

33 Santucket Road (ZBAS-25-10): Laura Soule, 12 Eric Drive, Granby, CT (06035) C/O Jordan Race, 159 Old Main Street, Yarmouth, MA 02664, is seeking a Special Permit to add a half-bath, laundry and entry resulting in an increase in lot coverage on a non-conforming lot with insufficient lot width. Located on a property in the R-40 Zoning District in an AE Flood Zone, at 33 Santucket Road, West Dennis (Assessor's Map 27, Parcel 101).

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

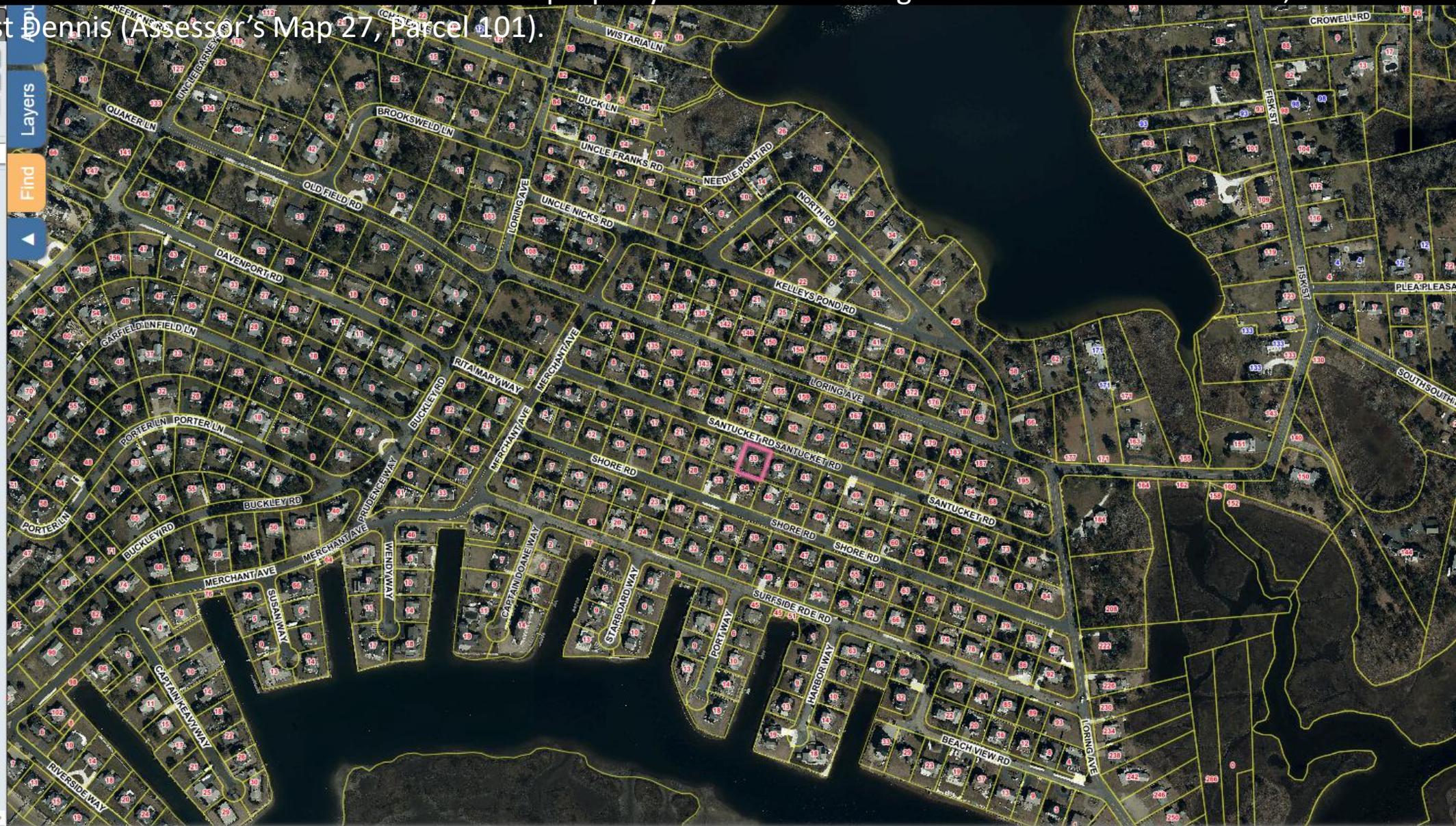
Results Summary

Parcels

Parcel ID	Address	Village	Owner
27-101-0	33 SANTUCKE	WD	SOULE LAURA

Detail Information

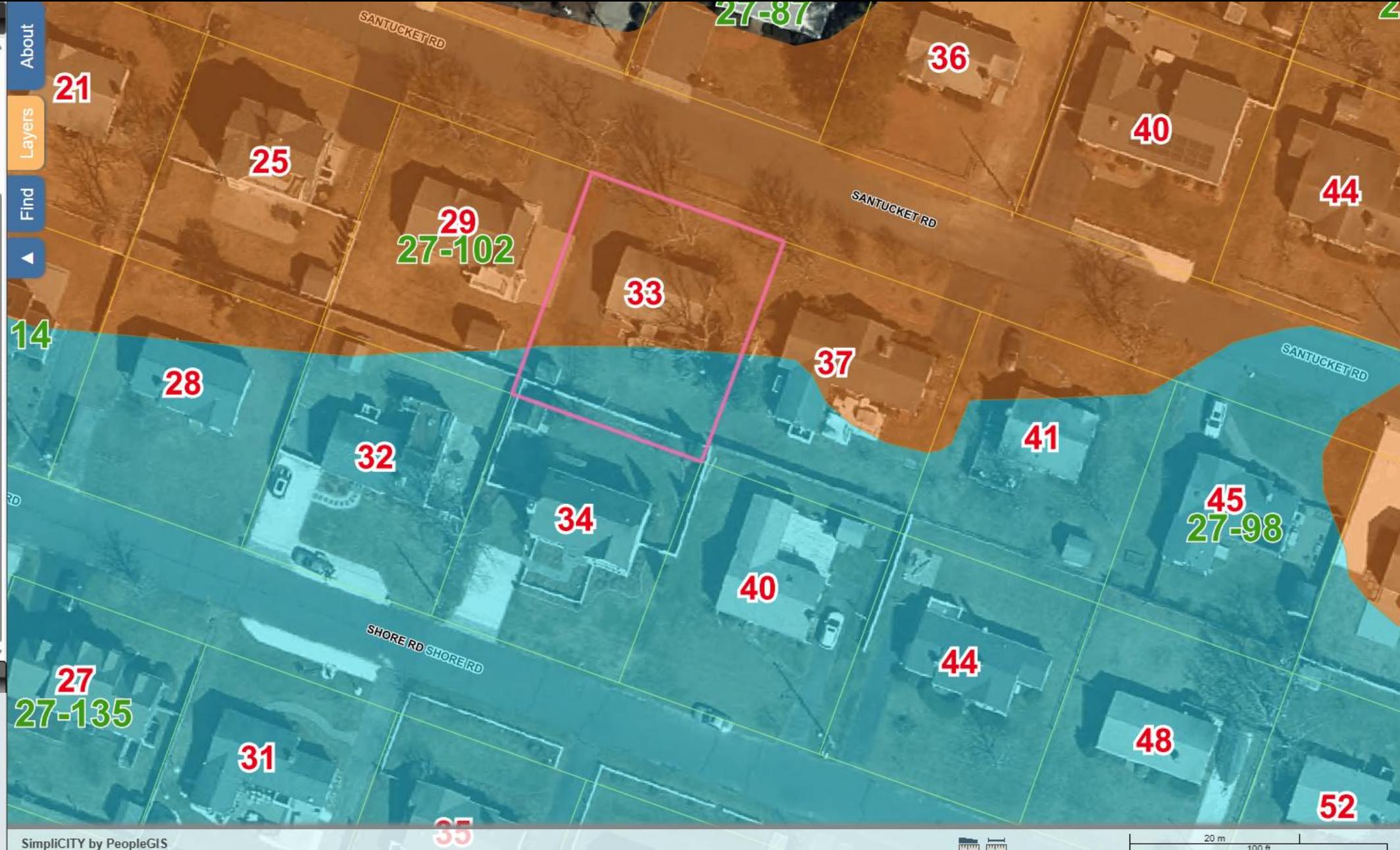
CAMA ID	27-101-0
MapPar	27-101
Key	1455
Fiscal Year	2026
Extension	0
Address	33 SANTUCKET ROAD
Village	WD
Property Type	R
Owner	SOULE LAURA D
Co-Owner	SOULE MATTHEW C
Owner Address	12 ERIC DRIVE
Owner City	GRANBY
Owner State	CT
Owner Zip	06035
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	06/01/23 00:00:00
Book	35817
Page	32
Certificate	
Last Sale Price	400000.0000
Total Value	\$604,100.00
Land Value	\$390,000.00
Building Value	\$213,200.00
Detached Building Value	\$900.00
Acres	0.17
Prev Year Total Value	\$498,100.00



- 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



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Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

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Detail Information [Zoom To](#)

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Co-Owner	SOULE MATTHEW C
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State Class #	1010
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Property Card	PK Field Card



Find Abutters

33 Santucket Rd
Dennis, Massachusetts
View on Google Maps



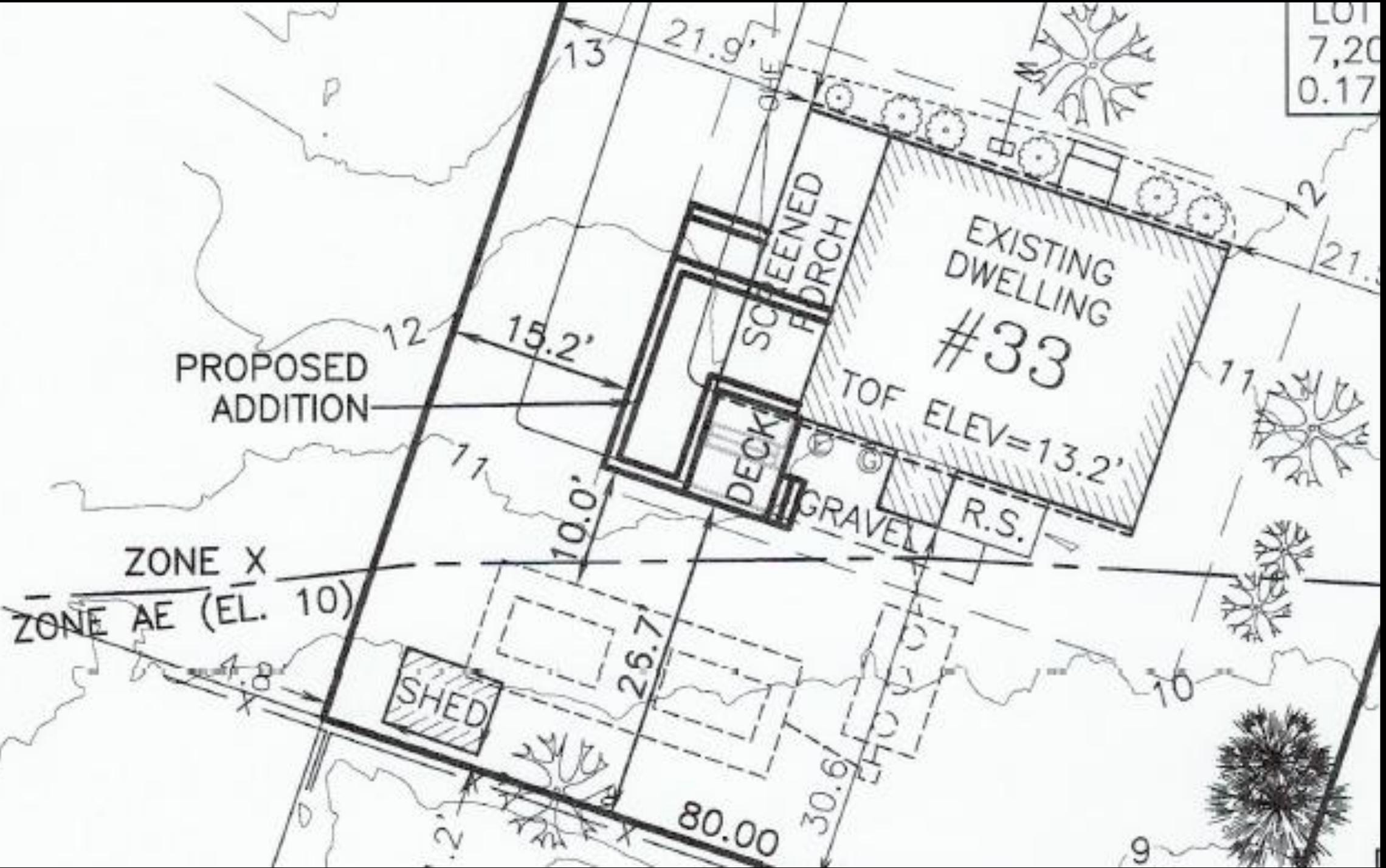




SANTUCKET ROAD

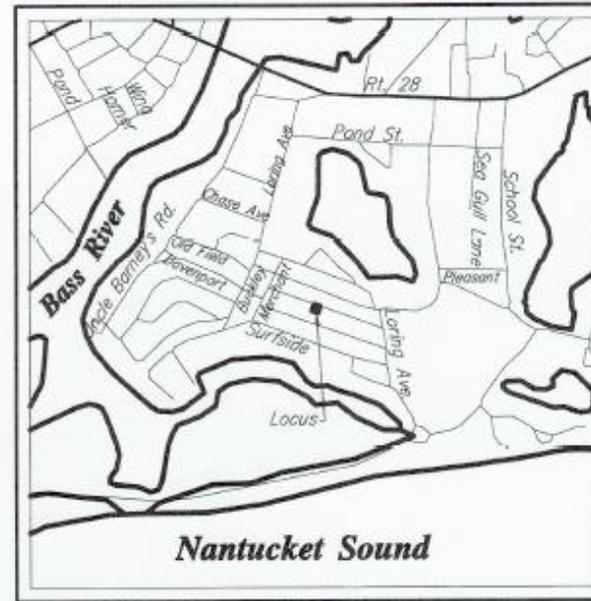


LOT
7,20
0.17



NOTES

1. DATUM IS NAVD88
2. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIGSAFE (811) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
4. EXISTING SEPTIC LOCATION PER TIE-CARD ON FILE WITH TOWN.
5. ADDITION SLAB ELEVATION IS TO BE AT OR ABOVE THE TOP OF THE EXISTING LEACHING FIELD ELEVATION.



LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 27 PARCEL 101

LOCUS IS WITHIN FEMA FLOOD ZONE X &
ZONE AE (EL 10) AS SHOWN ON COMMUNITY
PANEL #25001C0591J DATED 7/16/2014

ZONING SUMMARY

ZONING DISTRICT: RESIDENTIAL USE

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	7,200 S.F.±	7,200 S.F.±
MIN. LOT FRONTAGE	50'	80'	80'
MIN. LOT WIDTH	100'	80'	80'
MIN. FRONT SETBACK	25'	29.7'	29.7'
MIN. SIDE SETBACK	15'	21.9'	15.2'
MIN. REAR SETBACK	25'	30.6'	26.7'
MAX. BUILDING COVERAGE	15%	13.0% (935 SF)	14.7% (1057 SF)
MAX. BUILDING HEIGHT	2.5 STORIES		

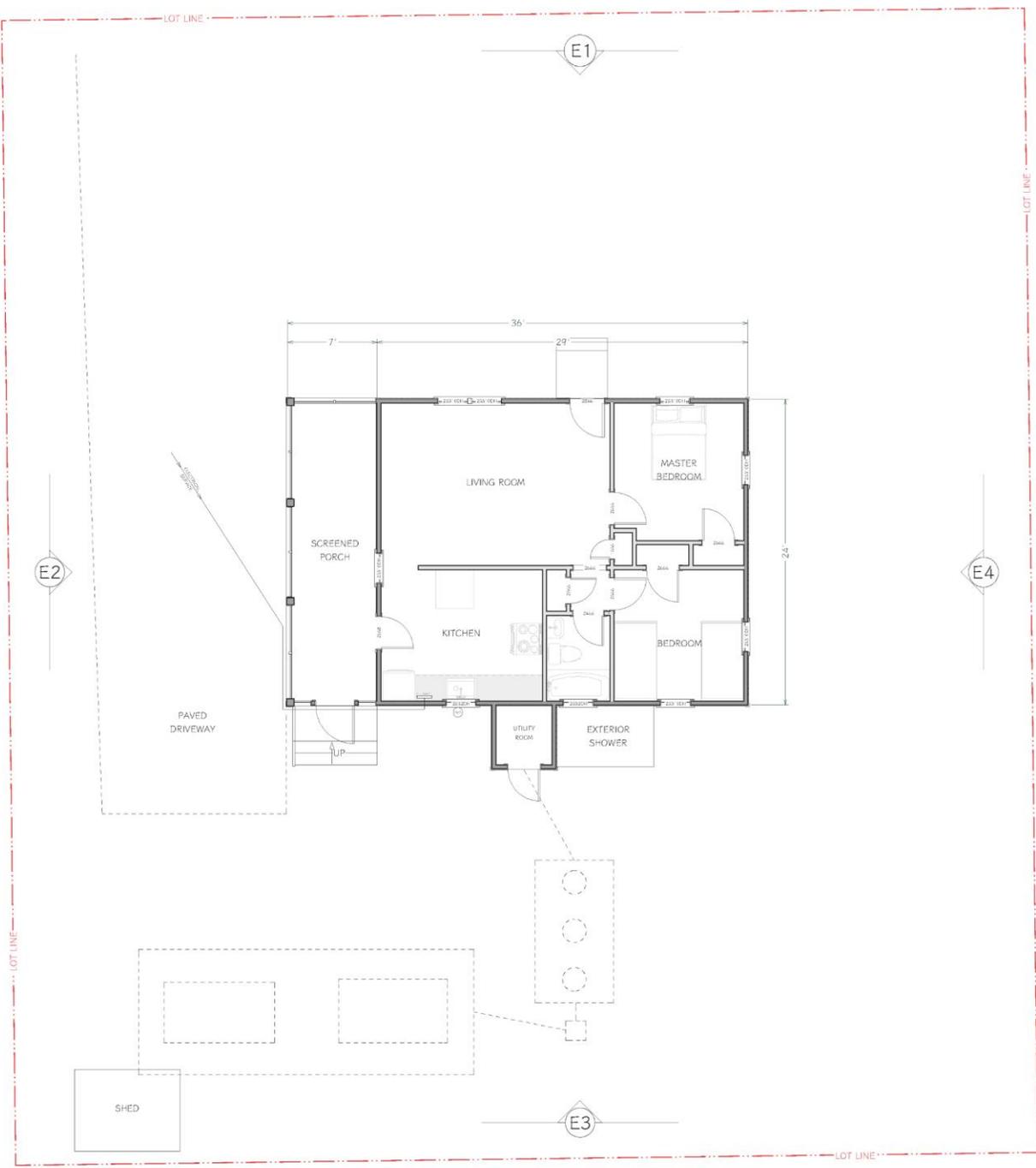
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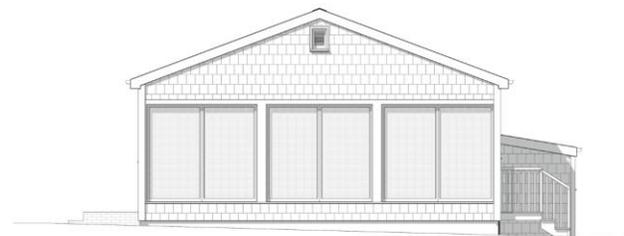
CUSTOMER :
Matthew & Laura Soule
33 Santucket Road
West Dennis, MA

DATE :
March 11, 2025
PRELIM. #1

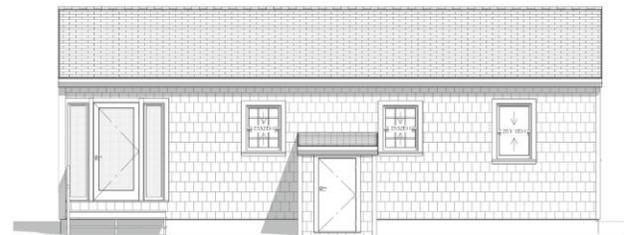
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EX-1



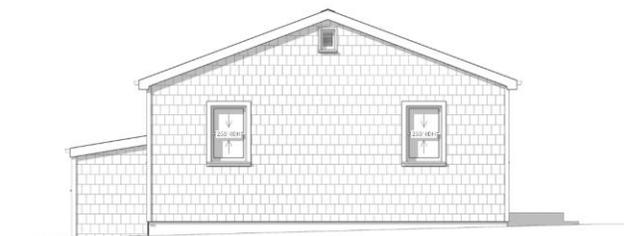
E1 FRONT



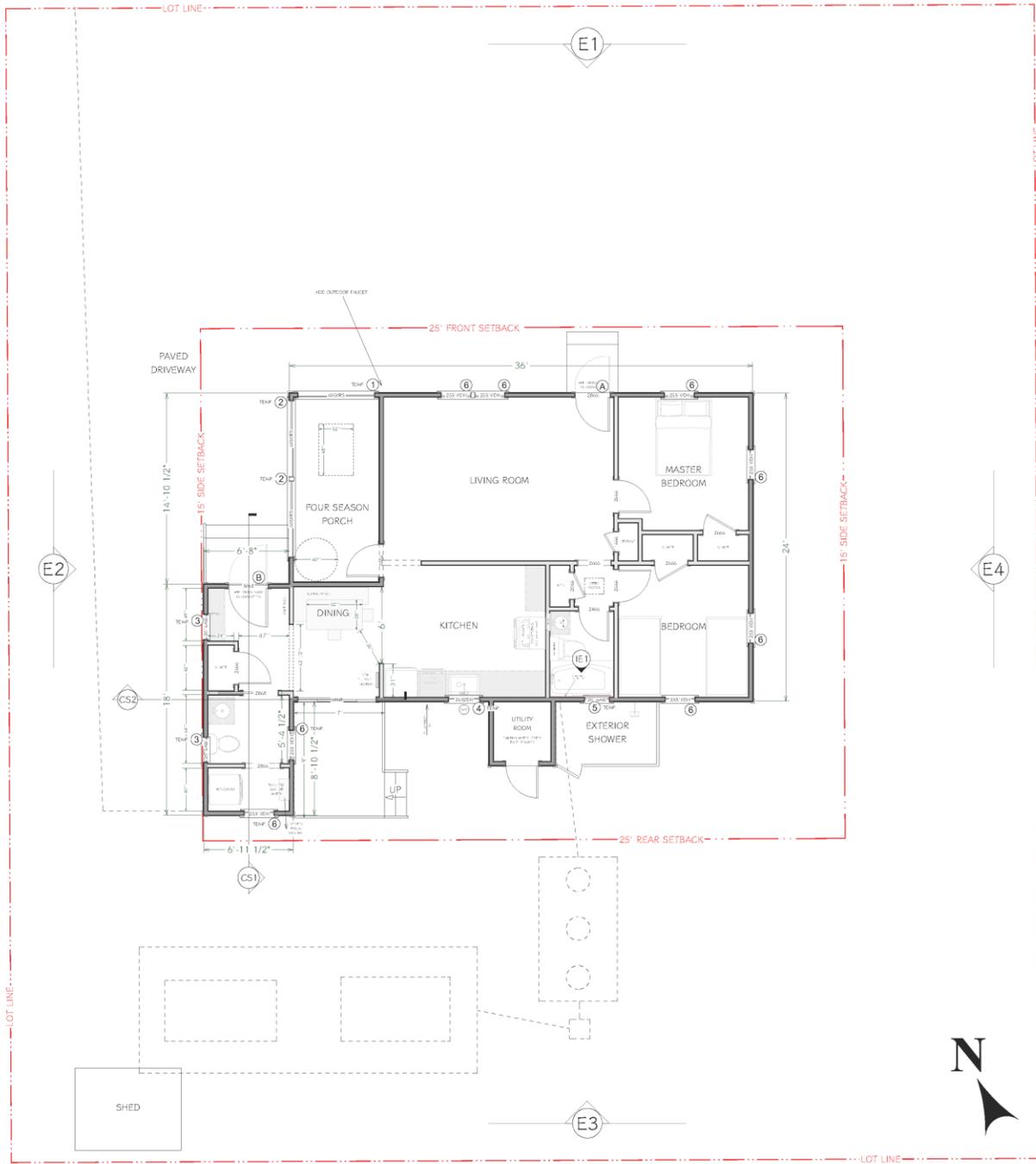
E2 RIGHT



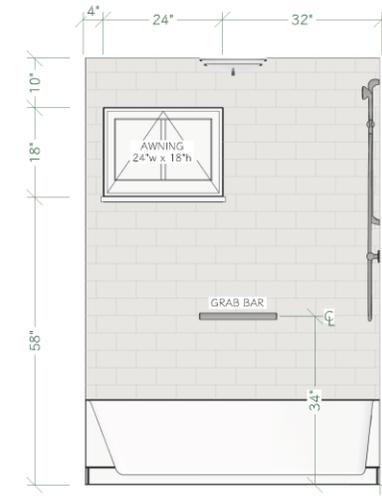
E3 REAR



E4 LEFT



EXISTING BATHROOM
SCALE : 1" = 1'



PLUMBING NOTES

- EXISTING WATER HEATER TO BE REMOVED
- INSTALL TANKLES W.H. IN THE ADDITION
- EXISTING BATHROOM IS TO BE REMODELED
- HOUSE NEEDS TO BE EASILY WINTERIZED
- ADD EXTERIOR FAUCET TO THE FRONT OF THE HOUSE (see plan)

OTHER NOTES

- PATCH THE HOLE FROM THE HATING SYSTEM IN THE LIVING ROOM



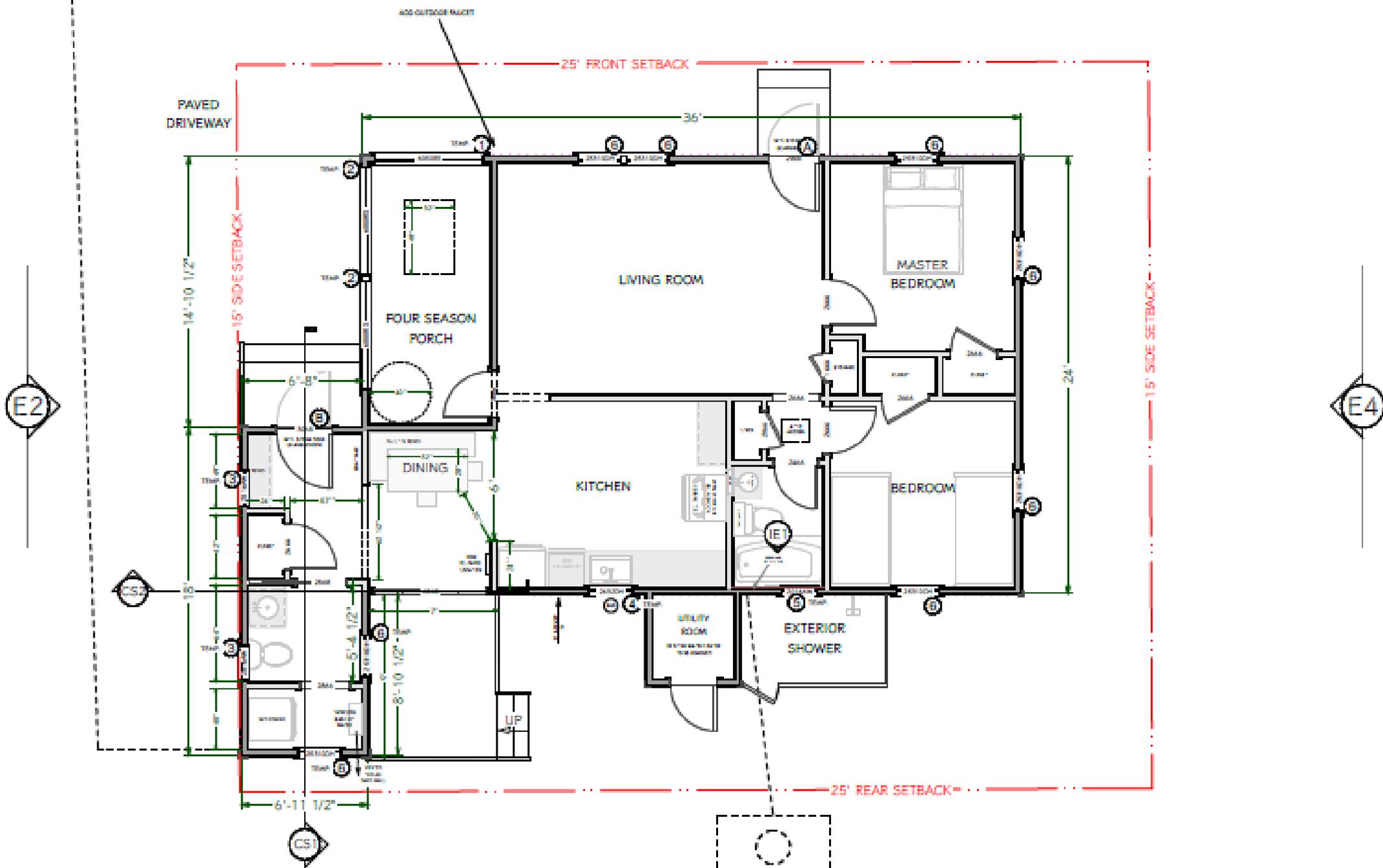
STAMP :

PROPOSED FLOOR PLAN
SCALE : 1/4" = 1'

CUSTOMER :
Matthew & Laura Soule
33 Santucket Road
West Dennis, MA

DATE :
March 11, 2025
PRELIM. #1

PAGE :
A-01



STAMP :

PROPOSED EXTERIOR
SCALE : 1/4" = 1'

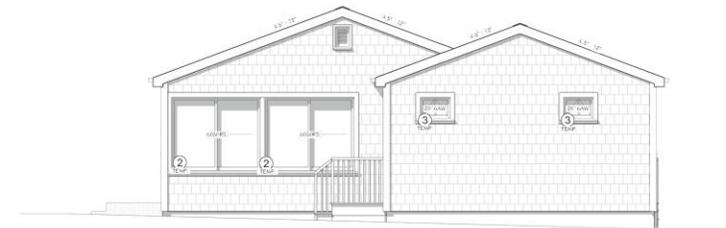
CUSTOMER :
Matthew & Laura Soule
33 Santucket Road
West Dennis, MA

DATE :
March 11, 2025
PRELIM. #1

PAGE :
A-02



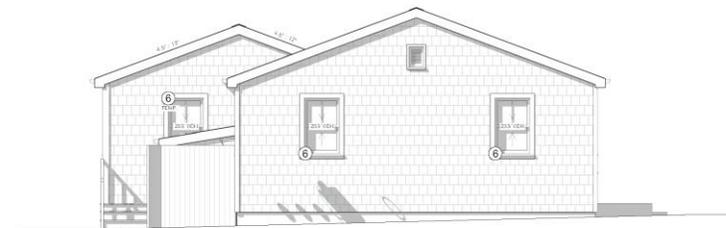
E1 NORTH ELEVATION
FRONT



E2 WEST ELEVATION
RIGHT



E3 SOUTH ELEVATION
REAR



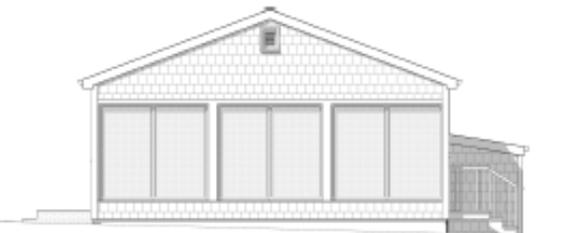
E4 EAST ELEVATION
LEFT

<p>FLOOR SQUARE FOOTAGE</p> <p>EXISTING LIVING SPACE - 696 sqft PORCH - 168 sqft TOTAL - 864 sqft</p> <p>ADDITION - 126 sqft TOTAL - 990 sqft</p>
<p>SIDING</p> <p>EXISTING - 1000 sqft ADDITION - 372 sqft TOTAL - 1372 sqft</p>
<p>ROOFING</p> <p>EXISTING - 972 sqft ADDITION - 150 sqft TOTAL - 1122 sqft</p>
<p>EXTERIOR DOOR/WINDOW SCHEDULE</p> <p>(A) -1- FRONT DOOR - LHS - 32" x 78" (B) -1- ADD-ON DOOR - LHS - 36" x 80" (C) -1- SLIDER - 72" x 80" (1) -1- FRONT PORCH WINDOW - 72" x 60" TEMPERED GLASS (2) -2- SIDE PORCH WINDOW - 72" x 60" TEMPERED GLASS (3) -2- ADD-ON AWNING - 24" x 18" TEMPERED GLASS (4) -1- KITCHEN DH - 28.5" x 37.5" TEMPERED GLASS (5) -1- BATH AWNING - 24" x 18" TEMPERED GLASS (6) -8- OTHER DH - 28.5" x 45.5" TWO OF THEM TEMPERED GLASS, OTHER REGULAR</p>

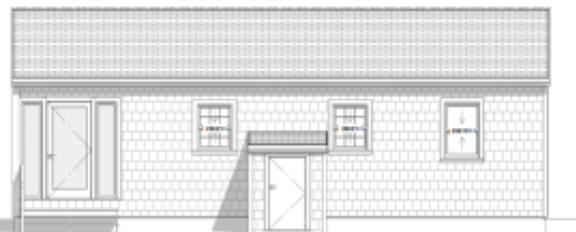
Existing



E1 FRONT



E2 RIGHT



E3 REAR



E4 LEFT

STAMP :

EXISTING
SCALE : 1/4" = 1"

CUSTOMER :
Matthew & Laura Soule
33 Santucket Road
West Dennis, MA

DATE :
March 11, 2025
PRELIM. #1

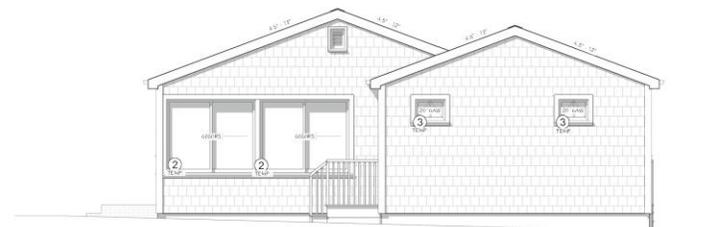
PAGE :
EX-1

W/O GLASS
L.A.S.
L.A.S. OTHER REGULAR

Proposed



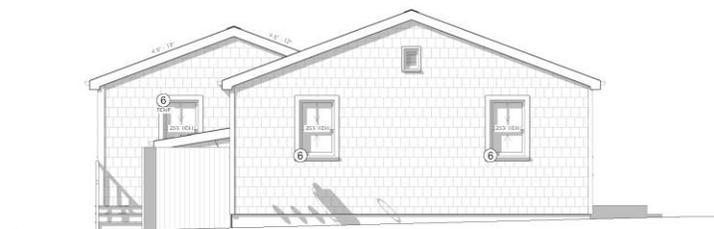
E1 NORTH ELEVATION
FRONT



E2 WEST ELEVATION
RIGHT



E3 SOUTH ELEVATION
REAR



E4 EAST ELEVATION
LEFT

STAMP :

PROPOSED EXTERIOR
SCALE : 1/4" = 1"

CUSTOMER :
Matthew & Laura Soule
33 Santucket Road
West Dennis, MA

DATE :
March 11, 2025
PRELIM. #1

PAGE :
A-02



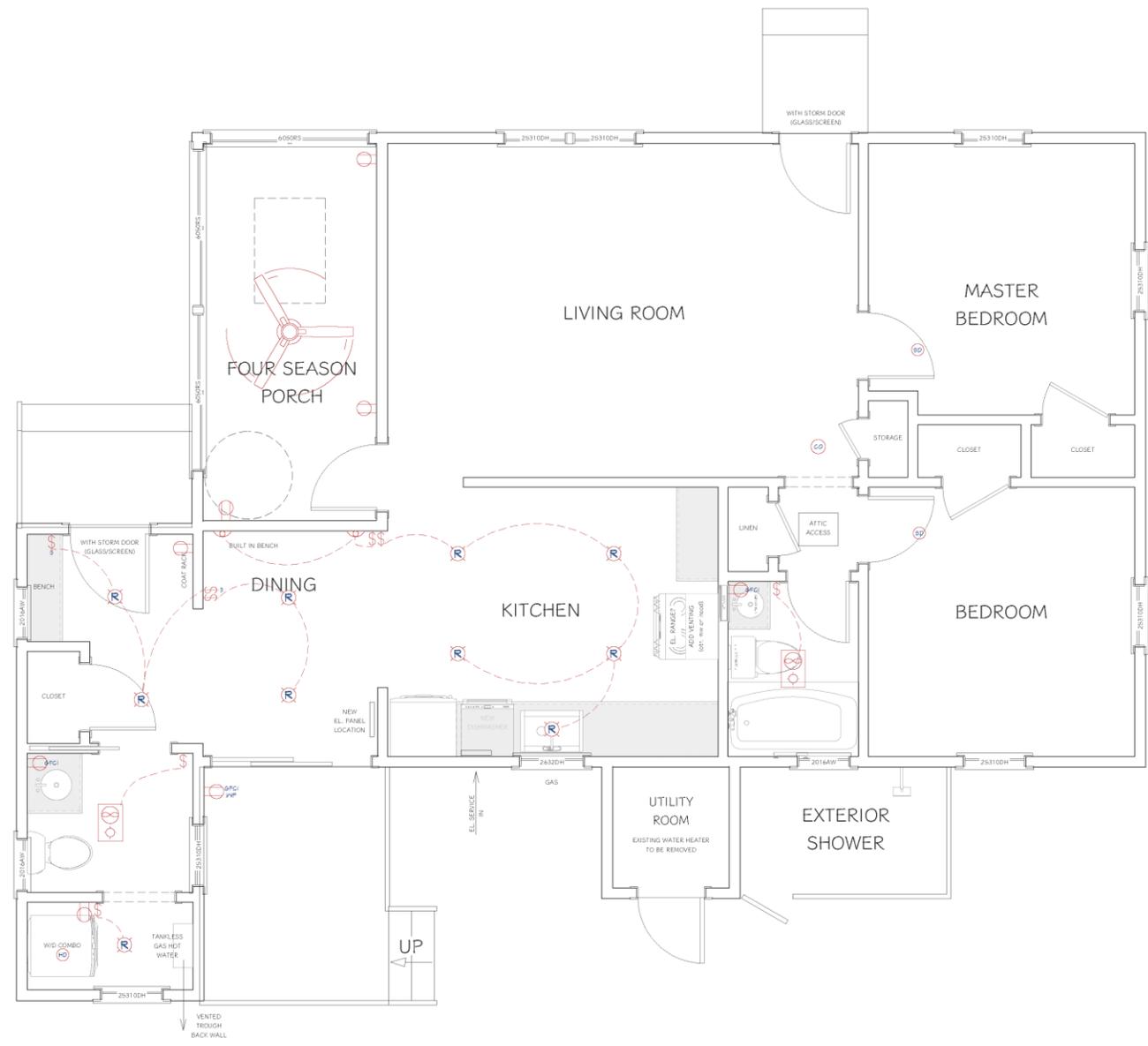
STAMP :

PROPOSED ELECTRICAL
SCALE : 1/2" = 1'

CUSTOMER :
Matthew & Laura Soule
33 Santucket Road
West Dennis, MA

DATE :
March 11, 2025
PRELIM. #1

PAGE :
A-03



LEGEND

- SCONCE
- RECESSED LIGHT FIXTURE
- WALL SWITCH
- OUTLET
- EXHAUST FAN WITH LIGHT
- CO DETECTOR
- SMOKE DETECTOR
- HEAT DETECTOR

SWITCH TO 200A SERVICE

HVAC PLAN?





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

PERMIT NUMBER:

ZDET-25-12

DATE OF REFERRAL:

March 19, 2025

FEES PAID:

\$50.00

OWNERS NAME: SOULE LAURAD

PROPERTY ADDRESS OF WORK: 33 SANTUCKET ROAD, WEST DENNIS, MA, 02670

MAP & PARCEL: 27-101-0

DETERMINATION OF REFERRAL: ZBA Special Permit required for alterations to a structure on a non-conforming lot with insufficient lot width.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
Add mudroom and powder room addition onto side of residence

Key: 1455

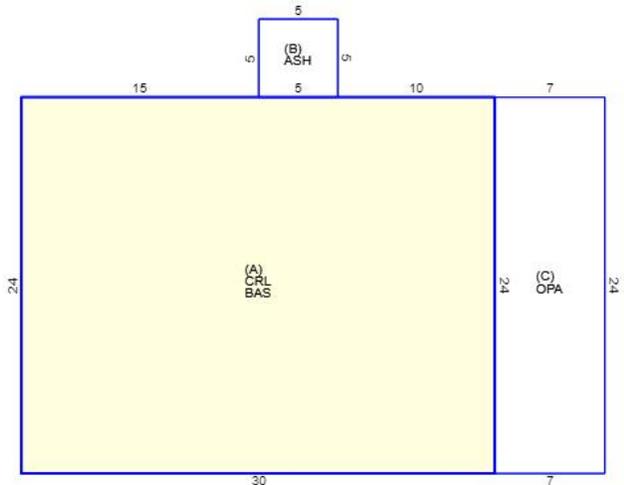
Town of DENNIS - Fiscal Year 2025

11/12/2024

5:56:51PM

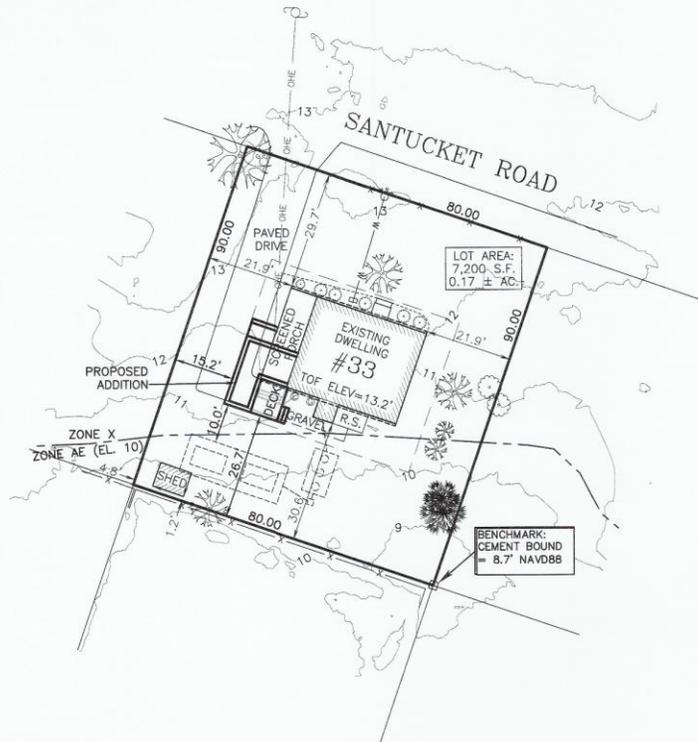
SEQ #: 1,850

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Elda ID	Card					
SOULE LAURAD		27-101-0		33 SANTUCKET 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	%		
SOULE LAURAD		SOULE LAURAD		06/01/2023	U	400,000	35817-32		04/10/2020	41	FOL-RECEIVED		04/10/2020	FOL	0	0		
SOULE MATTHEW C		SARA A FACTOR REVOC TRUST		03/15/2023	H		35681-7		05/14/2019	77	CYCLICAL REV		05/14/2019	CDM	100	100		
12 ERIC DRIVE		FACTOR ESTATE OFSARA A		03/13/1990	X		7090-337		03/03/2016	41	FOL-RECEIVED		03/01/2016	FOL	0	0		
GRANBY, CT 06035									03/22/2011	77	CYCLICAL REV		03/22/2011	HD	0	0		
									05/27/2010	2	ADDITIONS	1,489	03/22/2011	HD	100	100		
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE						
100	A	0.170	03 1.00	R 1.00	1 1.00	697,680	3.29	1 1.00	R11 2.70			389,980						
TOTAL		7,405 SF	PLAN 125M29		WALK TO		Photo Date		03/21/2011	BLDG #		1						
Nbhd		SURFSIDE		BEACH														
FEMA		OLD PK CODE																
Int1		AVERAGE																
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD											
SHF	A	1.00	A 0.75 6 X 8	2011	48	23.98	900											
YrBlt		1955		NET AREA		720												
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE														
SINGLE FAMILY		390,000		312,500														
STYLE		1.86 RANCH [100%]		BUILD.		213,200		184,800										
QUALITY		1.00 AVERAGE [100%]		DETACH		900		800										
FRAME		1.00 WOOD FRAME [100%]		OTHER		0		0										
TOTAL		604,100		498,100														
BldgID	MODEL	YR_BLT	EFF_YR	DLCU	OVCLU	MEASURE	BY	LIST	KT	REVIEW	BY	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD
1		1955	1982 / 41		1.000	1,840	5/14/2019	CDM	4/13/2022	KT	5/14/2019	CDM	8.0	1.00	\$423.09	304,621	70	213,200
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	304,621	
STORIES(FAR)		1	1.00	FOUNDATION	3	CONTIN WALL	1.00	A	BAS	L	BASE AREA	720	1955	325.40	234,290	CONDITION ELEM		CD
ROOMS		5	1.00	EXT. COVER	1	WOOD SHINGLES	1.00	A	CRL	N	CRL	720		59.53	42,860	EXTERIOR		A
BEDROOMS		2	1.00	ROOF SHAPE	1	GABLE	1.00	B	ASH	N	ASH	25		56.37	1,409	INTERIOR		A
BATHROOMS		1	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPF, OPS-OP6	168		89.26	14,995	KITCHEN		A
FIXTURES		4	\$6,000	FLOOR COVER	1	HARDWOOD	1.00	ODS	O	O	OUT DOOR SHOWER	1		5,067.20	5,067	BATHS		A
RES UNIT CNT		1	1.00	INT. FINISH	2	DRYWALL	1.00									HVAC/ELEC		A
				HEATING/COOLING	7	FL./WALL FURN.	0.98											
				FUEL SOURCE	2	GAS	1.00											
				SEASONAL	99	NO (YE AR ROUND)	1.00											
				PRIVATE ROAD	1	NO	1.00											
				HISTORIC DST	1	NO	1.00											
				GENERATOR	2	NO	1.00											
				USE			1.00											
EFF.YR/AGE		1982 / 41																
COND		30 30 %																
FUNC		0																
ECON		0																
DEPR		30 % GD		70														
RCNLD		\$213,200																



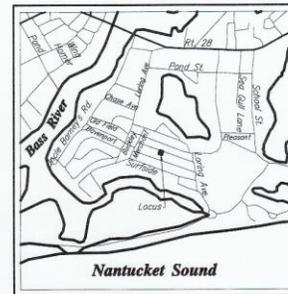
LEGEND	
99	EXISTING CONTOUR
X 92.7	EXIST. SPOT ELEV.
[99]	PROPOSED CONTOUR
[98.4]	PROPOSED SPOT EL.
TH	TEST HOLE
□	CONCRETE BOUND
○	UTILITY POLE
⊙	FIRE HYDRANT
*	LIGHT POST
⊕	WATER SHUT OFF
-X-	FENCE
-W-	WATER LINE
-G-	GAS LINE
-OHE-	OVERHEAD ELECTRIC
-S-	SEWER LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



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ASSESSORS MAP 27 PARCEL 101

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SITE PLAN

OF

#33 SANTUCKET ROAD
WEST DENNIS, MA

PREPARED FOR

MATTHEW & LAURA SOULE

DATE: MARCH 4, 2025



DATE 3-4-25 *D. Ojala*
DANIEL A. OJALA, P.E., P.L.S.

down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675

SURVEY: OAH
DRAFTED BY: CJF
CHECKED BY: *VLA*
24-057