

1. **33 ANGELO ROAD (ZBAS-25-5):** Thomas Roodhouse, 16 Lancashire Drive, Mansfield, MA 02048 C/O Paul Sweetser, P.O. Box 1146, Dennisport, MA 02639 is seeking a Special Permit to add a covered front entry resulting in an increase in the footprint of a non-conforming structure that will extend lot coverage where the existing structure currently exceeds 15% on a non-conforming lot. Located on a property in the R-40/R-60, Old Kings Highway Historic Zoning District at 33 Angelo Road, Dennis (Assessor's Map 345, Parcel 65).

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

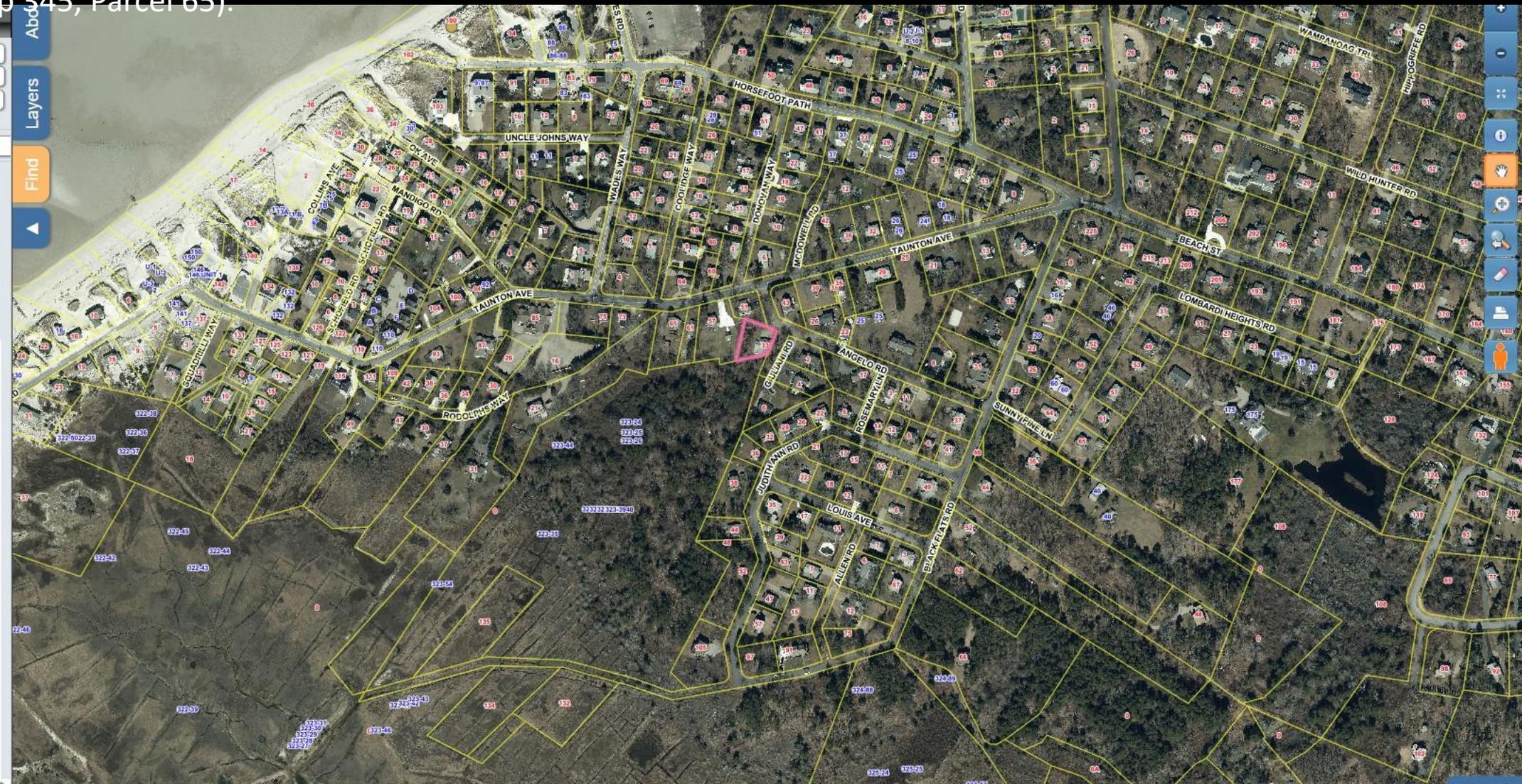
Results Summary

Parcels

Parcel ID	Address	Village	Owner
345-65-0	33 ANGELO RD	DE	ROODHOUSE T

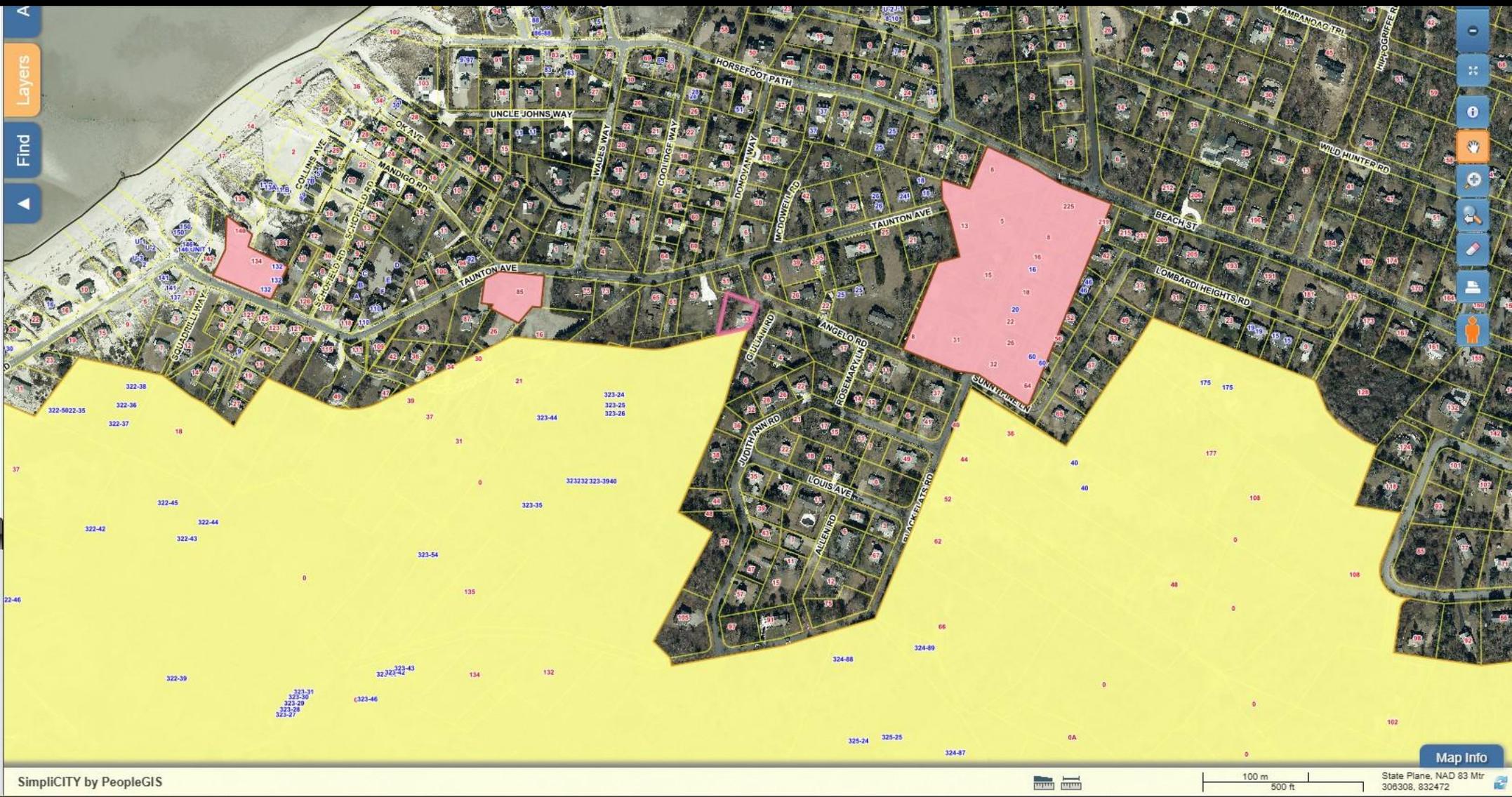
Detail Information Zoom To

Key	14234
Fiscal Year	2026
Extension	0
Address	33 ANGELO ROAD
Village	DE
Property Type	R
Owner	ROODHOUSE THOMAS W
Co-Owner	KENNON ANN T
Owner Address	16 LANCASHIRE DRIVE
Owner City	MANSFIELD
Owner State	MA
Owner Zip	02048
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	06/27/14 00:00:00
Book	28233
Page	155
Certificate	
Last Sale Price	592000.0000
Total Value	\$1,045,800.00
Land Value	\$586,800.00
Building Value	\$457,900.00
Detached Building Value	\$1,100.00
Acres	0.27
Prev Year Total Value	\$995,700.00
Property Card	PK Field Card

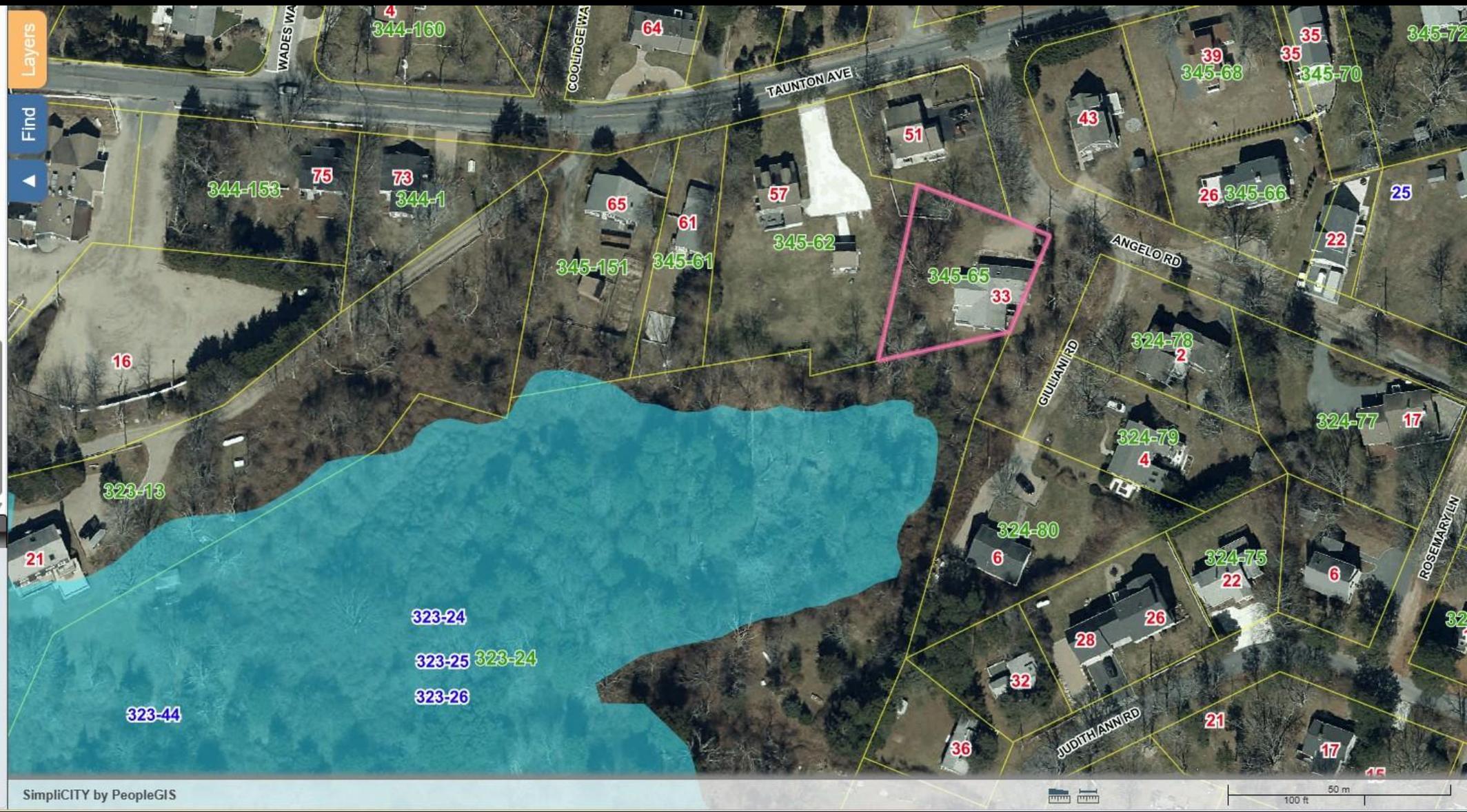


Find Abutters

- 4 Zoning
 - 4 Zoning (2025)
 - Medium Wind Facility Overlay District
 - Large Wind Facility Overlay District
 - Med. & Large Wind Facility Overlay Distr
 - Scenic Corridor
 - Residential 40
 - Residential 60
 - General Commercial I
 - General Commercial II
 - General Commercial III
 - Limited Business
 - Extensive Business
 - Industrial
 - Resort Residential
 - Seasonal Resort Community
 - Hotel Resort District
 - Dennis Port Village Center Area A
 - Dennis Port Village Center Area B
 - West Dennis Village Center District
 - West Dennis Village Center Support Dist
 - West Dennis Marine Open Space District
 - West Dennis Mixed Use Marine District
 - West Dennis Residential-Commercial Protection District
 - Quivet Neck-Crowes Pasture Resource
 - 4 Zoning (2024)
 - Large Wind Facility Overlay
 - Medium Wind Facility Overlay District
 - Seasonal Resort Community
- ▼ 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



- 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 - 2020 CCC Regional Aerial Photo
- ▼ 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

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Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

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Parcel ID	Address	Village	Owner
345-65-0	33 ANGELO RD	DE	ROODHOUSE T

Detail Information Zoom To

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MapPar	345-65
Key	14234
Fiscal Year	2026
Extension	0
Address	33 ANGELO ROAD
Village	DE
Property Type	R
Owner	ROODHOUSE THOMAS W
Co-Owner	KENNON ANN T
Owner Address	16 LANCASHIRE DRIVE
Owner City	MANFIELD
Owner State	MA
Owner Zip	02048
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	06/27/14 00:00:00
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Certificate	
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Land Value	\$586,800.00
Building Value	\$457,900.00
Detached Building Value	\$1,100.00
Acres	0.27
Prev Year Total Value	\$995,700.00



Find Abutters





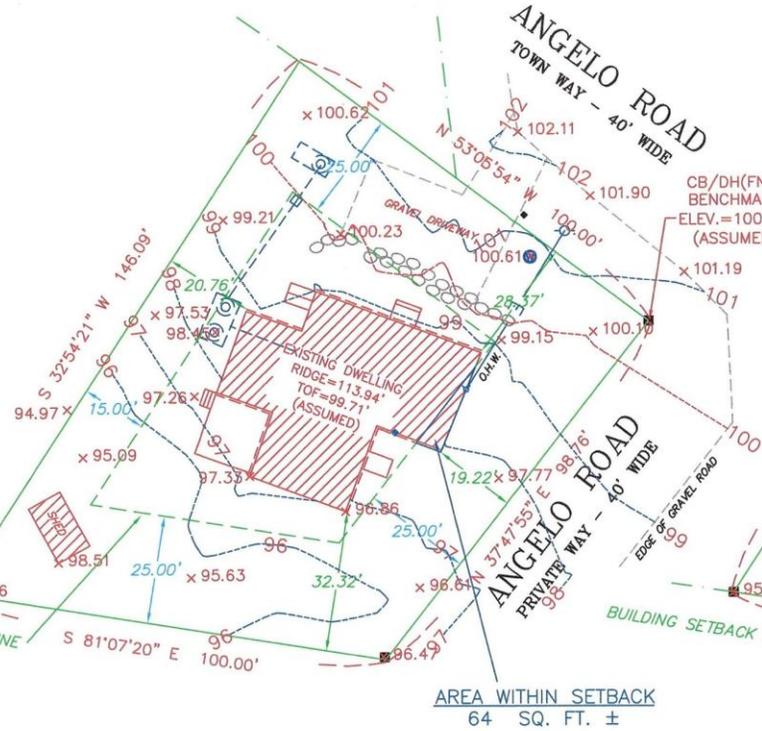
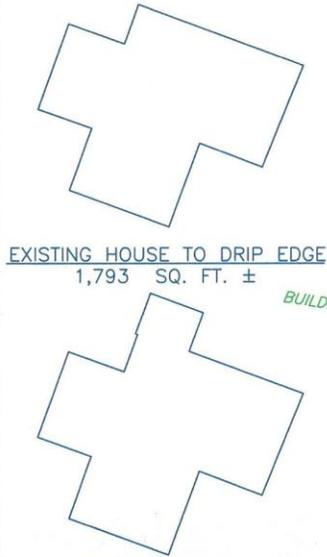
NOTES:

ELEVATIONS SHOWN ARE IN FEET ABOVE AN ASSUMED DATUM.

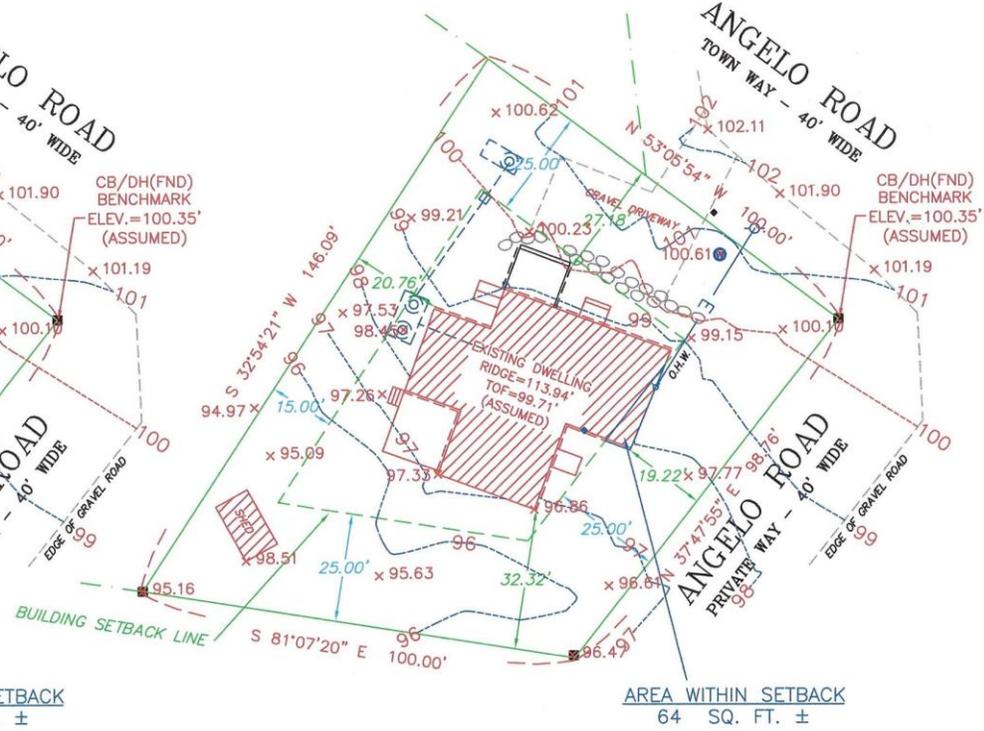
SURVEY MADE ON THE GROUND BETWEEN NOVEMBER 14 AND 18, 2024.

THE LOT WIDTH AT THE BUILDING SETBACK LINE IS 160.04'.

SEPTIC LOCATION PER AS-BUILT ON FILE WITH THE DENNIS HEALTH DEPARTMENT.



EXISTING CONDITIONS



PROPOSED CONDITIONS

EXISTING/PROPOSED CONDITIONS PLAN OF LAND IN DENNIS, MASSACHUSETTS AS PREPARED FOR DESIMONE BUILDERS

ADDITION 01/21/2025
1,917 SQ. FT. ±

ZONING CLASSIFICATION R40

AREA	REQUIRED	EXISTING	PROPOSED	
	40,000 S.F.	11,609 S.F.±	NO CHANGE	
SETBACKS				<u>LOT B</u>
FRONT	25'	19.22'	NO CHANGE	11,609 SQ. FT. ±
SIDE(R)	15'	20.76'	NO CHANGE	0.27 Acres ±
SIDE(L)	15'	-----	-----	444.85 Perimeter
REAR	25'	20.81'	NO CHANGE	
COVERAGE	ALLOWED	EXISTING	PROPOSED	
	15%	15.44%	16.51%	

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C0577J DATED JULY 16, 2014



TO: DESIMONE BUILDERS
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HEREON.

JAN. 21, 2025
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
PL.BK.138 PG.77
(LOT B)

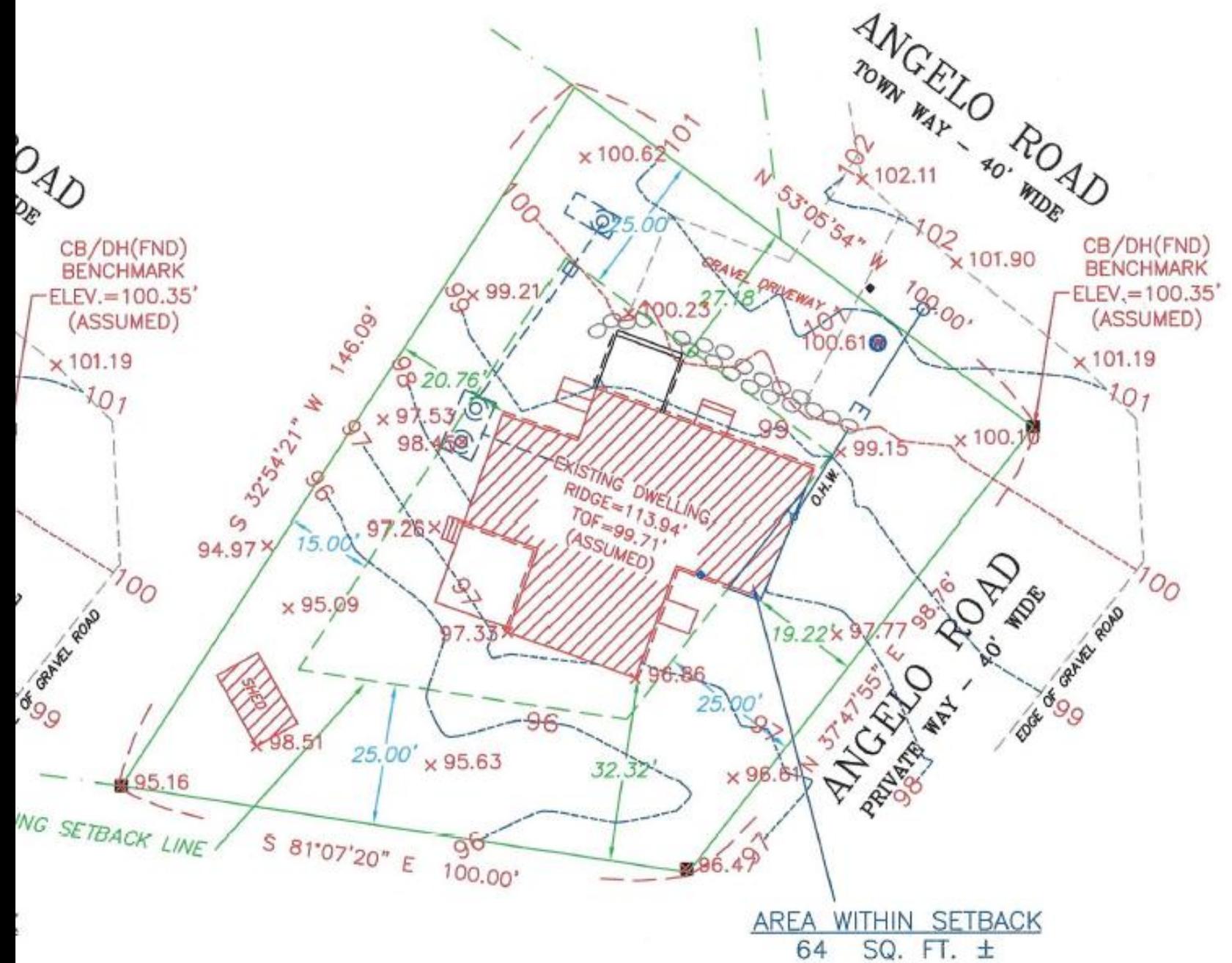
LOCUS ADDRESS:
33 ANGELO RD.
DENNIS
SCALE: 1"=30'

DATE DRAWN:
NOV. 19, 2024
JAN. 21, 2025

FILE: 3332-00



PAUL E. SWEETSER
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1146
DENNISPORT, MA 02639
(508)737-7560



ADDITION 01/21/2025
1,917 SQ. FT. ±

ZONING CLASSIFICATION R40

AREA	REQUIRED	EXISTING	PROPOSED
	40,000 S.F.	11,609 S.F.±	NO CHANGE
SETBACKS			
FRONT	25'	19.22'	NO CHANGE
SIDE(R)	15'	20.76'	NO CHANGE
SIDE(L)	15'	-----	-----
REAR	25'	20.81'	NO CHANGE
COVERAGE	ALLOWED 15%	EXISTING 15.44%	PROPOSED 16.51%

LOT B
11,609 SQ. FT. ±
0.27 Acres ±
444.85 Perimeter



THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN
ON MAP NO. 25001C0577J DATED JULY 16, 2014





SITE INDEX

- A1 COVER PAGE & GENERAL NOTES
- A2 ELEVATIONS
- A3 ELEVATIONS
- A4 RENDERINGS
- A5 FLOOR PLAN
- A6 FOUNDATION PLAN
- A7 FLOOR/CEILING PLAN
- A8 ROOF PLAN
- A9 CROSS SECTIONS/NOTES
- A10 SOLAR READY ROOF PLAN

DeSimone

BUILDING COMPANY

www.desimonebuilding.com



61 EAGLE DRIVE
MANSFIELD, MA 02649

774-238-8353

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SHEET TITLE
**COVER PAGE &
GENERAL NOTES**

PROJECT ADDRESS
**33 ANGELO ROAD
DENNIS, MA 02638**

DATE
VISION
SCALE
UP + TOP
DRAWN
DAVID DEBONO
SHEET

A1

NOTES:

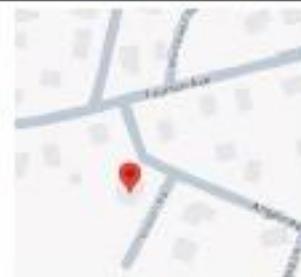
- 1.) CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS & DIMENSIONS IN THE FIELD
- 2.) CONTRACTOR TO VERIFY ALL INTERIOR & EXTERIOR MATERIALS, DETAILS, & FINISHES IN THE FIELD WITH OWNER
- 3.) ROUGH OPENING HEAD HEIGHT OF WINDOWS AT FIRST FLOOR TO MATCH EXISTING
- 4.) ALL CONSTRUCTION TO CONFORM TO 780 CMR MASSACHUSETTS STATE BUILDING CODE, **10TH EDITION AMENDMENT & IRC2021 CODE**
- 5.) SEE CERTIFIED PLOT PLAN FOR ALL EXISTING & PROPOSED DETAILS
- 6.) FOLLOW ALL MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF ALL SIMPSON COMPONENTS, MATERIALS TO BE 2X12 OR 5.5.
- 7.) FOLLOW ALL REQUIREMENTS OF THE ICC3021 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, 3" EDGE/12" FIELD NAILING
- 11.) FOLLOW ALL MANUFACTURERS INSTRUCTIONS FOR INSTALLATION OF ALL WINDOWS AND DOORS
- 12.) INSTALL ROCK WOOL SAFE N SOUND BATT INSULATION AT ALL BATH & LAUNDRY WALLS. VERIFY OTHER LOCATIONS WITH OWNERS
- 13.) THIS STRUCTURE IS DESIGNED TO THE APMA WOOD FRAME CONSTRUCTION MANUAL FOR 118 MPH EXPOSURE "D" LOCATION PER SECTION R301.2.1.1
- 14.) TIMBER FRAMING TO BE SPRUCE/PINE/FIR NO. 2 GRADE, 965 PSI MIN.
- 15.) INSTALL ALL ROOF TO WALL, CHIMNEY, & OTHER FLASHINGS PER MANUFACTURERS INSTRUCTIONS
- 16.) ALL CONCRETE USED FOR FOUNDATION WALLS, FOOTINGS & SLABS TO BE 3000 PSI AT 28 DAYS

CONSTRUCTION GROUP R-3 RES.

PROPOSED FIRST FLOOR 1,640 SQ. FT.

EXISTING FIRST FLOOR 1,525 SQ. FT.

LOCATION MAP NOT TO SCALE





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FRONT

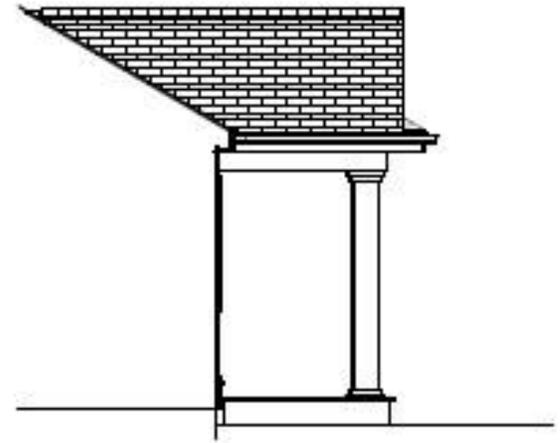
1/2" = 1' - 0"

SHEET TITLE
FRONT
ELEVATION

PROJECT ADDRESS
55 ANGELO ROAD
DENNIS, MA 02638

DATE	
VERSION	
SCALE	
UP / TIP	
REVISION	
DIVID	
DESIGNER	
SHEET	

A2



RIGHT SIDE

1/2" = 1'-0"



LEFT SIDE

1/2" = 1'-0"

SHEET TITLE
 SIDE
 ELEVATIONS

PROJECT ADDRESS
 55 ANGELO ROAD
 DENNIS, MA 02638

DATE
1/2008
SCALE
1/4" = 1'-0"
DATE
01/10
DRVD
DESIGNED
SHEET

REVISION DATE

A3



EXISTING FRONT



PROPOSED FRONT



EXISTING SIDE



EXISTING SIDE



EXISTING REAR

THIS DOCUMENT IS A PRELIMINARY ARCHITECTURAL RENDERING AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.

SHEET TITLE
EXISTING PHOTOS
PROPOSED RENDERING

PROJECT ADDRESS
33 ANGELO ROAD
DENNIS, MA 02630

DATE
TYPED
SCALE
1/4" = 1'-0"
DATE
DAVID
DESIMONE
SHEET

DATE
SHEET

A4



PROPOSED LAYOUT

1/4" = 1'-0"

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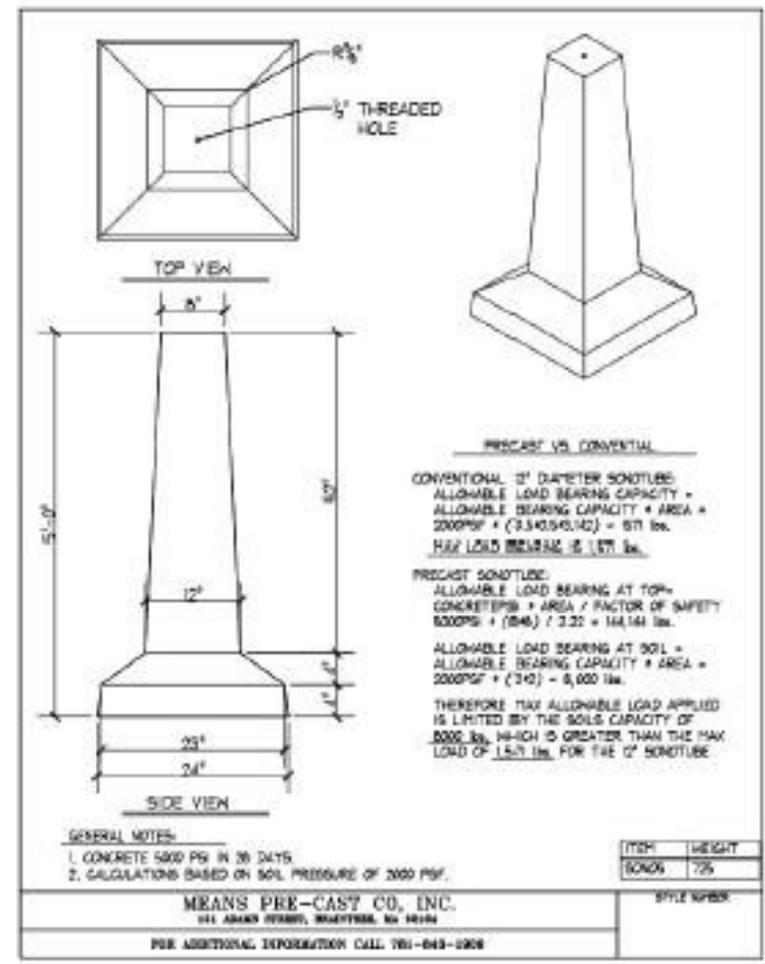
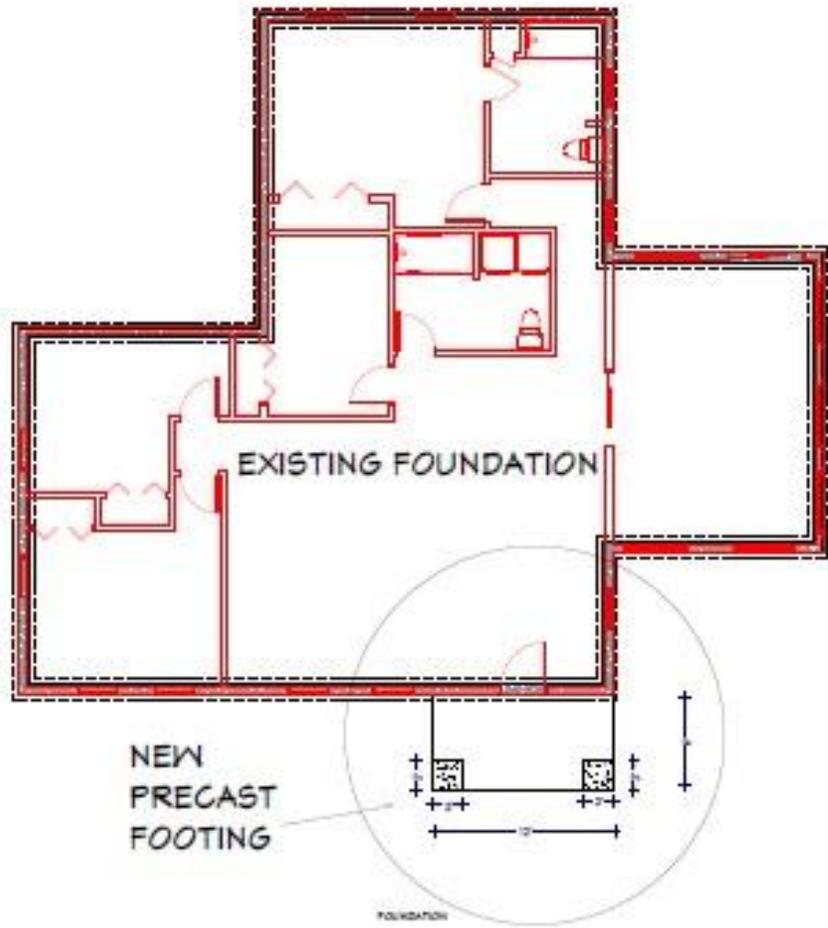
SHEET TITLE
PROPOSED ADDITIONS

PROJECT ADDRESS
55 ANGELO ROAD
DENNIS, MA 02696

DATE
TYPED
SCALE
1/4" = 1'-0"
DATE
DAVID
DEBACHE
SHEET

REVISION
DATE

A5



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SHEET TITLE
FOUNDATION

PROJECT ADDRESS
55 ANGELO ROAD
DENNIS, MA 02639

DATE
1/2008

SCALE
1/4" = 1'-0"

DESIGNER
DAVID DEBONO

CHECKER

DATE

NO. DATE

SHEET
A6

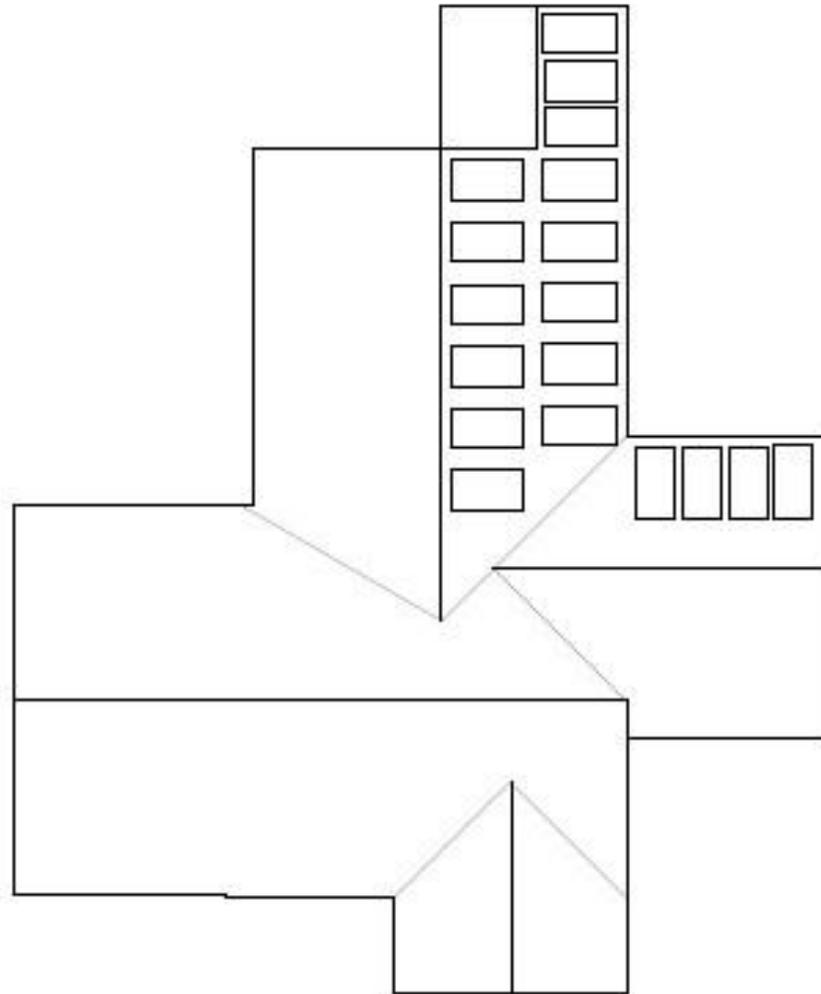
SOLAR READY ROOF PLAN

GENERAL NOTES

THE TOTAL SOLAR READY ZONE AREA SHALL CONSIST OF AN AREA NOT LESS THAN 300 SQ. FT.

ALLOW PATHWAY FROM SOLAR READY AREA TO THE ELECTRICAL SERVICE PANEL OR SERVICE HOT WATER SYSTEM

THE MAIN ELECTRICAL PANEL SHALL HAVE RESERVED SPACE TO ALLOW FOR DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC" THIS RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION



DeSimone

BUILDING COMPANY



62 EAGLE DRIVE
MANSFIELD, MA 01949

774-218-0353

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SHEET TITLE

SOLAR READY PLAN

PROJECT ADDRESS

33 ANGELO ROAD
DENNIS, MA

DATE

1/1/2008

SCALE

1/4" = 1'-0"

DATE

01/01/08

DRWG

03/01/08

SHEET

A10



Commonwealth of Massachusetts

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

PERMIT NUMBER:
 ZDET-25-9

DATE OF REFERRAL:
 March 7, 2025

FEES PAID:
 \$50.00

ROODHOUSE THOMAS W

33 ANGELO ROAD, DENNIS, MA, 02638

OWNERS NAME:

345-65-0

PROPERTY ADDRESS OF WORK:

MAP & PARCEL:

ZBA Special Permit required for the increase in the footprint of a non-conforming structure that will extend lot coverage where the existing structure currently exceeds 15% on a non-conforming lot in the R40 zoning district.

DETERMINATION OF
 REFERRAL:

ZBA Special Permit required for the increase in the footprint of a non-conforming structure that will extend lot coverage where the existing structure currently exceeds 15% on a non-conforming lot in the R40 zoning district.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:

We are proposing to add a new covered entry. this new space as well as preexisting home is over the allowed 15% lot coverage

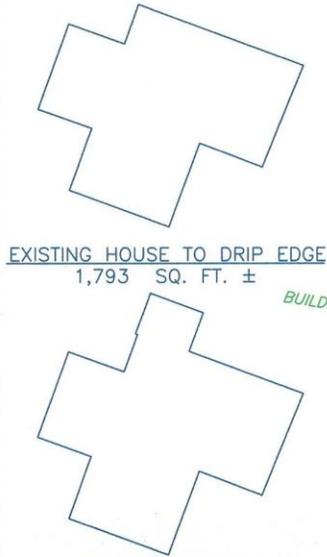
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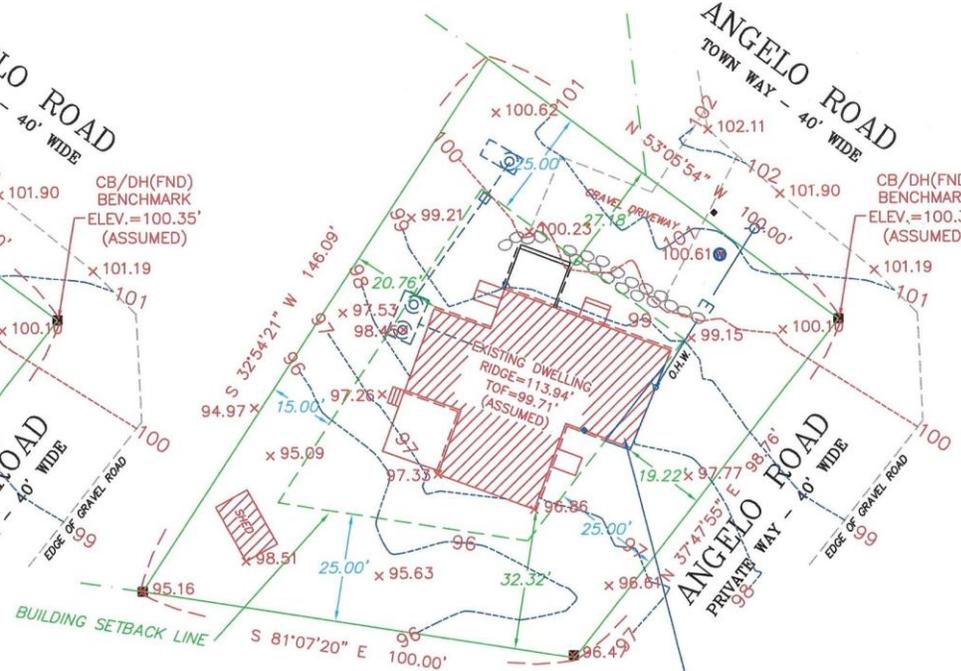
SEPTIC LOCATION PER AS-BUILT ON FILE WITH THE DENNIS HEALTH DEPARTMENT.



EXISTING HOUSE TO DRIP EDGE
1,793 SQ. FT. ±

AREA WITHIN SETBACK
64 SQ. FT. ±

EXISTING CONDITIONS



AREA WITHIN SETBACK
64 SQ. FT. ±

PROPOSED CONDITIONS

ADDITION 01/21/2025
1,917 SQ. FT. ±

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0.27 Acres ±
444.85 Perimeter



EXISTING/PROPOSED CONDITIONS PLAN
OF LAND IN DENNIS, MASSACHUSETTS
AS PREPARED FOR DESIMONE BUILDERS

TO: DESIMONE BUILDERS
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JAN. 21, 2025
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
PL.BK.138 PG.77
(LOT B)

LOCUS ADDRESS:
33 ANGELO RD.
DENNIS
SCALE: 1"=30'

DATE DRAWN:
NOV. 19, 2024
JAN. 21, 2025

FILE: 3332-00



PAUL E. SWEETSER
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1146
DENNISPORT, MA 02639
(508)737-7560