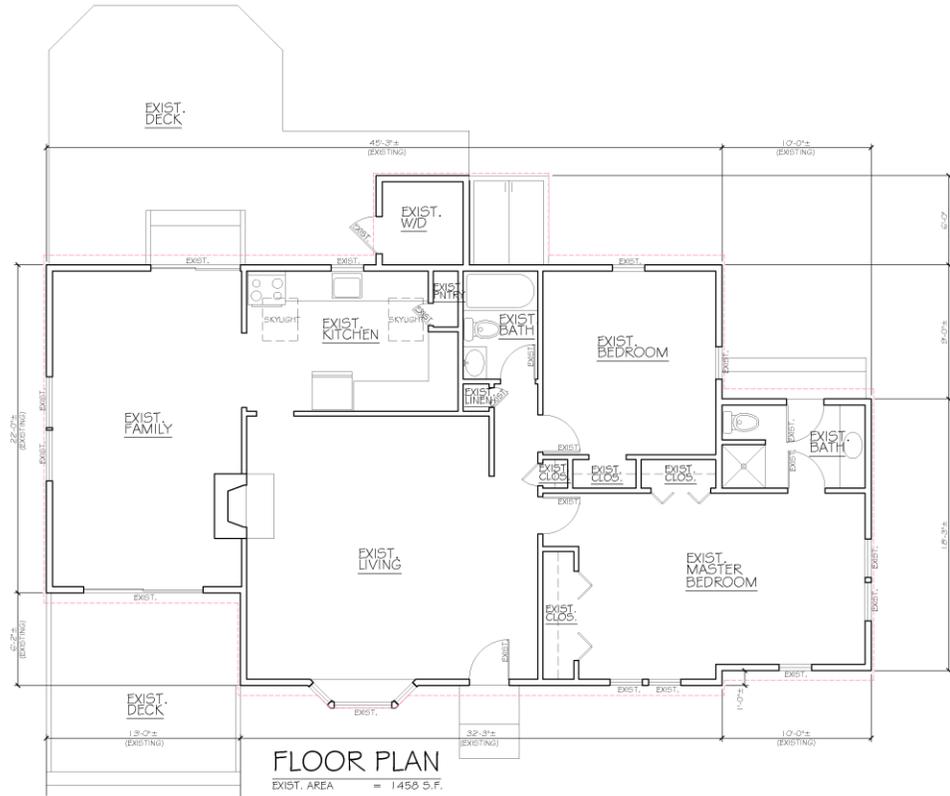
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- PLAN REFERENCE: LOT 44B, PLAN BOOK 125, PG 129; TOPOGRAPHIC SURVEY BY R. FREEMAN, PLS
- THE SITE IS WITHIN FEMA MAPPED COASTAL FLOOD ZONE AE, BFE = 10
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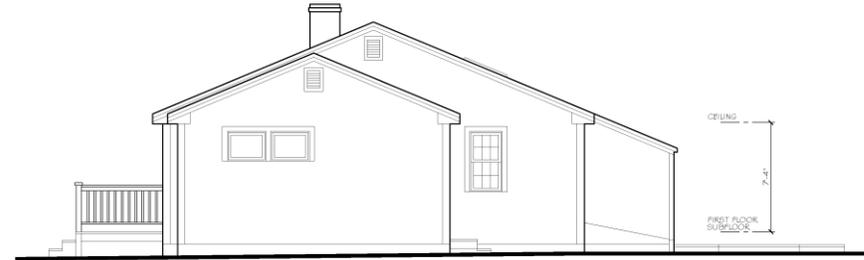
FRONT ELEVATION



REAR ELEVATION



FLOOR PLAN
EXIST. AREA = 1456 S.F.



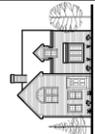
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



(PROGRESS PRINT
NOT FOR CONSTRUCTION)



DESIGNED/DRAWN BY:
MOORE HOME DESIGN
COMPANY OF CAPE COD, LLC
P.O. BOX 2124 949 ROUTE 137
BREWSTER, MA. (508) 896-6403

EXISTING CONDITIONS FOR:
COURTNEY & MICHAEL SAMS
54 SURFSIDE ROAD
WEST DENNIS, MA

NOTE:
THE PLANS SHOWN ARE
THE SOLE PROPERTY OF
THE DESIGNER AND CAN
NOT BE COPIED,
REPRODUCED AND/OR
ALTERED WITHOUT THE
EXPRESS WRITTEN
CONSENT OF THE
DESIGNER.

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

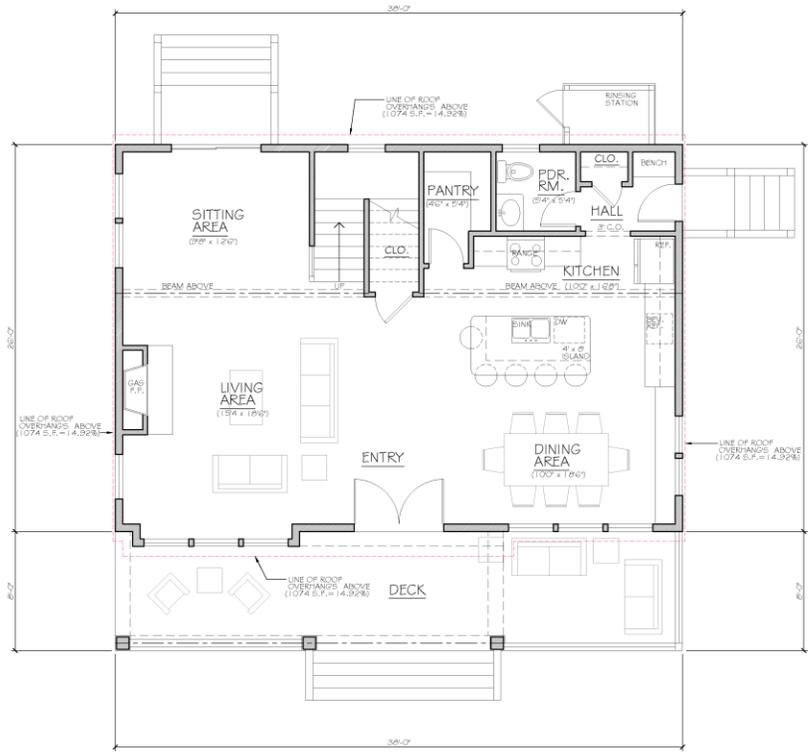
DRAWN BY
T.A.M.

DATE :
1/14/2025

PROJ. NO.
2024-144

DWG. NO.:

EX1

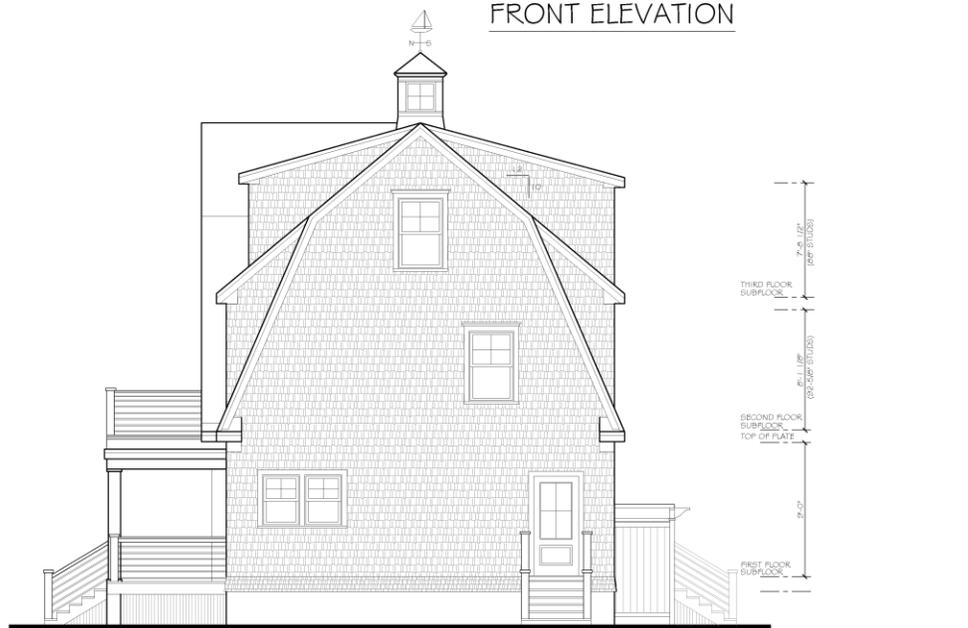


FIRST FLOOR PLAN

FIRST FLOOR = 999 S.F.
 SECOND FLOOR = 922 S.F.
 LOFT FLOOR = 4455 S.F.



FRONT ELEVATION



RIGHT SIDE ELEVATION



PROGRESS PRINT
NOT FOR CONSTRUCTION

DESIGNED/DRAWN BY:
 MOORE HOME DESIGN
 COMPANY OF CAPE COD, LLC
 P.O. BOX 2124 949 ROUTE 137
 BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
COURTNEY & MICHAEL SAMS
 54 SURFSIDE ROAD
 WEST DENNIS, MA

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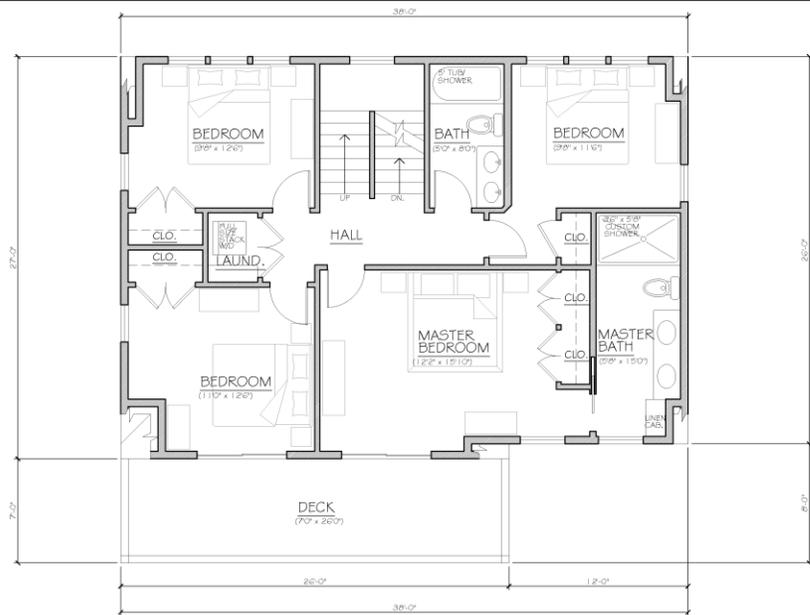
DRAWN BY
 T.A.M.

DATE :
 1/14/2025

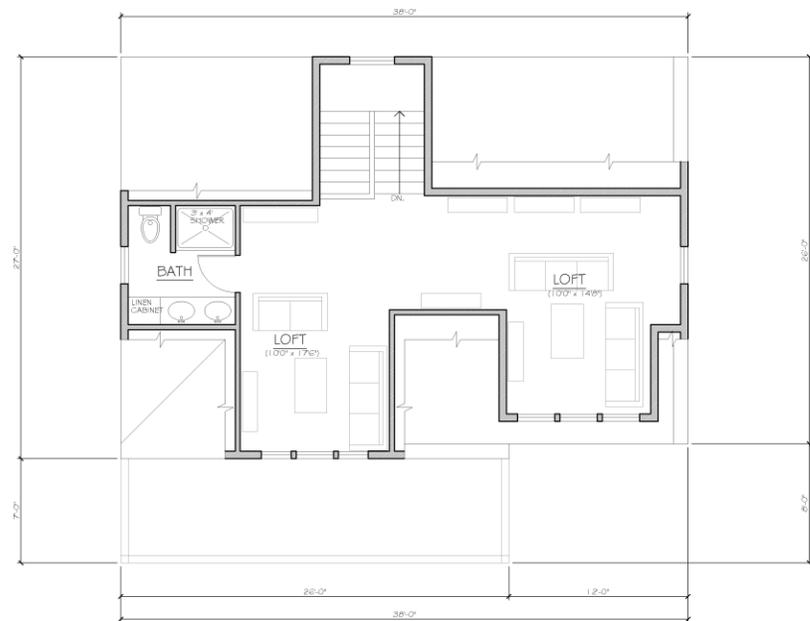
PROJ. NO.
 2024-144

DWG. NO.:

A1



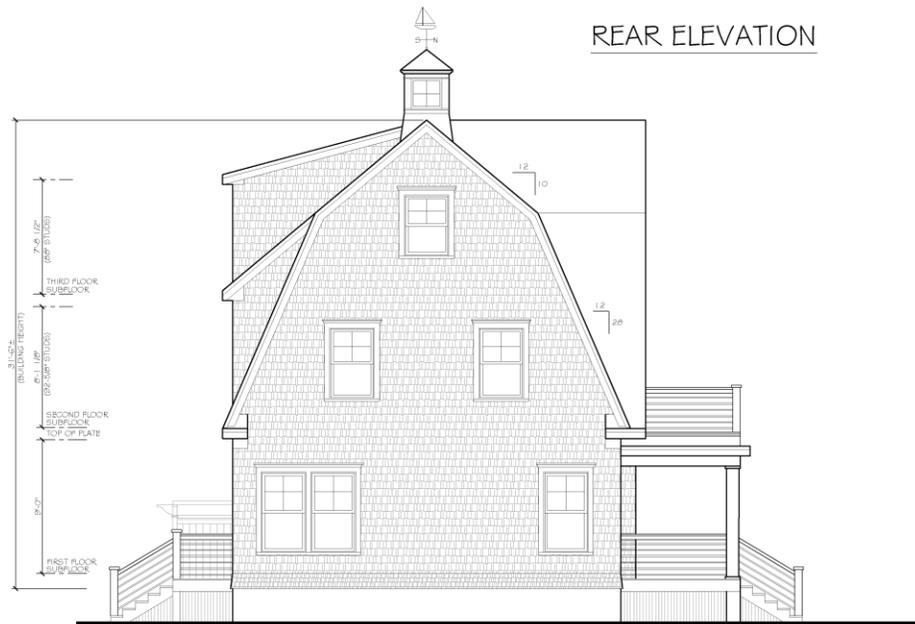
SECOND FLOOR PLAN



LOFT FLOOR PLAN



REAR ELEVATION



LEFT SIDE ELEVATION



DESIGNED/DRAWN BY:
 MOORE HOME DESIGN
 COMPANY OF CAPE COD, LLC
 P.O. BOX 2124 949 ROUTE 137
 BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
COURNTEY & MICHAEL SAMS
 54 SURFSIDE ROAD
 WEST DENNIS, MA

NOTE:
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 CONSENT OF THE
 DESIGNER.

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

DRAWN BY
 T.A.M.

DATE :
 1/14/2025

PROJ. NO.
 2024-144

DWG. NO.:

A2

SITE IMAGES – 54 SURFSIDE ROAD, WEST DENNIS

FEBRUARY 2025

DENNIS CONSERVATION RDA REVIEW



Figure 1 – FRONT VIEW



Figure 2 – REAR YARD VIEW

Commonwealth of Massachusetts



**TOWN OF DENNIS
BUILDING DEPARTMENT
ZONING DETERMINATION**
685 Route 134, South Dennis, MA 02660
(508) 760-6157

PERMIT NUMBER:
ZDET-25-5
DATE ISSUED:
February 18, 2025
FEES PAID:
\$50.00

SAMS MICHAEL P

54 SURFSIDE ROAD, WEST DENNIS, MA,
02670

27-150-0

OWNERS NAME:

**PROPERTY ADDRESS OF
WORK:**

MAP & PARCEL:

DETERMINATION:

ZBA Special Permit required per 2.4.1.2 for the
voluntary demolition and reconstruction of a non-
conforming structure on a non-conforming lot.
ZBA Special Permit required per 2.4.1.2 for the
voluntary demolition and reconstruction of a non-
conforming structure on a non-conforming lot.
ZBA Special Permit required per 2.4.1.2 for the
voluntary demolition and reconstruction of a non-
conforming structure on a non-conforming lot.

ISSUED BY:

A handwritten signature in black ink, appearing to read "Paul [unclear]".

Key: 1504

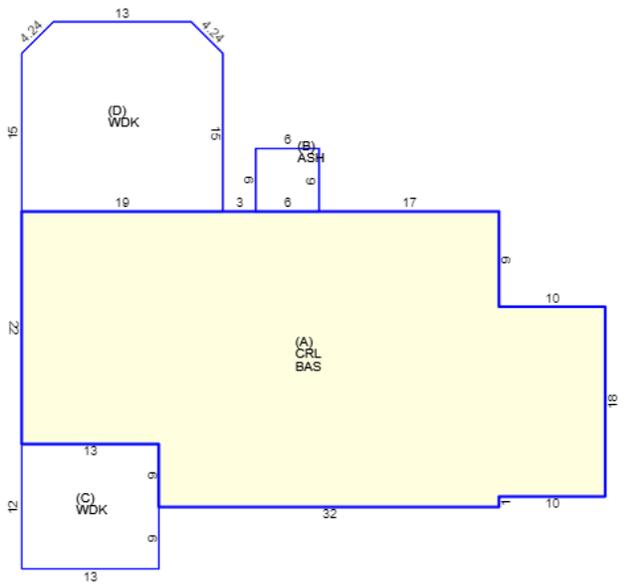
Town of DENNIS - Fiscal Year 2025

11/12/2024

5:56:51PM

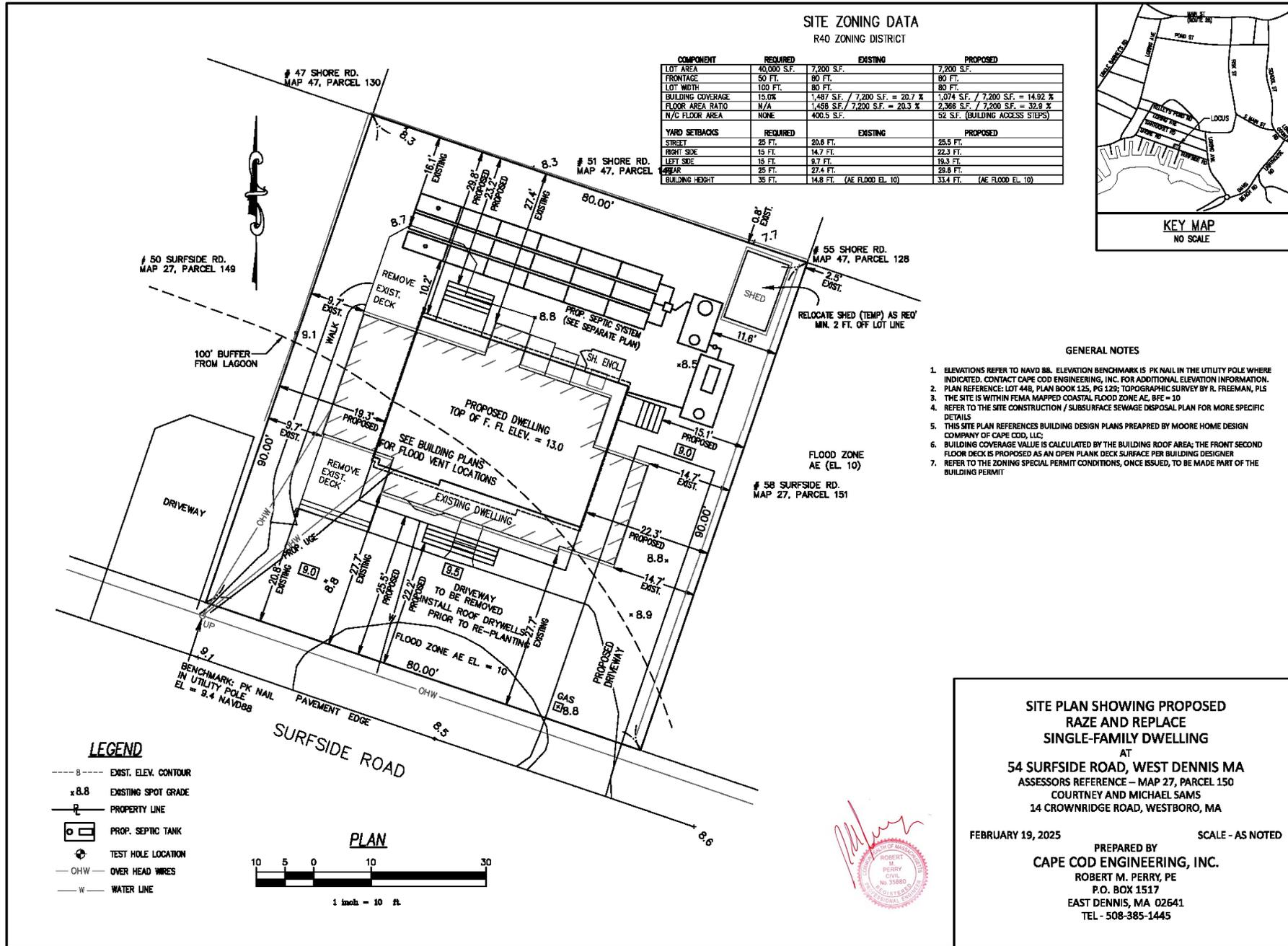
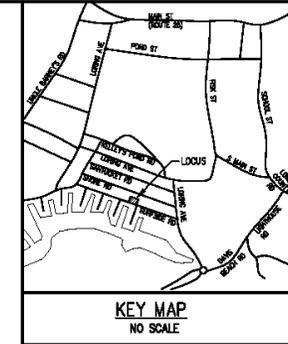
SEQ #: 1,899

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card							
SAMS MICHAEL P		27-150-0		54 SURFSIDE ROAD WD		1010	100	SINGLE FAMILY			1		1 of 1							
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%				
SAMS MICHAEL P		SAMS MICHAEL P		05/30/2018	V	647,000	31303-255		05/21/2019	77	CYCLICAL REV		05/21/2019	CDM	100	100				
SAMS COURTNEY A		DANIELS RENE V		08/23/2005	G	855,000	20185-149		07/13/2018	25	RENTAL PERMI		07/13/2018		0	0				
14 CROWBRIDGE ROAD		TSENG FRANKLIN ET AL		01/16/2004	G	630,000	18134-151		11/17/2017	73	MLS REVIEW		10/14/2015	AS	0	0				
WESTBORO, MA 01581									06/08/2017	25	RENTAL PERMI		06/08/2017		0	0				
									05/16/2016	25	RENTAL PERMI		05/16/2016	EMZ	0	0				
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chrt	CREDIT AMT	ADJ VALUE								
100	A	0.170	03	1.00	AE 1.00	1	1.00	852,720	3.29	1	1.00	V10	3.30			476,640				
TOTAL		7,405 SF	PLAN 125M29		WALK TO BEACH, GOOD VIEW		Photo Date	12/01/2010	BLDG #	1										
Nbhd		SURFSIDE																		
FEMA		ACCEL_ZONE																		
Int1		AVERAGE																		
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD													
SHF	A	1.00	A 0.75	12X8		96	23.00	1,700												
YrBlt		1960		NET AREA		1,362														
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																
SINGLE FAMILY																				
BLDG		ADJ		DESC		LAND		476,600		458,400										
STYLE		1.86		RANCH [100%]		BUILD.		423,300		398,100										
QUALITY		1.00		AVERAGE [100%]		DETACH		1,700		1,600										
FRAME		1.00		WOOD FRAME [100%]		OTHER		0		0										
TOTAL		901,600		858,100																
BldgID	MODEL	YR_BLT	EFF_YR	DLCU	OVCLU	MEASURE	BY	LIST	BY	REVIEW	BY	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD		
1		1960	2001 / 22		1.000	1,890	5/21/2019	CDM	8.0	1.00		8.0	1,362	1.020	\$398.42	542,654	78	423,300		
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	542,654			
STORIES(FAR)		1	1.00	FOUNDATION	3	CONTIN WALL	1.00	A	BAS	L	BASE AREA	1,362	1960	304.13	414,230	CONDITION ELEM		CD		
ROOMS		5	1.00	EXT_COVER	1	WOOD SHINGLES	1.00	A	CRL	N	CRL	1,362		49.00	66,742	EXTERIOR		A		
BEDROOMS		2	1.00	ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ASH	36		53.23	1,916	INTERIOR		G		
BATHROOMS		2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	C	WDK	N	WOOD DECK	156		67.40	10,514	KITCHEN		G		
FIXTURES		7	\$10,500	FLOOR COVER	3	WVW CARPET	1.00	D	WDK	N	WOOD DECK	333		60.30	20,080	BATHS		G		
RES UNIT CNT		1	1.00	INT_FINISH	1	PLASTER	1.00	F	PPL	O	FPL, FIREPLACE	1		13,887.90	13,888	HVAC/ELEC		G		
				HEATING/COOLING	9	WARM/COOL AIR	1.03	ODS	O	O	OUT DOOR SHOWER	1		4,782.90	4,783					
				FUEL SOURCE	2	GAS	1.00													
				SEASONAL			1.00													
				PRIVATE ROAD	2	YES	1.00													
				HISTORIC DST	1	NO	1.00													
				GENERATOR			1.00													
				USE			1.00													
EFF_YR/AGE		2001 / 22																		
COND		22 22 %																		
FUNC		0																		
ECON		0																		
DEPR		22 % GD		78																
RCNLD		\$423,300																		



SITE ZONING DATA
R40 ZONING DISTRICT

COMPONENT	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	7,200 S.F.	7,200 S.F.
FRONTAGE	50 FT.	80 FT.	80 FT.
LOT WIDTH	100 FT.	80 FT.	80 FT.
BUILDING COVERAGE	15.0%	1,487 S.F. / 7,200 S.F. = 20.7 %	1,074 S.F. / 7,200 S.F. = 14.92 %
FLOOR AREA RATIO	N/A	1,488 S.F. / 7,200 S.F. = 20.3 %	2,368 S.F. / 7,200 S.F. = 32.9 %
N/C FLOOR AREA	NONE	400.5 S.F.	52 S.F. (BUILDING ACCESS STEPS)
YARD SETBACKS			
	REQUIRED	EXISTING	PROPOSED
STREET	25 FT.	20.8 FT.	25.5 FT.
RIGHT SIDE	15 FT.	14.7 FT.	22.3 FT.
LEFT SIDE	15 FT.	9.7 FT.	19.3 FT.
REAR	25 FT.	27.4 FT.	28.8 FT.
BUILDING HEIGHT	35 FT.	14.8 FT. (AE FLOOD EL. 10)	33.4 FT. (AE FLOOD EL. 10)



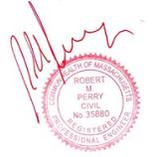
GENERAL NOTES

- ELEVATIONS REFER TO NAVD 88. ELEVATION BENCHMARK IS PK NAIL IN THE UTILITY POLE WHERE INDICATED. CONTACT CAPE COD ENGINEERING, INC. FOR ADDITIONAL ELEVATION INFORMATION.
- PLAN REFERENCE: LOT 448, PLAN BOOK 125, PG 129; TOPOGRAPHIC SURVEY BY R. FREEMAN, PLS
- THE SITE IS WITHIN FEMA MAPPED COASTAL FLOOD ZONE AE, BFE = 10
- REFER TO THE SITE CONSTRUCTION / SUBSURFACE SEWAGE DISPOSAL PLAN FOR MORE SPECIFIC DETAILS
- THIS SITE PLAN REFERENCES BUILDING DESIGN PLANS PREPARED BY MOORE HOME DESIGN COMPANY OF CAPE COD, LLC;
- BUILDING COVERAGE VALUE IS CALCULATED BY THE BUILDING ROOF AREA; THE FRONT SECOND FLOOR DECK IS PROPOSED AS AN OPEN PLANK DECK SURFACE PER BUILDING DESIGNER
- REFER TO THE ZONING SPECIAL PERMIT CONDITIONS, ONCE ISSUED, TO BE MADE PART OF THE BUILDING PERMIT

**SITE PLAN SHOWING PROPOSED
RAZE AND REPLACE
SINGLE-FAMILY DWELLING
AT
54 SURFSIDE ROAD, WEST DENNIS MA
ASSESSORS REFERENCE - MAP 27, PARCEL 150
COURTNEY AND MICHAEL SAMS
14 CROWNDRIDGE ROAD, WESTBORO, MA**

FEBRUARY 19, 2025 SCALE - AS NOTED

PREPARED BY
CAPE COD ENGINEERING, INC.
ROBERT M. PERRY, PE
P.O. BOX 1517
EAST DENNIS, MA 02641
TEL - 508-385-1445



- LEGEND**
- 8 --- EXIST. ELEV. CONTOUR
 - x 8.8 EXISTING SPOT GRADE
 - P— PROPERTY LINE
 - PROP. SEPTIC TANK
 - ⊕ TEST HOLE LOCATION
 - OHW — OVER HEAD WIRES
 - W — WATER LINE

