

1. **71 Old Main Street (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). **Continued from 11/24 and 2/28/25 without testimony and March 24, 2025 with testimony.**

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

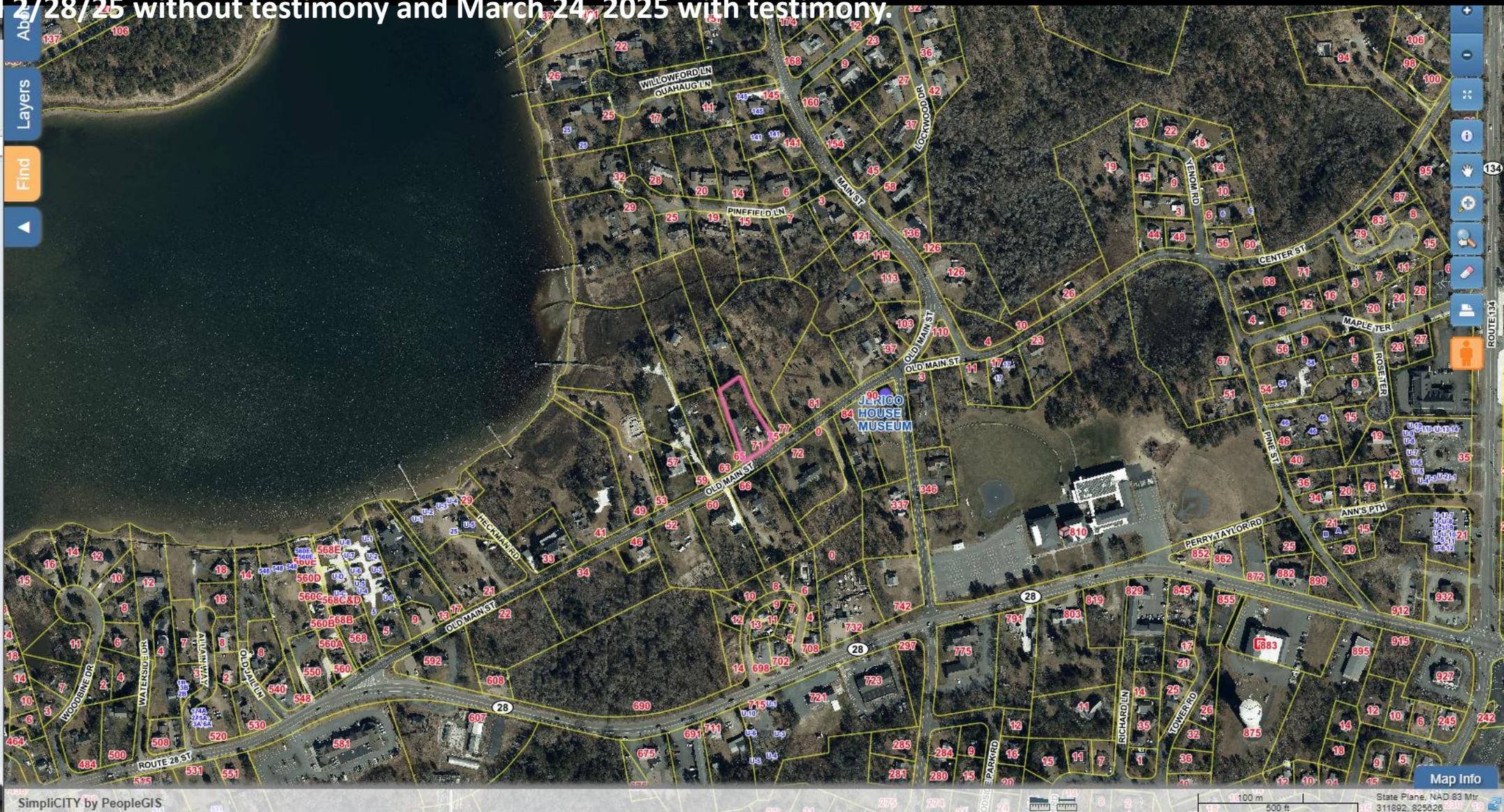
Parcels

Parcel ID	Address	Village	Owner
82-7-0	71 OLD MAIN	WD	HOLBERG JOS

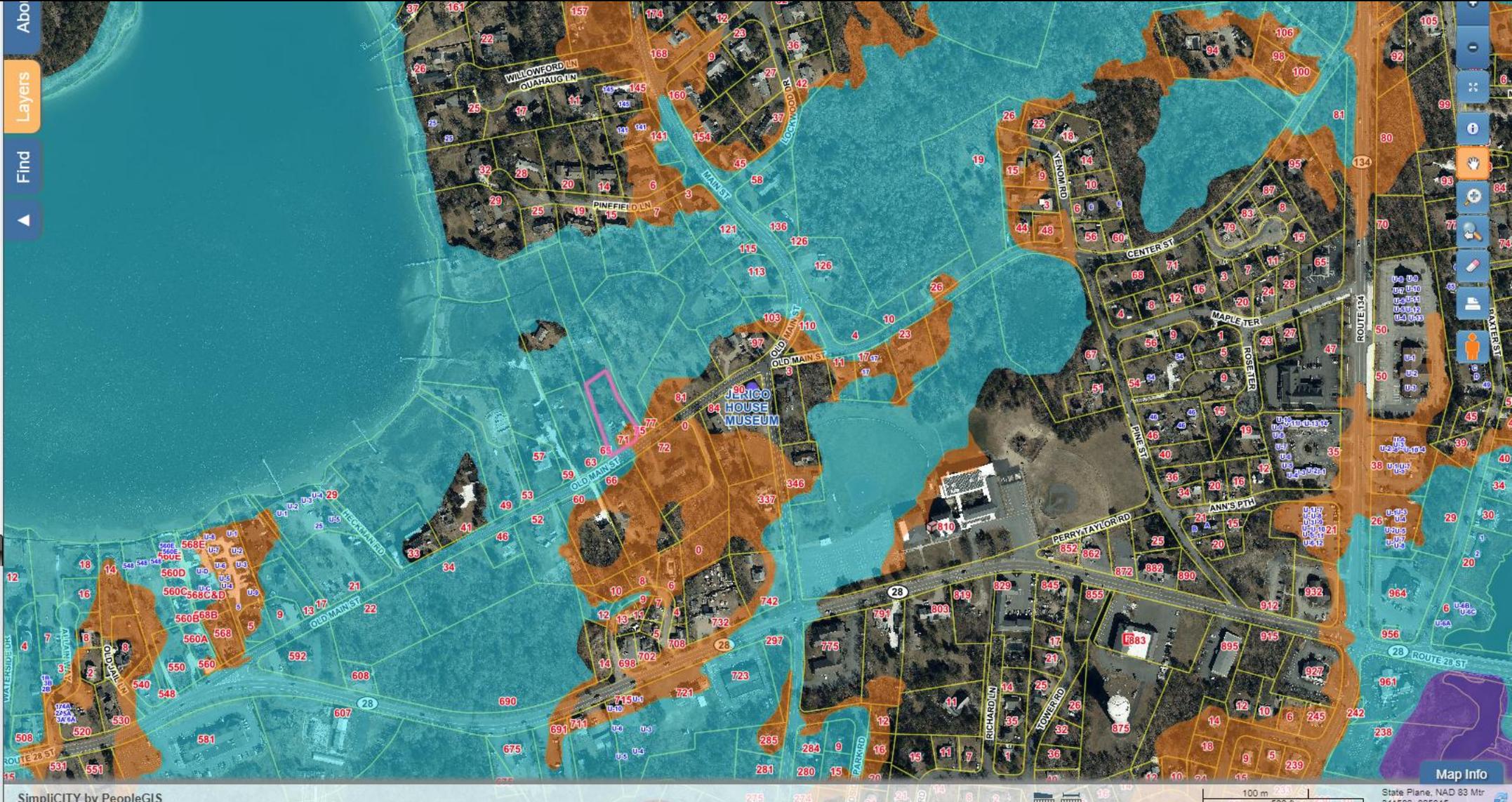
Detail Information Zoom To

CAMA ID	82-7-0
MapPar	82-7
Key	6311
Fiscal Year	2025
Extension	0
Address	71 OLD MAIN STREET
Village	WD
Property Type	R
Owner	HOLBERG JOSEPH E
Co-Owner	HOLBERG JESSICA F
Owner Address	947 N MARION STREET
Owner City	OAK PARK
Owner State	IL
Owner Zip	60302
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	01/27/23 00:00:00
Book	35614
Page	8
Certificate	
Last Sale Price	830000.0000
Total Value	\$636,200.00
Land Value	\$196,100.00
Building Value	\$428,100.00
Detached Building Value	\$12,000.00
Acres	0.50
Prev Year Total Value	\$578,900.00

Find Abutters



- 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
 - 1
 - 2
 - 3
 - 4
 - 5
- Zoning
 - Zoning
 - Large Wind Facility Overlay
 - Medium Wind Facility Overlay District
 - Seasonal Resort Community
 - Hotel Resort Districts
 - Scenic Corridors
 - Quivet Neck-Crowes Pasture Resrc Prot
 - Dist
 - Residential 60
 - Residential 40
 - Resort Residential
 - Limited Business
 - Extensive Business
 - Dennisport Village Center Area A
- Base Maps
 - OpenStreetMap
 - Google Street Map
 - Google Hybrid Map
 - 2021 MassGIS Orthos
 - 2020 CCC Regional Aerial Photo
 - 2019 MassGIS Aerial Photo
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SimpliCITY by PeopleGIS

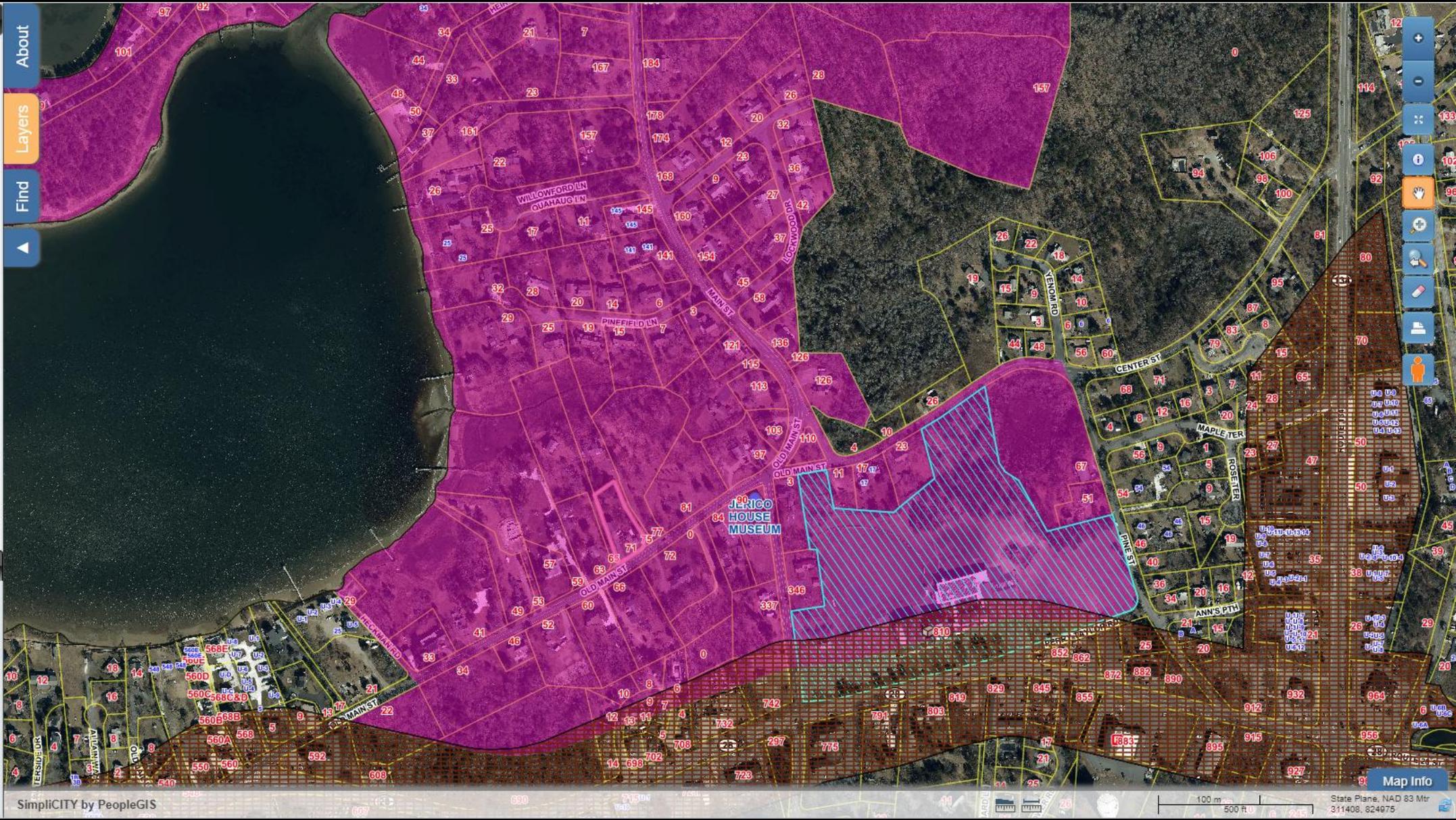
Map Info

Layers

- Zoning
 - Zoning
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 - Medium Wind Facility Overlay District
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 - Scenic Corridors
 - Quivet Neck-Crowes Pasture Resrc Prot Dist
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 - Residential 40
 - Resort Residential
 - Limited Business
 - Extensive Business
 - Dennisport Village Center Area A
 - Dennisport Village Center Area B
 - General Commercial I
 - General Commercial II
 - General Commercial III
 - Medium & Large Wind Facility Overlay
 - Industrial
 - West Dennis Village Center
 - Marine Open Space
 - Mixed Use Marine
 - Residential-Commercial
 - Village Center Support
 - West Dennis Village Center
 - South Dennis Historic District
 - South Dennis Hist. Dist.
 - Old Kings Highway District
 - Old King Highway Hist. Dist.

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SimpliCITY by PeopleGIS

100 m 328 ft
600 ft

Map Info
State Plane, NAD 83 Mtr
311488, 824888

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Address: Clear

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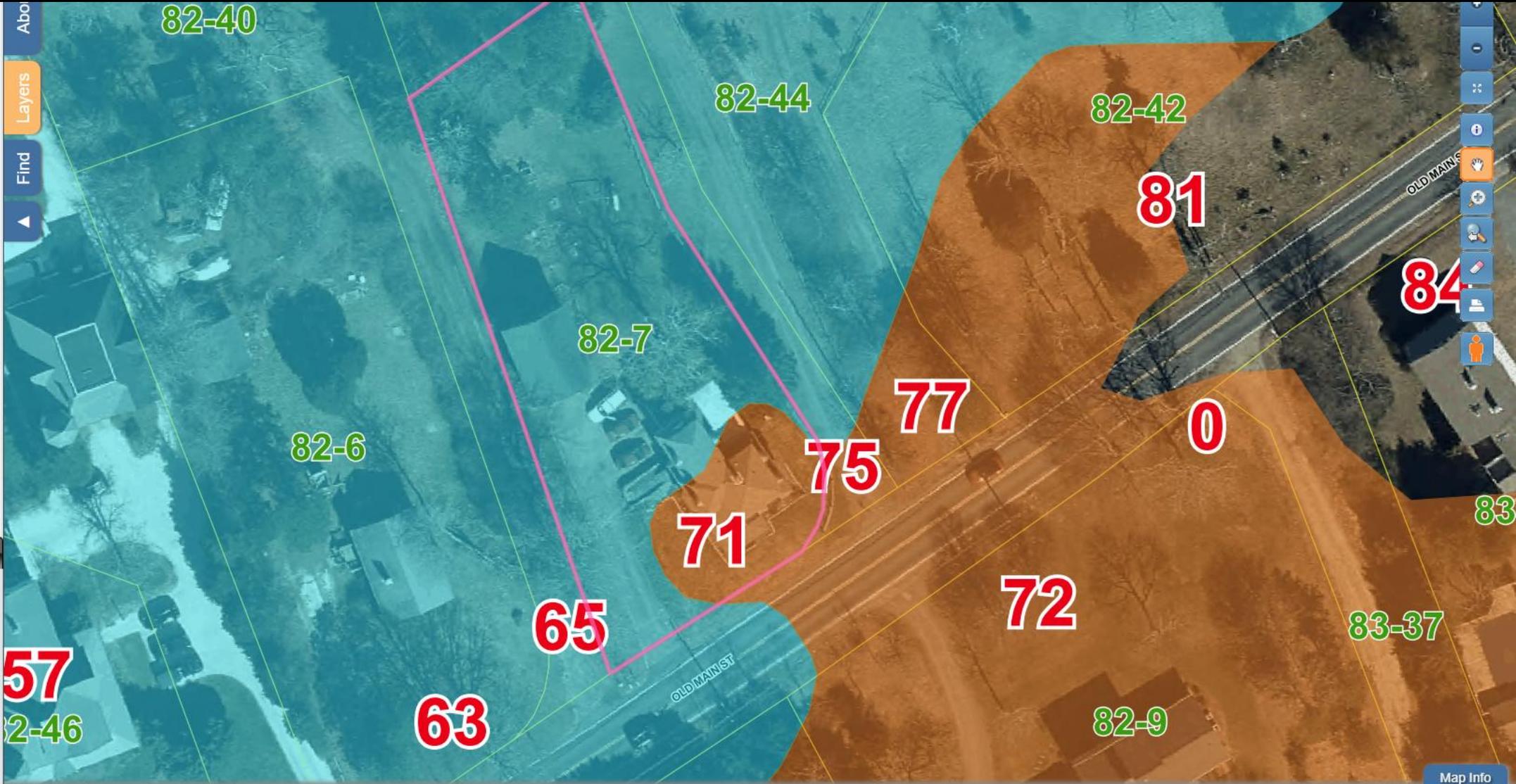
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About
 Layers
 Find



Layers

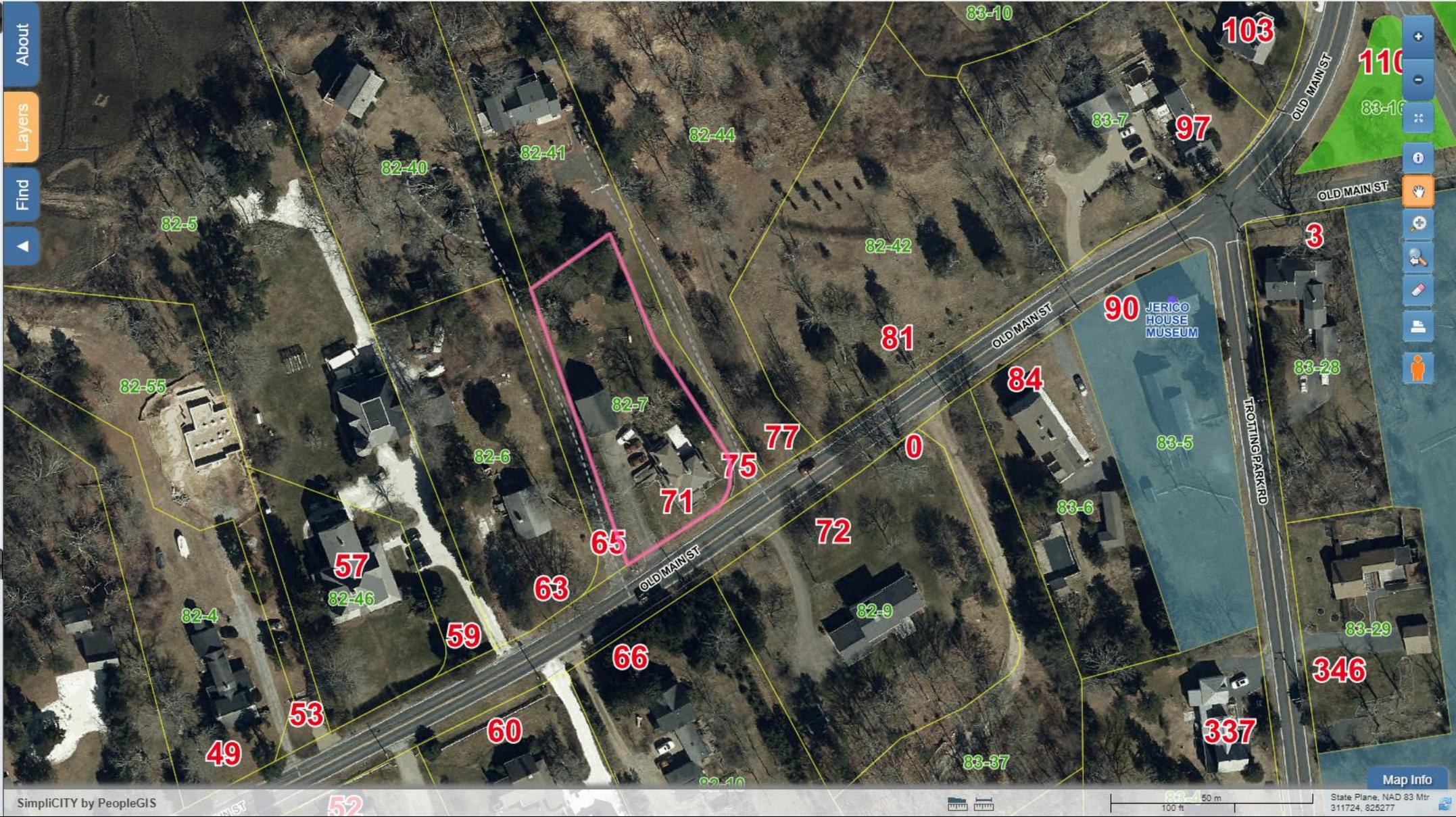
- MA NHESP Potential Vernal Pools
- NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
- NHESP 8-1-2021 Priority Habitat Rare Species Dennis
- Land Use (Last Update 2013)
 - Land Bank
 - Conservation
 - Municipal
 - Beach
 - Town Landings
 - Parks & Rec
 - Cemetery
 - Commonwealth
 - Water District
 - Housing Authority
- Private Access Ways
- Parcels
- Parcels w/Aerials

Basemap - 2020 CCC Regional Aerial Photo

Base Maps

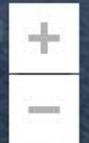
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Layers
Find



Map navigation controls including zoom in (+), zoom out (-), home, and other map tools.







Revised Site Plan 2024-09-17 **SUPERSEDED**

PARCEL 41
N/F
FRANK J. MURPHY,
ET AL

PARCEL 40
N/F
MICHAEL J. REA,
JR. ET UX

PARCEL 41
N/F
FRANK J. MURPHY, ET AL

LOT 1
19,772± S.F.

PARCEL 6
N/F
THOMAS P. CONATY IV, ET UX

ZONING DISTRICT-R40			
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA (SQ. FT.)	19,772	40,000	19,772
FRONTAGE (LINEAR FT.)	78.55'	50.0'	78.55'
YARD SETBACK FRONT	19'	25'	19'
YARD SETBACK SIDE	1'	15'	1'
YARD SETBACK REAR	92'	25'	88.8'
BUILDING COVERAGE (%)	12.9%	15%	14.9%
MIN.LOT WIDTH	75.33'	100'	75.33'
BARN HEIGHT	28.4'	35'	32.4'
DWELLING HEIGHT	29.7'	35'	29.7'

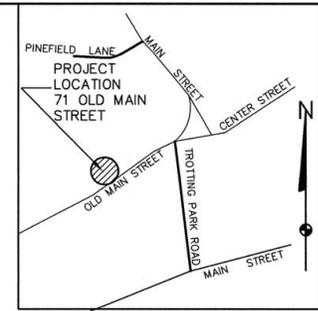
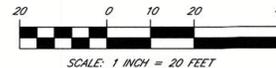
"PLAN REVISIONS"				
NO.	DATE	DESCRIPTION	BY	PA/PR
2	5/24/24	ADD CHART	R.W.	
1	3/17/24	REVISE P-DECK & LOT COVERAGE	R.W.	

DRAWN BY: L.M., R.J.W.	DATE: 10/29/23
CHECKED BY: GSL	SHEET 1 OF 1

P:\land projects 2004\SS23050\dwg\SS23050SP3-17-24.dwg

GENERAL NOTES:

- HOUSE NUMBER: 71
- ASSESSOR'S INFORMATION: MAP 82, PARCEL 7, LOT 1
- FLOOD ZONES: 0.2% & AE (EL.11) FEMA PANEL 250005 0591 J (07/16/2014)
- ZONING DISTRICT: R40
- LOT COVERAGE BY:
 - A. EXISTING STRUCTURES: 2,559 S.F./ 19,772 S.F. = 12.9%
 - B. EXISTING & PROPOSED STRUCTURES: 2,954 S.F./ 19,772 S.F. =14.9%
- TOPOGRAPHIC INFORMATION COMPILED FROM AN ON THE GROUND SURVEY
- ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.



LOCUS MAP
NOT TO SCALE

LEGEND

- B --- EXISTING 2' CONTOUR
- 10 --- EXISTING 10' CONTOUR
- x 10.5 --- EXISTING SPOT ELEVATION
- PP (C) --- EXISTING UTILITY POLE
- SB FOUND □ --- STONE BOUND

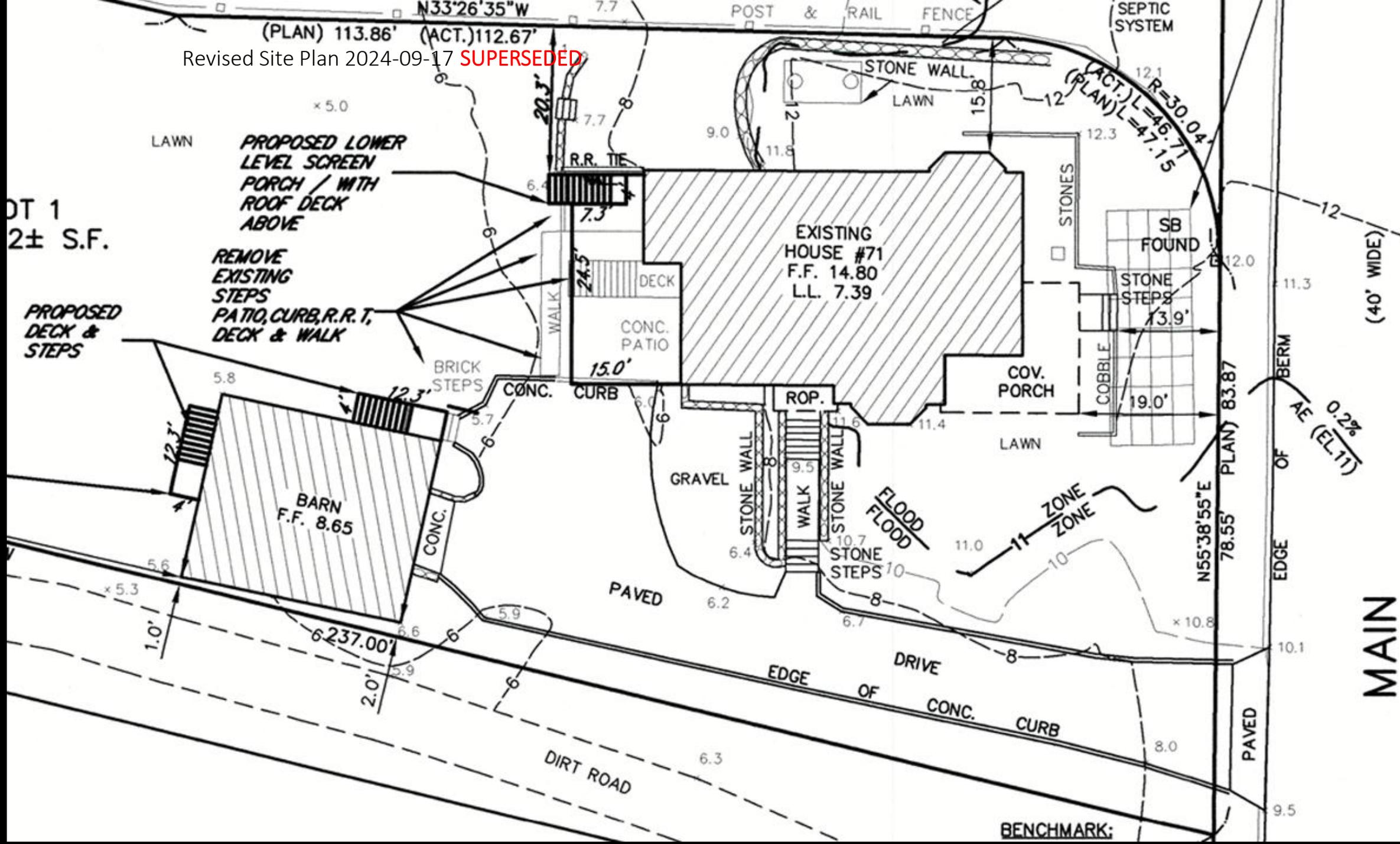
SITE PLAN

FOR
JOSEPH & JESSICA HOLBERG
#71 OLD MAIN STREET
DENNIS, MA

Scale: 1"=20' Date: OCTOBER 29, 2023

Warwick & Associates Inc.
63 County Road Box 801
North Falmouth, Mass 02556
(508) 563 - 7777

Revised Site Plan 2024-09-17 **SUPERSEDED**



LOT 1
2± S.F.

MAIN

BENCHMARK:

PARCEL 41
N/F
FRANK J. MURPHY,
ET AL

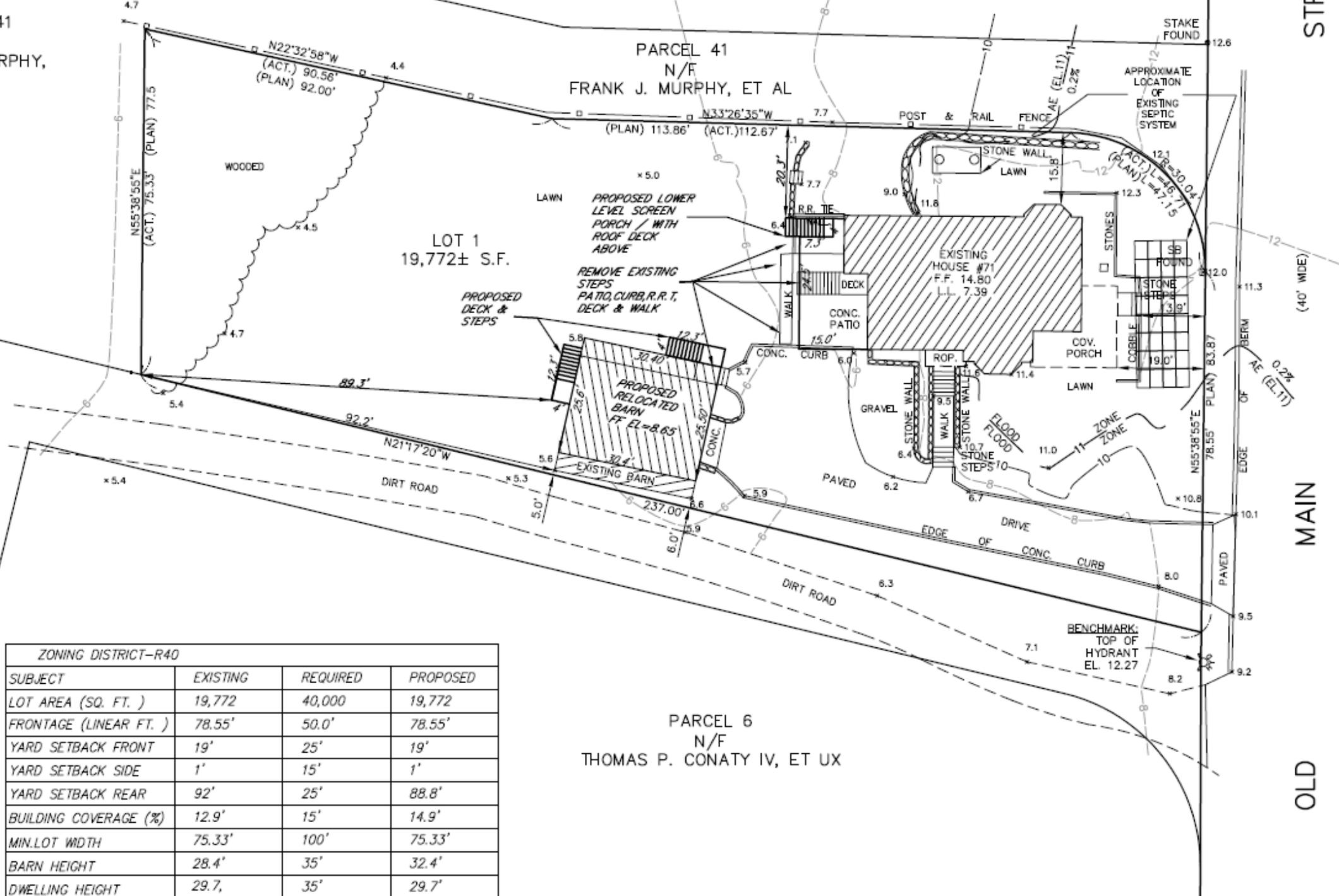
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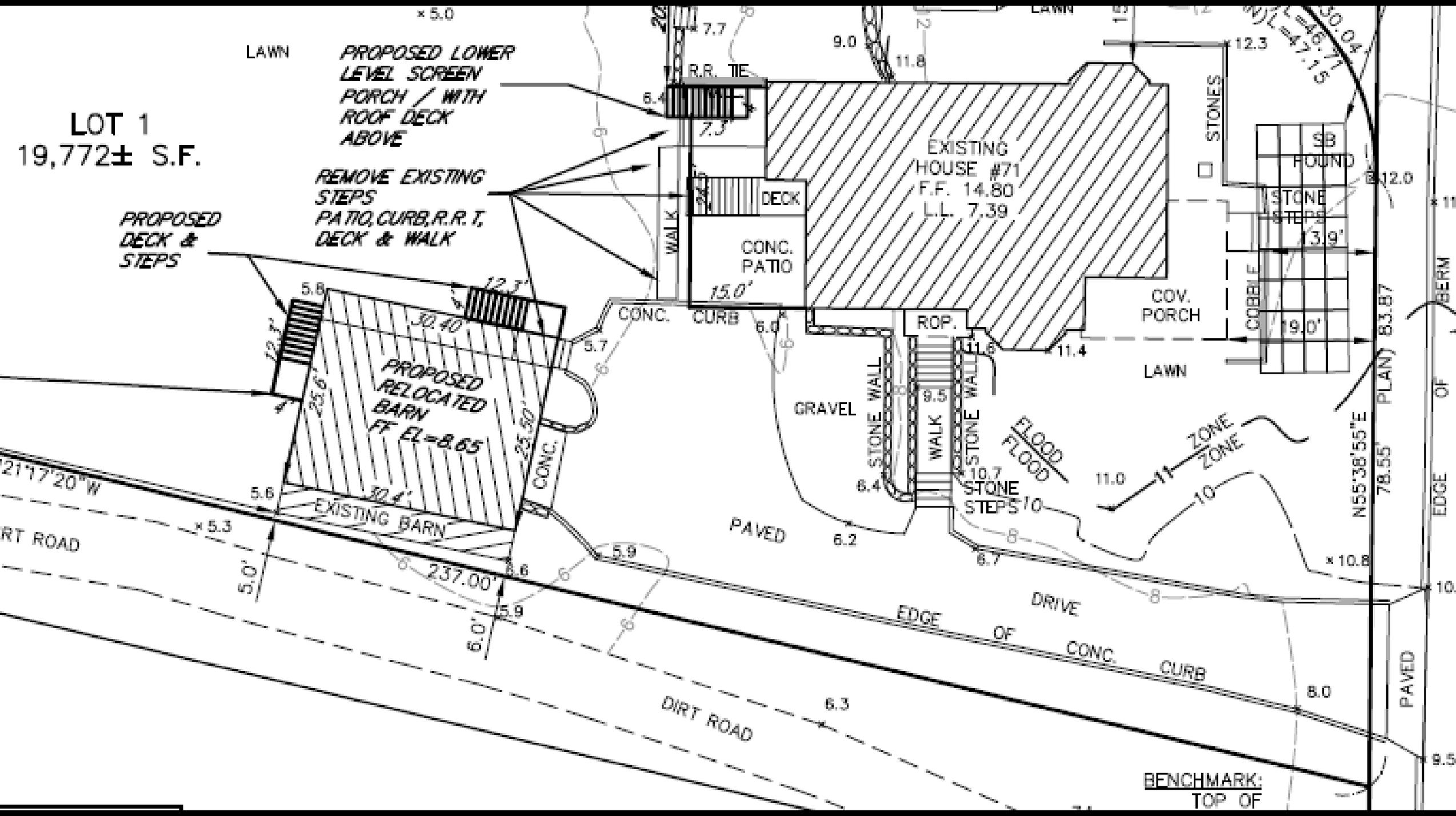
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STP
MAIN
OLD

LOT 1
19,772± S.F.



PROPOSED LOWER LEVEL SCREEN PORCH / WITH ROOF DECK ABOVE

REMOVE EXISTING STEPS PATIO, CURB, R.R. T, DECK & WALK

PROPOSED DECK & STEPS

EXISTING HOUSE #71
F.F. 14.80
L.L. 7.39

PROPOSED RELOCATED BARN
F.F. EL=8.65

CONC. PATIO
15.0'

SB FOUND

STONE STEPS
3.9'

COV. PORCH

COBBLE

LAWN

GRAVEL

FLOOD FLOOD

ZONE ZONE

STONE STEPS
10.7

21'17"20"W
RT ROAD

DIRT ROAD

EDGE OF DRIVE

EDGE OF CONC. CURB

PAVED

BENCHMARK:
TOP OF

PLAN 83.87

N55°38'55"E

EDGE OF BERM

10.0

9.5

11.0

12.0

15.0

20.0

30.04

46.71

47.15

12.3

11.8

9.0

7.7

7.3

6.4

6.2

6.0

5.9

5.7

5.6

5.5

5.3

5.0

5.0

5.0

5.0

5.0

5.0

5.0

5.0

5.0

PLAN 83.87

N55°38'55"E

EDGE OF BERM

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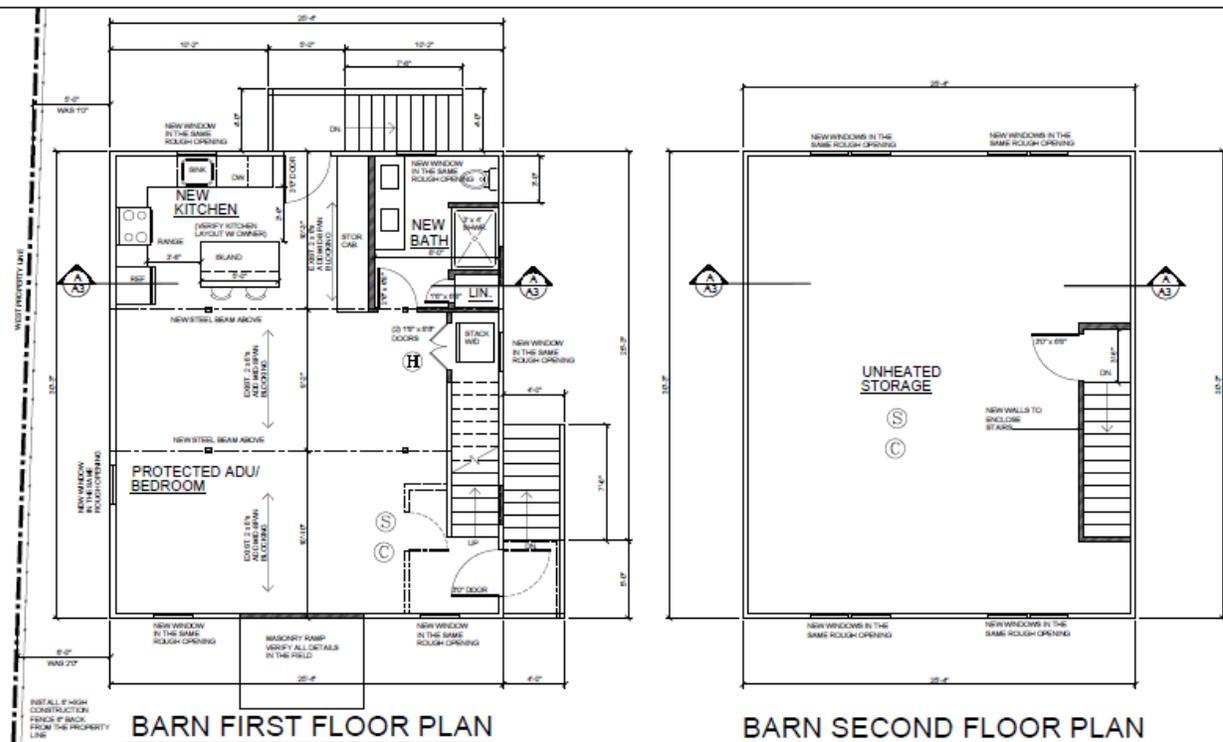
5.0

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BARN FIRST FLOOR PLAN

BARN SECOND FLOOR PLAN

LEGEND:

- EXISTING WALLS
- CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION

AREA CALCULATIONS:

FIRST FLOOR: 768 S.F.
 SECOND FLOOR: 768 S.F.
 TOTAL AREA: 1532 S.F.

- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR

NOTES:

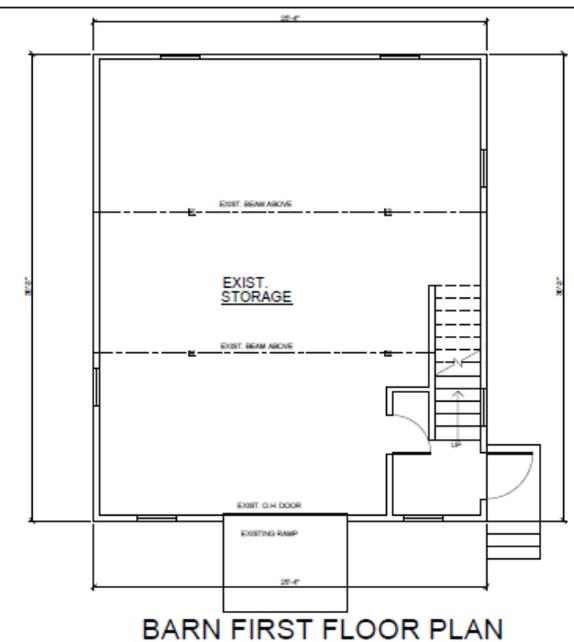
- 1.) CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS & DIMENSIONS IN THE FIELD
- 2.) CONTRACTOR TO VERIFY ALL INTERIOR & EXTERIOR MATERIALS, DETAILS, & FINISHES IN THE FIELD WITH OWNER
- 3.) ROUGH OPENING HEAD HEIGHT OF WINDOWS AT FIRST FLOOR TO MATCH EXISTING
- 4.) ALL CONSTRUCTION TO CONFORM TO 780 CMR MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION AMENDMENT & IRC2015
- 5.) SEE CERTIFIED PLOT PLAN FOR ALL EXISTING & PROPOSED DETAILS.
- 6.) FOLLOW ALL MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF ALL SIMPSON COMPONENTS, MATERIALS TO BE 2X12K OR S.S.
- 7.) FOLLOW ALL REQUIREMENTS OF THE IECC2021 RESIDENTIAL ENERGY EFFICIENCY REQUIREMENTS & VERIFY ALL DETAILS WITH THE INSULATION INSTALLER/CONTRACTOR.
- 8.) VERIFY ALL PLUMBING & ELECTRICAL DETAILS W/ OWNERS ON THE SITE DURING FRAMING CONSTRUCTION
- 9.) ALL WINDOWS & DOORS TO HAVE SILL PANS & ICE/WATER SHIELD FLASHING
- 10.) ALL SHEETS OF PLYWOOD WALL SHEATHING TO BE INSTALLED VERTICALLY OR HORIZONTALLY W/ BLOCKING AT EDGES, 2"EDGE/12" FIELD NAILING
- 11.) FOLLOW ALL MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF ALL WINDOWS AND DOORS
- 12.) INSTALL ROXUL SAFE N SOUND BATT INSULATION AT ALL BATH & LAUNDRY WALLS. VERIFY OTHER LOCATIONS WITH OWNERS
- 13.) THIS STRUCTURE IS DESIGNED TO THE AF&PA WOOD FRAME CONSTRUCTION MANUAL FOR 110 MPH EXPOSURE 5' LOCATION PER SECTION R301.2.1.1
- 14.) TIMBER FRAMING TO BE SPRUCE/PINE/FIR NO. 2 GRADE, 900 PSI MIN.
- 15.) INSTALL ALL ROOF TO WALL, CHIMNEY, & OTHER FLASHING PER MANUFACTURER'S INSTRUCTIONS
- 16.) ALL CONCRETE USED FOR FOUNDATION WALLS, FOOTINGS & SLABS TO BE 3000 PSI AT 28 DAYS
- 17.) THIS PROPERTY IS LOCATED IN AN AE FLOOD ZONE B.F.E. 11.7

IECC2021 RESIDENTIAL ENERGY EFFICIENCY DETAILS MASSACHUSETTS STRETCH CODE

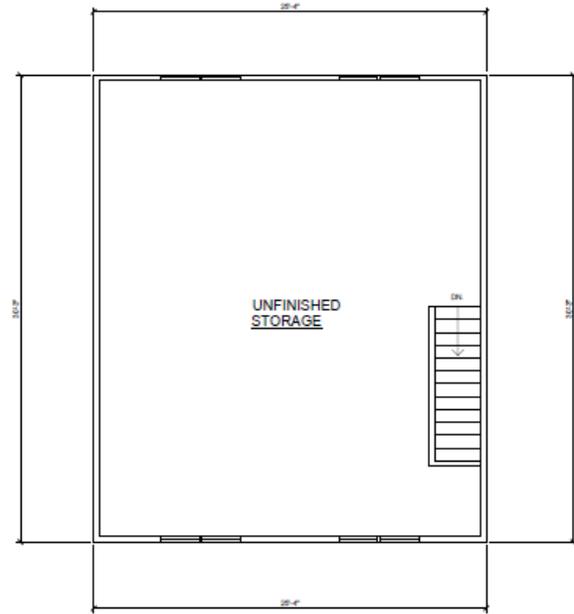
CLIMATE ZONE 5 (USE EITHER PRESCRIPTIVE VALUES OR RES-CHECK CALCULATION)							
TABLE 402.1.3 (MINIMUM PRESCRIPTIVE INSULATION & PENETRATION REQUIREMENTS)							
ROOF TYPE	U-FACTOR	CEILING	WALLS	FLOOR	GLAZING	DOORS	CHIMNEY
ASPH/FLT	0.06	R-13	R-13	R-10	U-0.30	U-0.30	U-0.30

- NOTES:**
1. R-VALUES ARE MINIMUMS & U-FACTORS ARE MAXIMUMS.
 2. 1579R MEANS R=15 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R=19 INSULATION CAVITY AT THE INTERIOR OF THE BASEMENT WALL.
 3. REFER TO IECC 2021 CHAPTER 4 FOR ALL INSULATION & ENERGY REQUIREMENTS
 4. 13 + 5 MEANS R5 CONTINUOUS INSULATED SHEATHING ON THE WALL EXTERIOR & R13 CAVITY INSULATION
 5. CHAPTER 5 R503.1.1 BUILDING ENVELOPE EXCEPTIONS STATE: THESE ALTERATIONS DO NOT NEED TO COMPLY WITH THE REQUIREMENTS FOR NEW CONSTRUCTION PROVIDED THAT THE ENERGY USE OF THE BUILDING IS NOT INCREASED.
 - STORM WINDOWS INSTALLED OVER EXISTING PENETRATION
 - EXISTING CEILING, WALL, OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.
 - CONSTRUCTION WHERE THE EXISTING ROOF, WALL, OR FLOOR CAVITY IS NOT EXPOSED
 - ROOF RECOVER
 - ROOFS WITHOUT INSULATION IN THE CAVITY AND WHERE THE SHEATHING OR INSULATION IS EXPOSED DURING REROOFING SHALL BE INSULATED EITHER ABOVE OR BELOW THE SHEATHING
 - SURFACE-APPLIED WINDOW FILM INSTALLED ON EXISTING SINGLE PANE PENETRATION ASSEMBLIES TO REDUCE SOLAR HEAT GAIN PROVIDED THAT THE CODE DOES NOT REQUIRE THE GLAZING OR PENETRATION ASSEMBLY TO BE REPLACED.

PROPOSED



BARN FIRST FLOOR PLAN



BARN SECOND FLOOR PLAN

EXISTING

COTUIT BAY DESIGN, LLC
 43 BREWSTER ROAD
 MASSHUTTEE, MA 02849
 PH. (508) 274-1166

NEW ADDITION/REMODELING FOR:

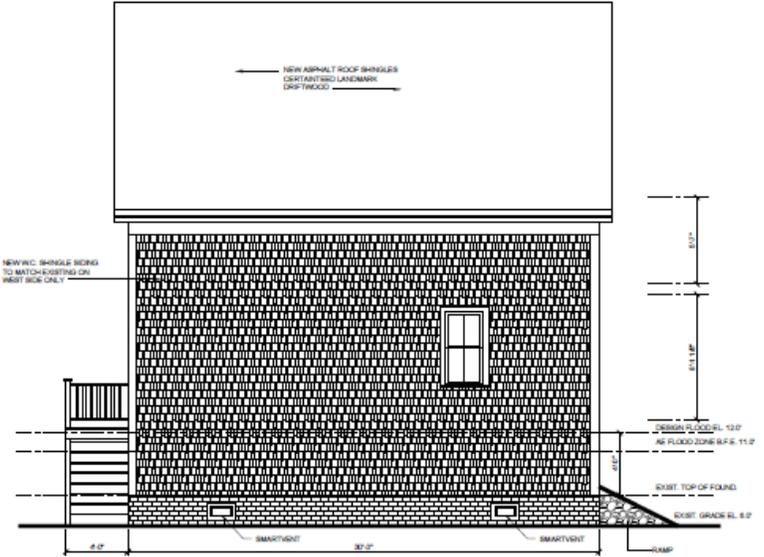
HOLBERG RESIDENCE
 71 OLD MAIN STREET DENNIS, MA

SCALE:
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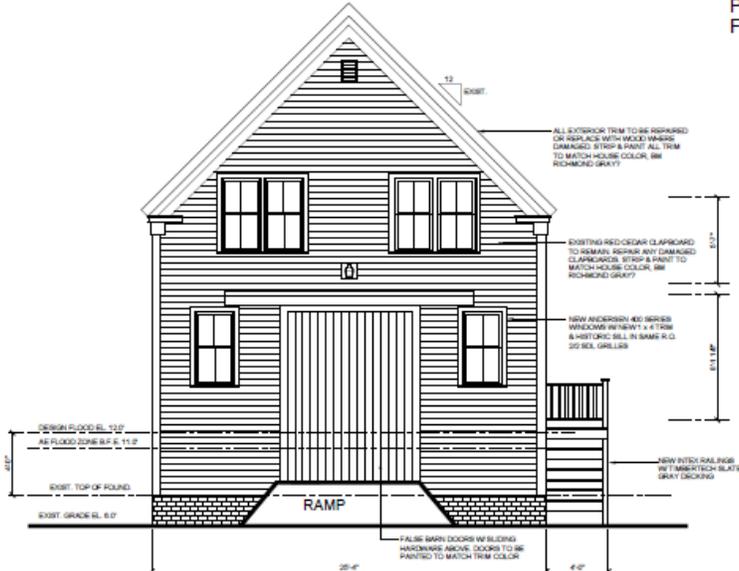
DATE:
 4/1/2025

DRAWING NO.:
A1

COTUIT BAY DESIGN, LLC
 45 BERRY AVE. FORT BELLEVILLE
 MASSACHUSETTS, MA 02649
 PH: (508) 274-1166



WEST ELEVATION

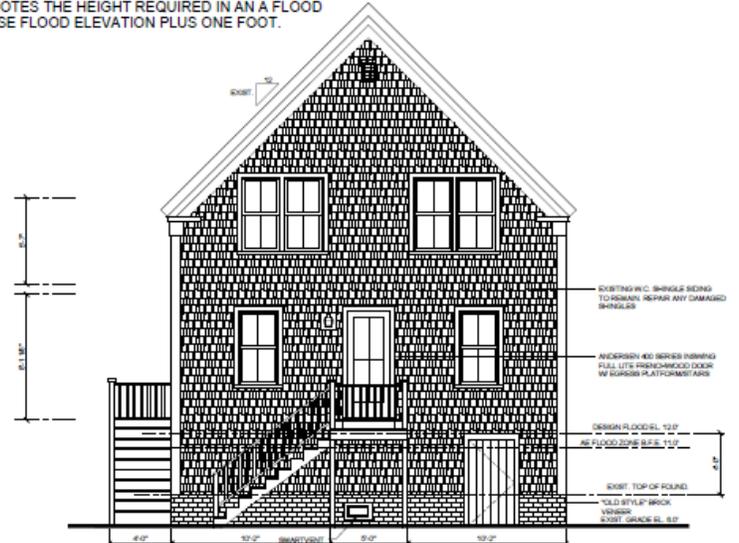


SOUTH ELEVATION

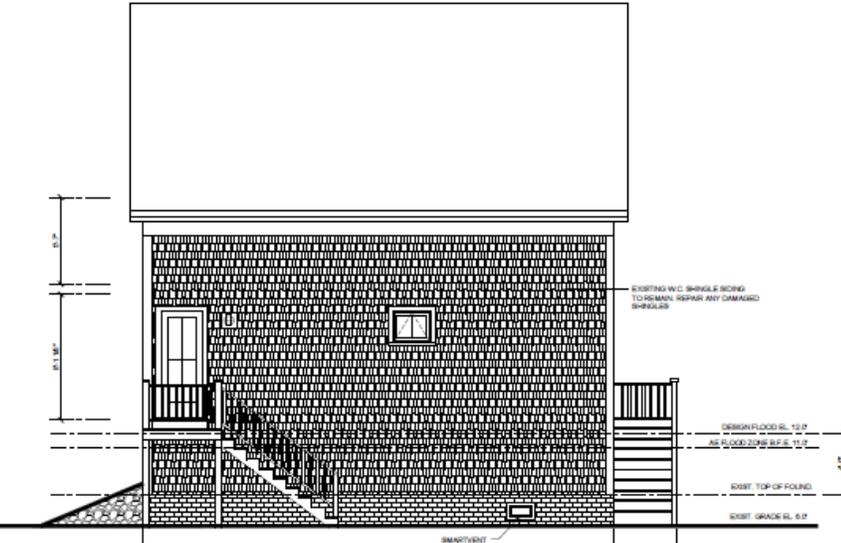
EXISTING UNFINISHED BARN TO BE CONVERTED TO FINISHED SPACE. AS A RESULT OF THE BARN LOCATION IN A FLOOD ZONE THE BARN WILL BE RAISED 4'0" +/- TO MEET THE REQUIREMENT OF THE FLOOD ZONE BUILDING CODE. IRC2015 SECTION R105.3.1.1. THIS SECTION STATES WHEN THE VALUE OF THE PROPOSED WORK EXCEEDS 50% OF THE MARKET VALUE OF THE STRUCTURE THEN IT IS CONSIDERED A SUBSTANTIAL IMPROVEMENT AND THE ENTIRE STRUCTURE IS REQUIRED TO MEET THE REQUIREMENTS OF SECTION R322.

THE MARKET VALUE OF THE BARN IS \$28,000.00 PER A DECEMBER 2022 APPRAISAL.

SECTION R322 NOTES THE HEIGHT REQUIRED IN AN A FLOOD ZONE IS THE BASE FLOOD ELEVATION PLUS ONE FOOT.



NORTH ELEVATION



EAST ELEVATION

NEW ADDITION/REMODELING FOR:
 HOLBERG RESIDENCE
 71 OLD MAIN STREET DENNIS, MA

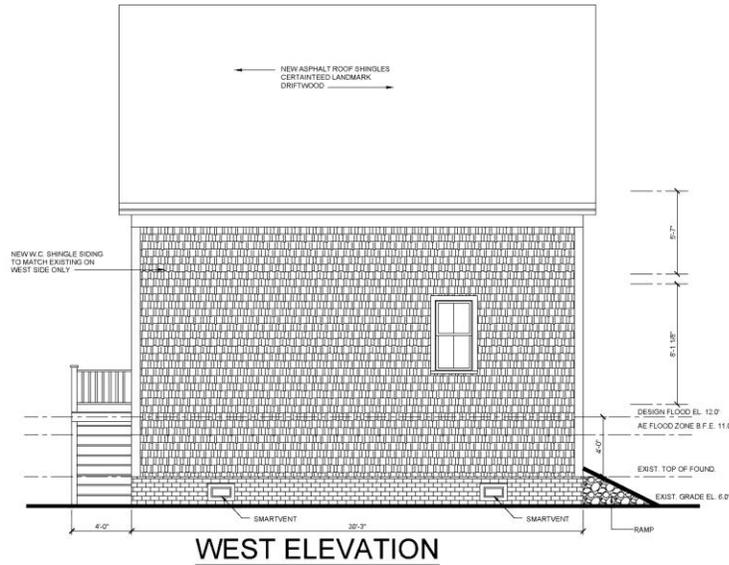
THE DRAWING SHALL BE REVIEWED BY THE ARCHITECT OR ARCHITECTS AT ALL STAGES OF CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT.

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

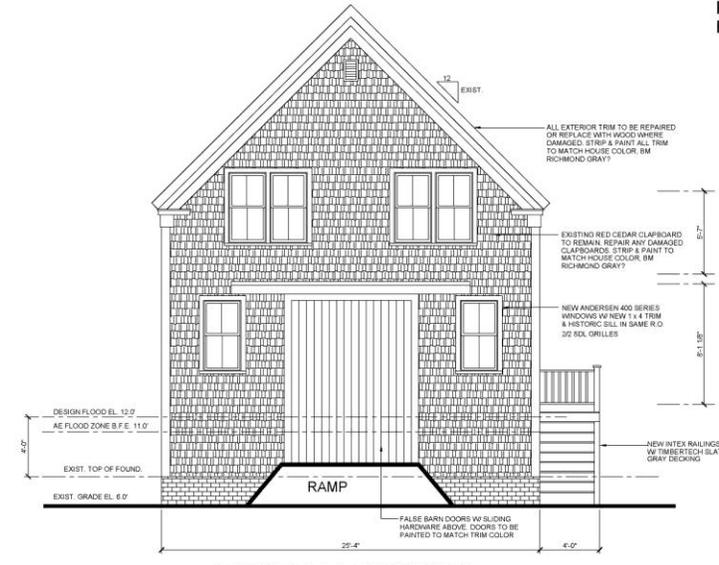
DATE: 4/1/2025

DRAWING NO.:

A2



WEST ELEVATION

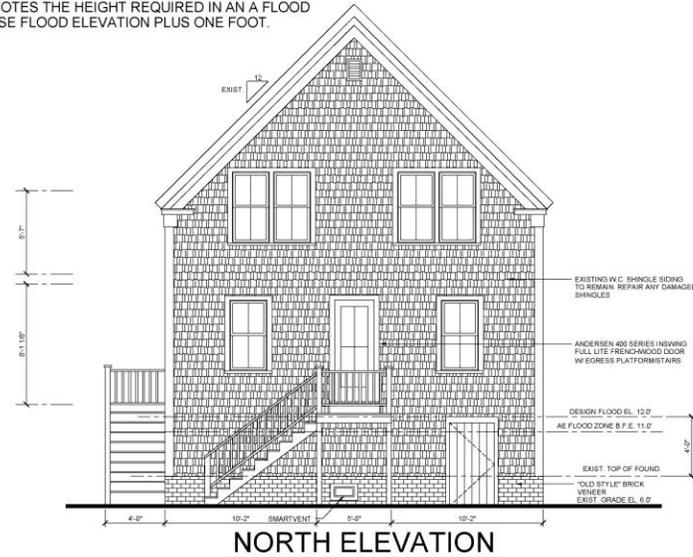


SOUTH ELEVATION

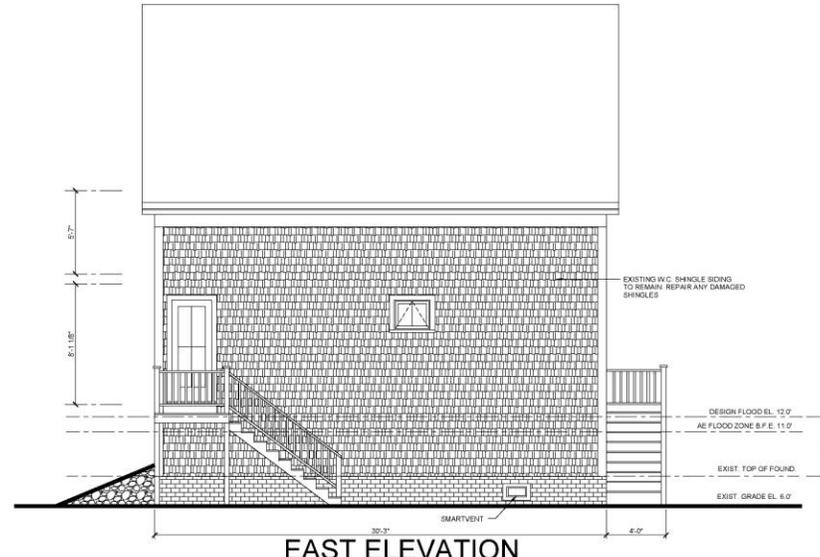
EXISTING UNFINISHED BARN TO BE CONVERTED TO FINISHED SPACE. AS A RESULT OF THE BARN LOCATION IN A FLOOD ZONE THE BARN WILL BE RAISED 40" +/- TO MEET THE REQUIREMENT OF THE FLOOD ZONE BUILDING CODE IRC2015 SECTION R105.3.1.1. THIS SECTION STATES WHEN THE VALUE OF THE PROPOSED WORK EXCEEDS 50% OF THE MARKET VALUE OF THE STRUCTURE THEN IT IS CONSIDERED A SUBSTANTIAL IMPROVEMENT AND THE ENTIRE STRUCTURE IS REQUIRED TO MEET THE REQUIREMENTS OF SECTION R322.

THE MARKET VALUE OF THE BARN IS \$28,000.00 PER A DECEMBER 2022 APPRAISAL.

SECTION R322 NOTES THE HEIGHT REQUIRED IN AN A FLOOD ZONE IS THE BASE FLOOD ELEVATION PLUS ONE FOOT.



NORTH ELEVATION



EAST ELEVATION

NEW ADDITION/REMODELING FOR:
HOLBERG RESIDENCE
71 OLD MAIN STREET DENNIS, MA

THE DESIGNER SHALL BE NOTIFIED IN ANY CASE WHERE THE CLIENT OR USER OF THESE DRAWINGS PRIOR TO START OF WORK. THE CLIENT OR USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR THE CONTENTS OF THESE DRAWINGS WITHOUT NOTIFYING THE DESIGNER. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND SHALL NOT BE RESPONSIBLE FOR ANY OTHER DAMAGES OR INJURIES. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990.

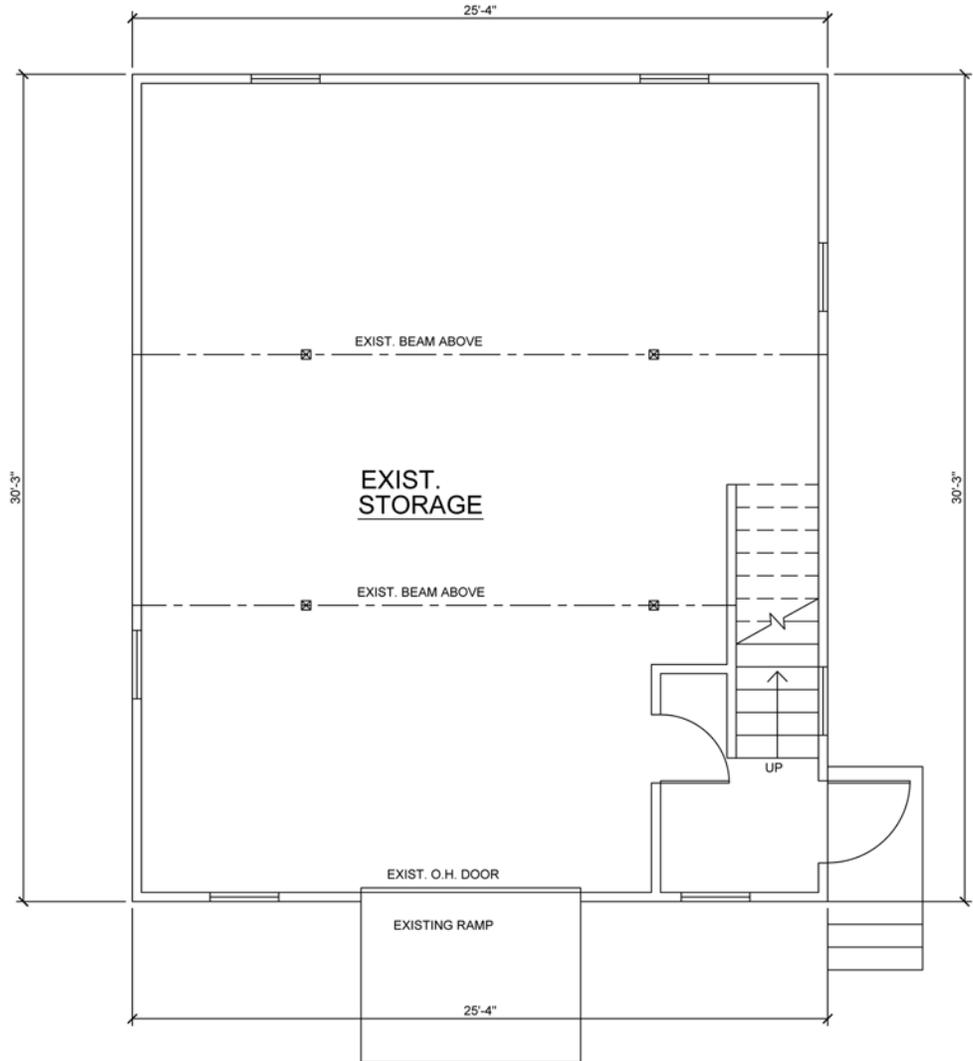
SCALE:
1/4" = 1'-0"

DATE:
8/7/2024

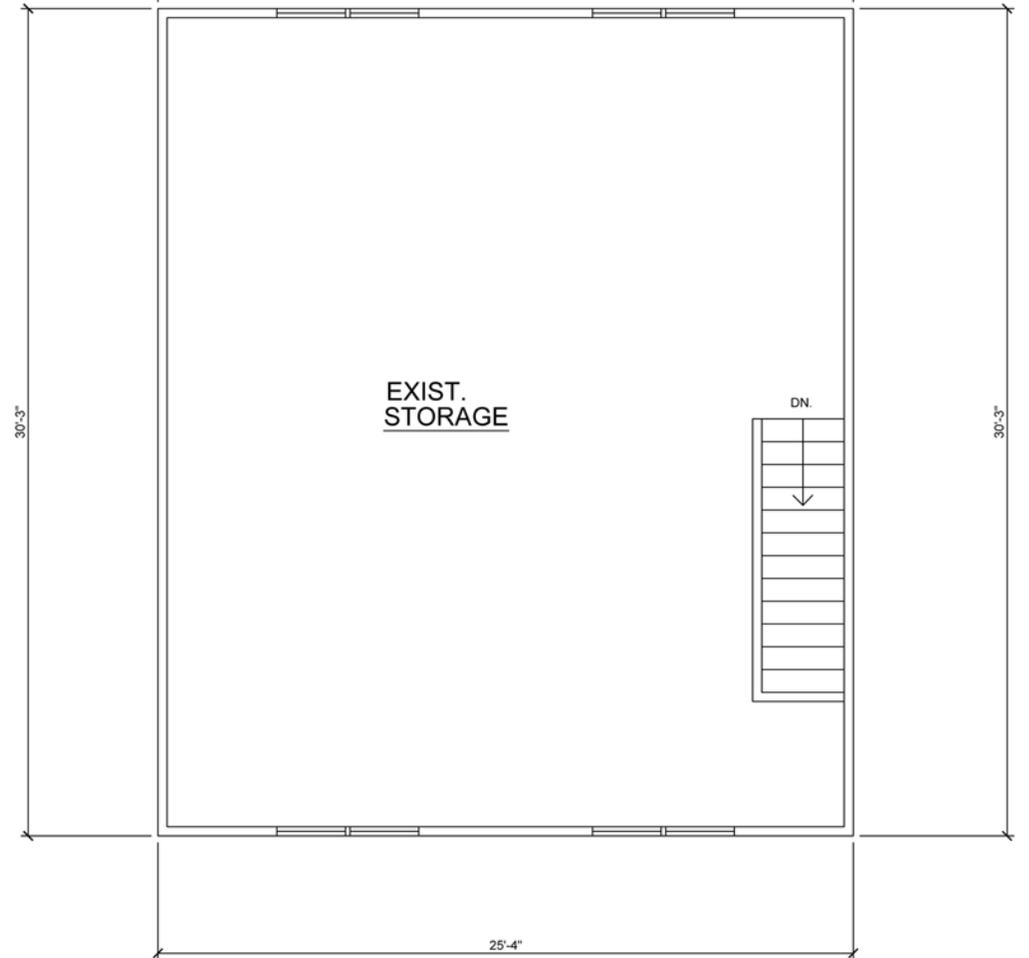
DRAWING NO.:

A2

Existing



BARN FIRST FLOOR PLAN



BARN SECOND FLOOR PLAN



SUBMITTAL SUMMARY REPORT (ZP-028924-2024) FOR TOWN OF DENNIS

PERMIT ADDRESS: 71 OLD MAIN STREET WD
WEST DENNIS, MA 02670

PARCEL: 082_007

APPLICATION DATE: 08/09/2024

SQUARE FEET: 0

DESCRIPTION: Special Permit to renovate a pre-existing
nonconforming structure

EXPIRATION DATE:

VALUATION: \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Jonathan Polloni		15 Cape Lane Brewster, MA 02631
Owner	Joseph Holberg		71 Old Main Street ST West Dennis, IL 02670

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Building Review v.1	08/09/2024	08/30/2024		In Review

SUBMITTAL DETAILS

Building Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Zoning (Building)	Paul Fowler	08/09/2024		Pending Board Approval
Comments	Special Permit required per 2.4.1.2 (B.1 ; B.3) for an increase in the footprint and height of a non-conforming structure that does not comply with setbacks on a non-conforming lot. ZBA finding under 2.4.1.2 and 2.3.2 for a change in use, storage garage to Dwelling Unit-Two in the R40 zoning district.			