

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

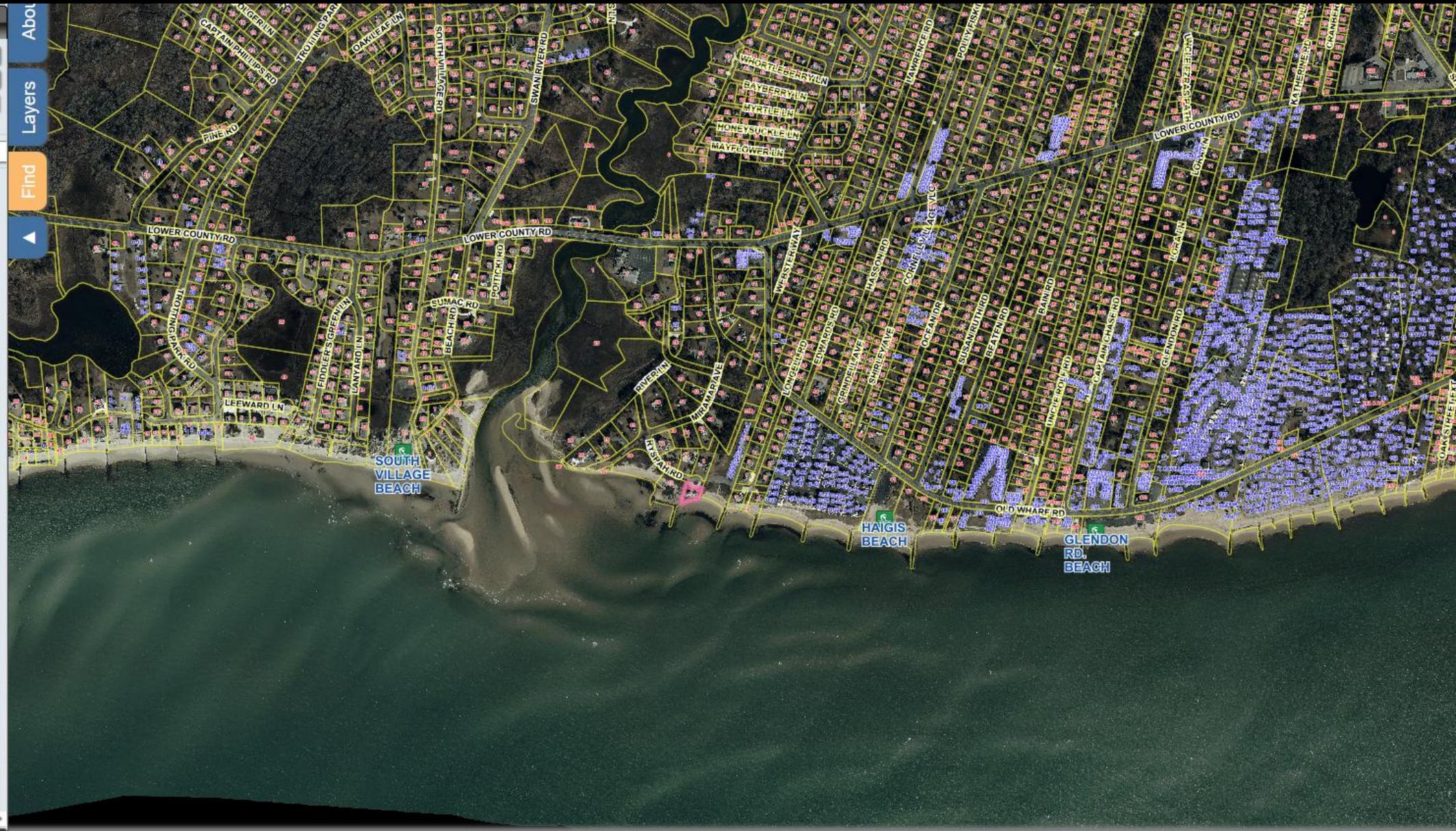
Parcels

Parcel ID	Address	Village	Owner
16-46-0	7 RHYSAP RD	DP	BLOTNER MARK

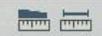
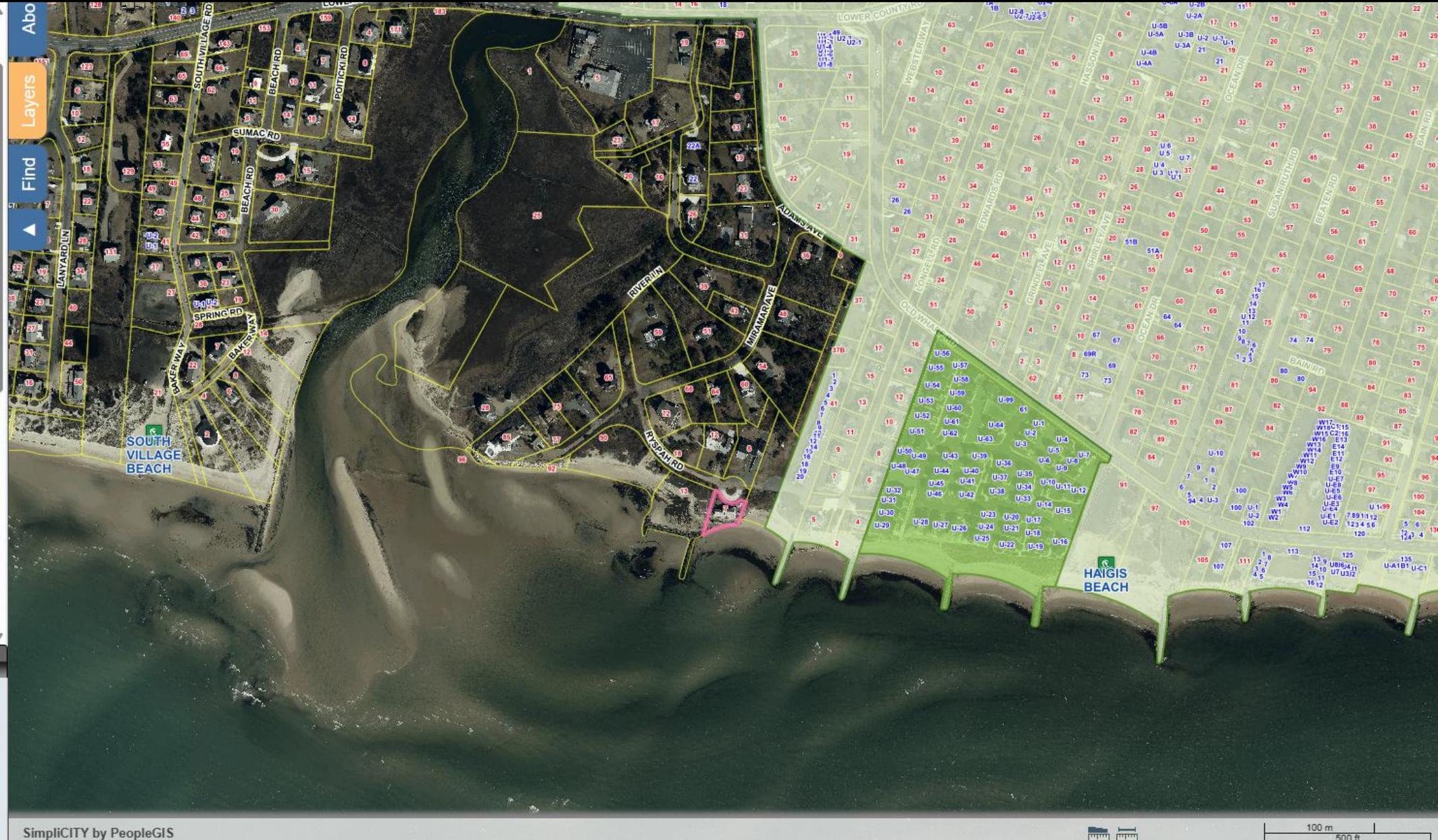
Detail Information Zoom To

Key	352
Fiscal Year	2026
Extension	0
Address	7 RHYSAP ROAD
Village	DP
Property Type	R
Owner	BLOTNER MARK
Co-Owner	BLOTNER CINDY
Owner Address	1450 COMMONWEALTH AVE
Owner City	BRIGHTON
Owner State	MA
Owner Zip	02135
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	01/04/24 00:00:00
Book	N/A
Page	N/A
Certificate	234841
Last Sale Price	0.0000
Total Value	\$1,674,800.00
Land Value	\$1,171,100.00
Building Value	\$500,900.00
Detached Building Value	\$2,800.00
Acres	0.40
Prev Year Total Value	\$1,653,300.00
Property Card	PK Field Card

Find Abutters



- Village Boundaries (updated 2025)
- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)
- 4 Zoning**
 - 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
 - Quivet Neck-Crowes Pasture Resource Protection District
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- ▼ Base Maps**
 - Google Hybrid Map
 - Google Street Map
 - 2023 MassGIS Orthos
 - CCC 2020 Aerial Imagery
 - MassGIS 2014 Orthos
 - MassGIS 2005 Orthos
 - MassGIS 1994 Orthos
 - Town Base Map



Find Properties

Owner:
Parcel ID:
Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
16-46-0	7 RHYSAPAH RD	DP	BLOTNER MARK

Detail Information [Zoom To](#)

CAMA ID	16-46-0
MapPar	16-46
Key	352
Fiscal Year	2026
Extension	0
Address	7 RHYSAPAH ROAD
Village	DP
Property Type	R
Owner	BLOTNER MARK
Co-Owner	BLOTNER CINDY
Owner Address	1450 COMMONWEALTH AVE
Owner City	BRIGHTON
Owner State	MA
Owner Zip	02135
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Acres	0.40
Prev Year Total Value	\$1,653,300.00

Find Abutters



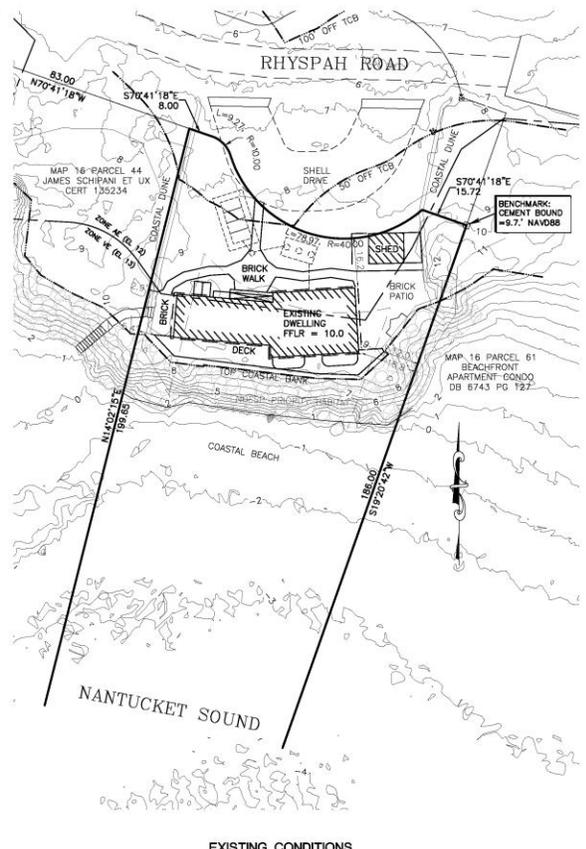
- Environmental Justice 2020 (updated 2021)
 - Zoning
 - Historic Districts
 - Condo and Cottage Colonies
 - Infrastructure Points
 - 2020 Aerial Planimetrics
 - Hurricane SLOSH
 - FEMA Flood Zones
 - Voting Precincts
 - Elevation
 - MassDEP Regulated Areas
 - MA NHESP Certified Vernal Pools
 - MA NHESP 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
Hillshade Donut
- Base Maps
- Google Hybrid Map
 - Google Street Map
 - 2023 MassGIS Orthos
 - CCC 2020 Aerial Imagery
 - MassGIS 2014 Orthos
 - MassGIS 2005 Orthos
 - MassGIS 1994 Orthos
 - Town Base Map



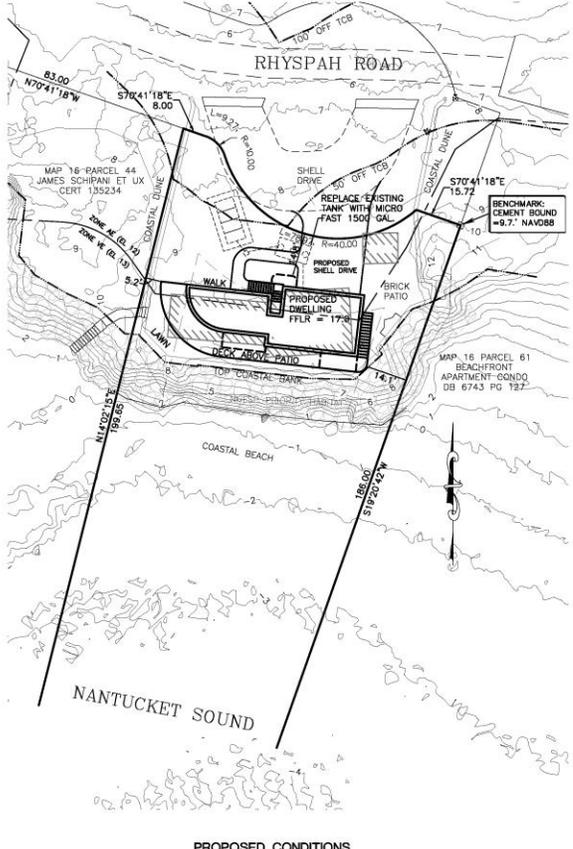
About
Layers
Find

LEGEND	
99	EXISTING CONTOUR
X 99.1	EXIST. SPOT ELEV.
---(99.1)	PROPOSED CONTOUR
(99.4)	PROPOSED SPOT EL.
⊙	TEST HOLE
□	CONCRETE BOUND
○	UTILITY POLE
⊕	FIRE HYDRANT
⊛	LIGHT POST
⊕	WATER SHUT OFF
-X-	FENCE
-W-	WATER LINE
-G-	GAS LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



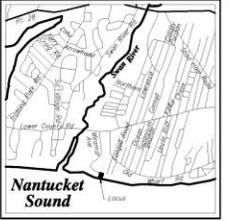
EXISTING CONDITIONS



PROPOSED CONDITIONS

NOTES

- DATUM IS NAVD83.
- THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DCSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- EXISTING SEPTIC LOCATION PER TIE-CARD ON FILE WITH TOWN.
- FLOOD ZONE COMPLIANT FOUNDATION DESIGN BY OTHERS.



LOCUS MAP

SCALE 1"=2000'
 ASSESSORS MAP 16 PARCEL 48
 LOCUS IS WITHIN FEMA FLOOD ZONE VE (EL 13) & AE (EL 12) AS SHOWN ON COMMUNITY PANEL #25001C0594J DATED 7/16/2014
 DESIGN FLOOD ELEVATION = 15.0

ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT			
	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	6,806 S.F.±	6,806 S.F.±
MIN. LOT FRONTAGE	50'	111.96'	111.96'
MIN. LOT WIDTH	100'	108'	108'
MIN. FRONT SETBACK	25'	16.2'	14.8'
MIN. SIDE SETBACK	15'	2.9'	5.2'
MIN. REAR SETBACK	25'	17.9%	17.4%
MAX. BUILDING HEIGHT	2.5 STORIES	464 S.F.	2 STORIES
NON-CONFORMING AREA	<40% INCREASE		649 S.F. (39.6% INCREASE)
MAX. FLOOR AREA RATIO	30%		2037 S.F. = 29.9%

MITIGATION CALCULATIONS:

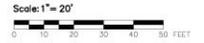
HARDSCAPE	0-50'	50-100'
EXISTING:	2851 SF	0 SF
PROPOSED:	2190 SF	0 SF
NET:	-661 SF	0 SF

SITE PLAN

OF
#7 RHYSPAH ROAD
DENNISPORT, MA

PREPARED FOR
MARK BLOTNER

DATE: JANUARY 14, 2025



[FOR REVIEW]

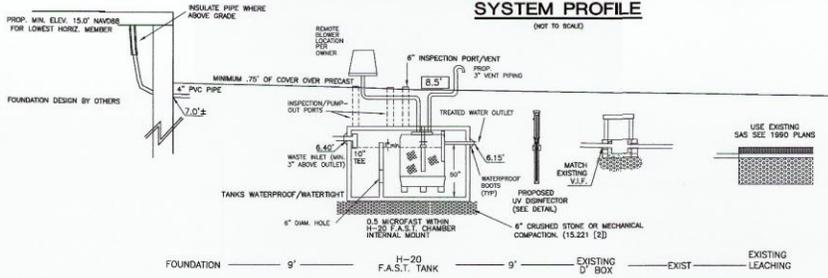
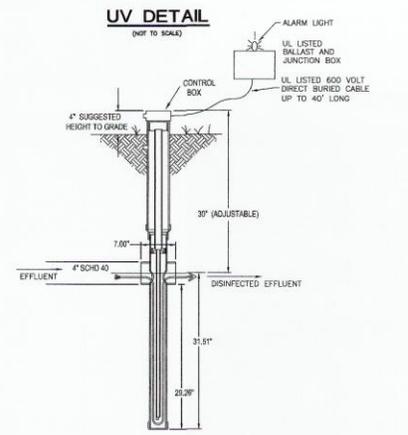
off 508-362-4541
 fax 508-362-8680
 downcape.com ©
down cape engineering, inc.
 civil engineers
 (and surveyors)
 939 Main Street (Rte 6A)
 YARMOUTHPORT MA 02675

DATE DANIEL A. OJALA, P.E., P.L.S.

LEGEND

- 89 — EXISTING CONTOUR
- × #1/ EXIST. SPOT ELEV.
- (89) — PROPOSED CONTOUR
- (89.4) PROPOSED SPOT EL.
- ⊙ TEST HOLE
- ▣ CONCRETE BOUND
- UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊙ LIGHT POST
- ⊕ WATER SHUT OFF
- X — FENCE
- W — WATER LINE
- G — GAS LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



VARIANCES REQUESTED UNDER DENNIS REG. 16B:
VARIANCE REQUESTED TO ALLOW THE ADDITION/ALTERATION/NEW CONSTRUCTION OF HABITABLE SPACE IN AN ENVIRONMENTALLY SENSITIVE AREA.

- NOTES**
- DATUM IS NAVD83
 - THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DCSAFE (1-888-344-7233) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
 - EXISTING SEPTIC LOCATION PER TIE-CARD ON FILE WITH TOWN.
 - FLOOD ZONE COMPLIANT FOUNDATION DESIGN BY OTHERS. (OPEN PILES)



LOCUS MAP
SCALE 1"=2000'
ASSESSORS MAP 16 PARCEL 46
LOCUS IS WITHIN FEMA FLOOD ZONE VE (EL. 13) & AE (EL. 12) AS SHOWN ON COMMUNITY PANEL #25001C0584J DATED 7/16/2014
DESIGN FLOOD ELEVATION = 15.0

REFER TO INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR THE 0.5 MICROFAST UNIT
OPERATIONS AND MAINTENANCE AGREEMENT REQUIRED FOR THE LIFE OF THE SYSTEM
EFFLUENT TESTING SHALL BE REQUIRED AS PER TOWN OF DENNIS AND TITLE 5
THIS SYSTEM SHALL BE RECORDED ON THE DEED TO THE PROPERTY

ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	6,806 S.F.±	6,806 S.F.±
MIN. LOT FRONTAGE	50'	111.96'	111.96'
MIN. LOT WIDTH	100'	108'	108'
MIN. FRONT SETBACK	25'	16.2'	14.8'
MIN. SIDE SETBACK	15'	2.9'	5.2'
MIN. REAR SETBACK	25'	—	—
MAX. BUILDING COVERAGE	15%	17.9%	17.4%
MAX. BUILDING HEIGHT	2.5 STORIES	648 S.F.	2 STORIES
NON-COVERING AREA	<40% INCREASE	464 S.F.	648 S.F. (39.9% INCREASE)
MAX. FLOOR AREA RATIO	30%	—	2037 S.F. = 29.9%

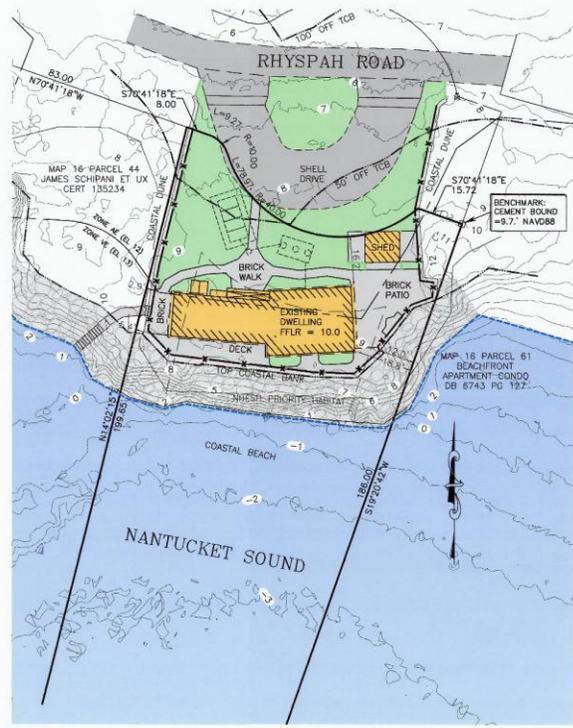
MITIGATION CALCULATIONS:

HARDSCAPE	0-50'	50-100'
EXISTING:	2851 SF	0 SF
PROPOSED:	2195 SF	0 SF
NET:	-656 SF	0 SF

250 S.F. MITIGATION PLANTINGS PROPOSED

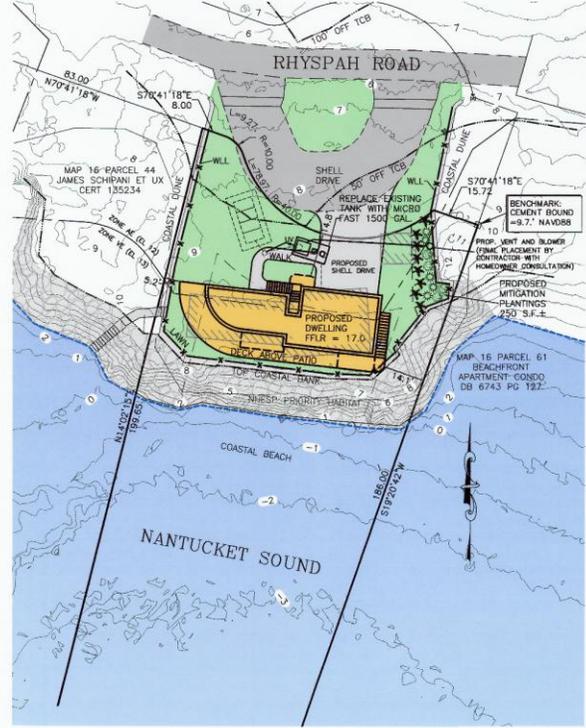
MITIGATION PLANTING SCHEDULE

SYMBOL	PLANT NAME	SIZE	QUANT.
☀	SWEET FERN COMPTONIA PERUVIANA	#1	5
🌿	BUSH CINQUEFOIL POTENTILLA FRUTICOSA	#2	4
🌳	CREeping JUNIPER JUNIPERUS HORIZONTALIS	#2	8



EXISTING CONDITIONS

Scale: 1" = 20'
0 10 20 30 40 50 FEET



PROPOSED CONDITIONS

SITE PLAN
OF
#7 RHYSPAH ROAD
DENNISPORT, MA
PREPARED FOR
MARK BLOTNER

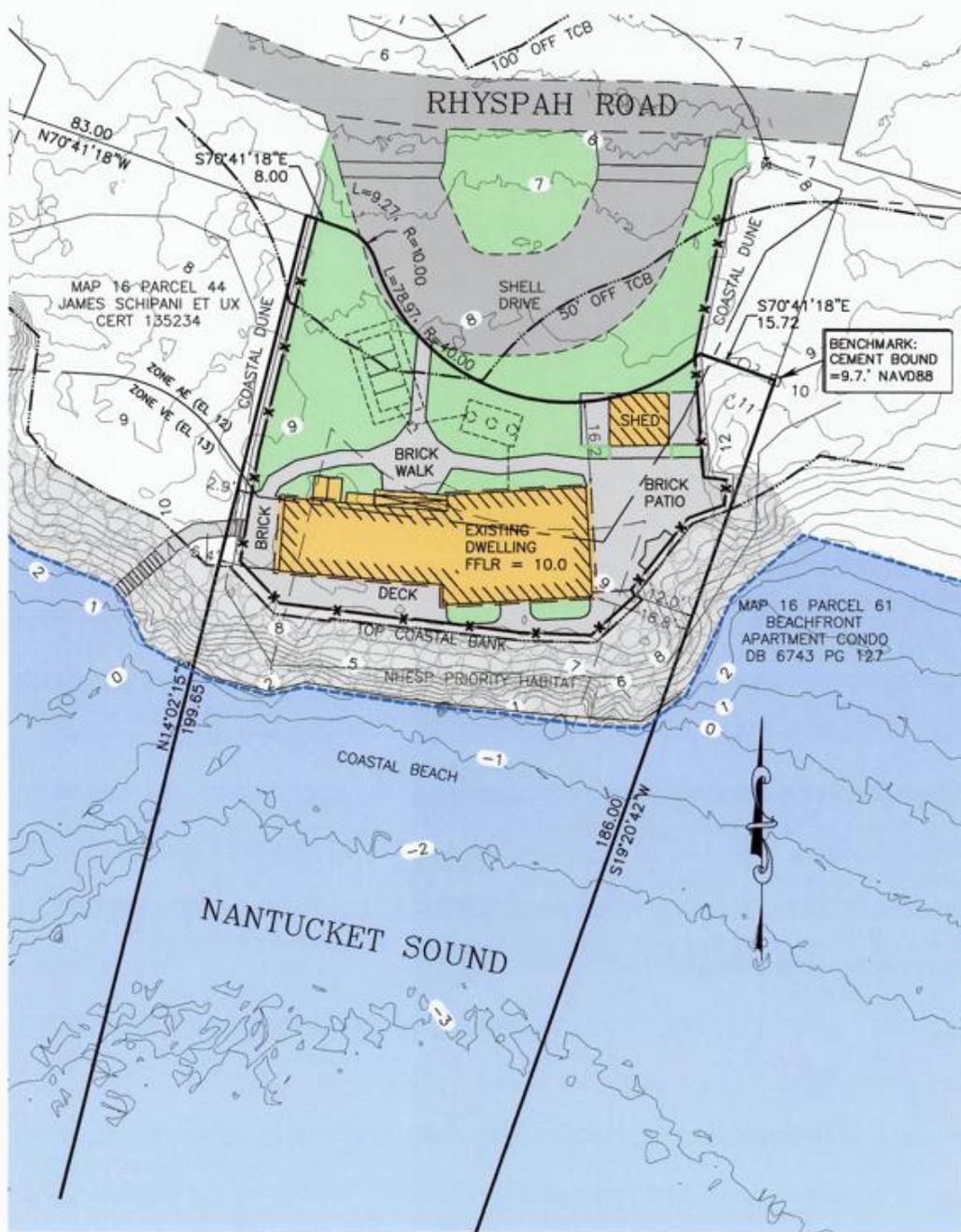
DATE: FEBRUARY 12, 2025

Scale: 1" = 20'
0 10 20 30 40 50 FEET

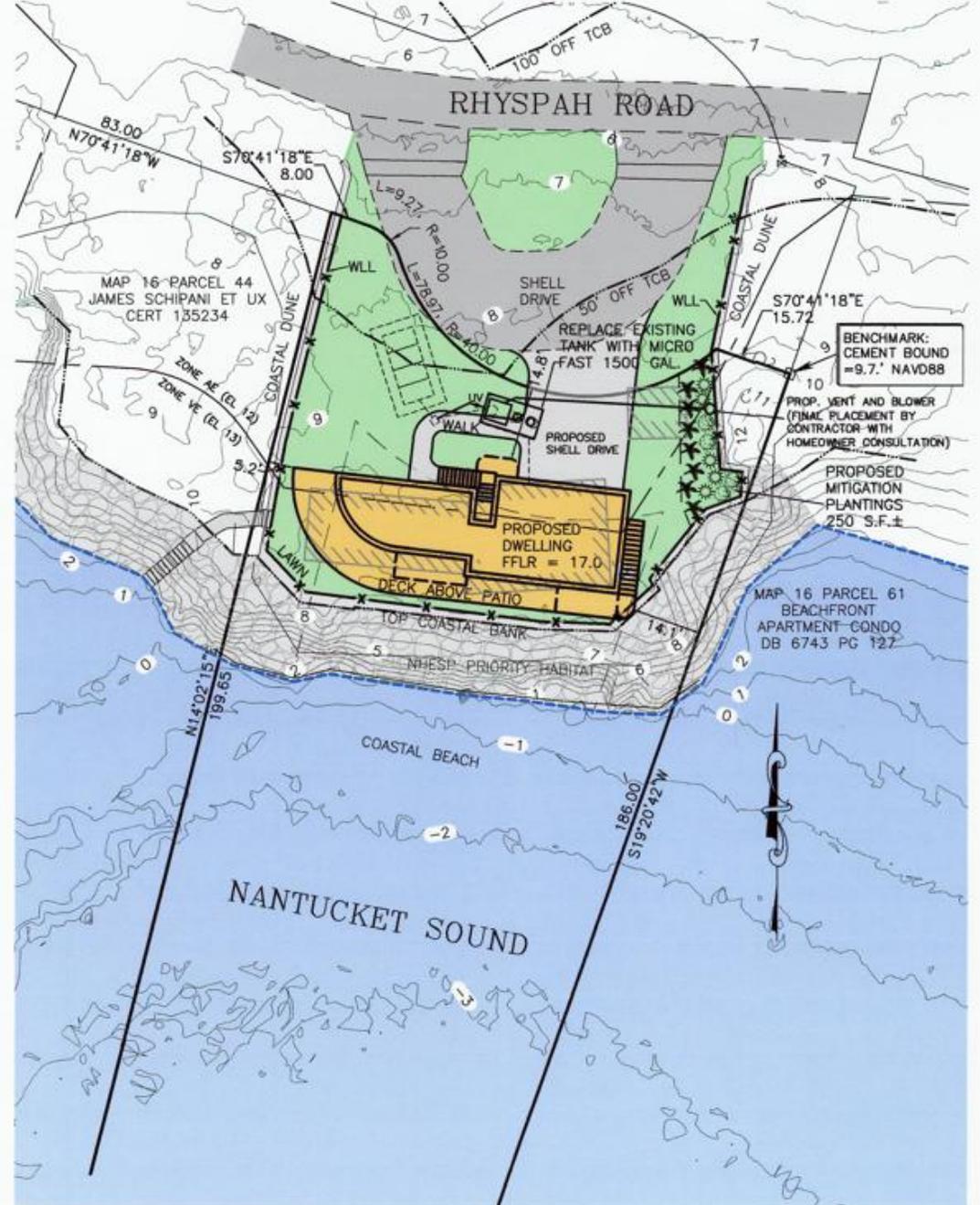


DATE: 2-17-2015
DANIEL A. OJALA, P.E., P.L.S.

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



EXISTING CONDITIONS



PROPOSED CONDITIONS

PROPOSED NORTH ELEVATION/ FACING RHYSPAH RD
1/4" = 1'-0"



DATE:	1/31/25
SCALE:	3/16"=1'-0"
DRAWN BY:	GSD
CHECKED BY:	JER

PROPOSED ELEVATIONS

DEMOLITION OF EXISTING HOUSE
PROPOSED SINGLE FAMILY HOME
7 RHYSPAH RD DENNIS PORT MA

A4

PROPOSED EAST ELEVATION/ LEFT ELEVATION
1/4" = 1'-0"



GENERAL NOTE:
VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
NOTIFY ARCHITECT OF ANY INCONSISTENCIES FOR REVIEW AND APPROVAL BEFORE PROCEEDING WITH CONSTRUCTION.



LIGHTHOUSE ARCHITECTURE & DESIGN
100 ALLEN ST UNIT 200A PORTLAND, MA 04101
PH: 617.452.0281 FAX: 617.452.0281
WWW.LIGHTHOUSEARCHITECTURE.COM
617.452.0281 EPOCH ARCHITECTURE PORT MA #6685

DATE: 1/31/25
SCALE: AS NOTED
DRAWN BY: GSD
CHECKED BY: JER

RENDERINGS

DEMOLITION OF EXISTING HOUSE
PROPOSED SINGLE FAMILY HOME
7 RHYSAPAH RD DENNIS PORT MA

A6

INDOR DIMENSIONS SHOWN PRIOR TO COMMENCING
DES FOR REVIEW AND APPROVAL BEFORE







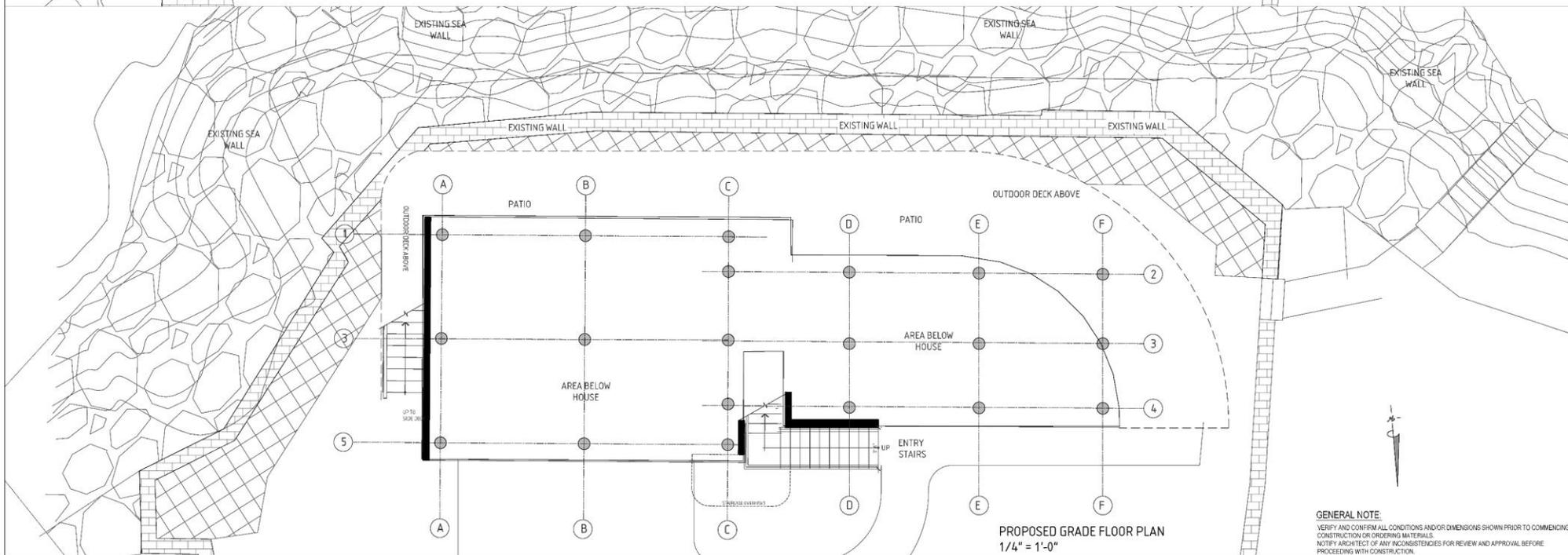
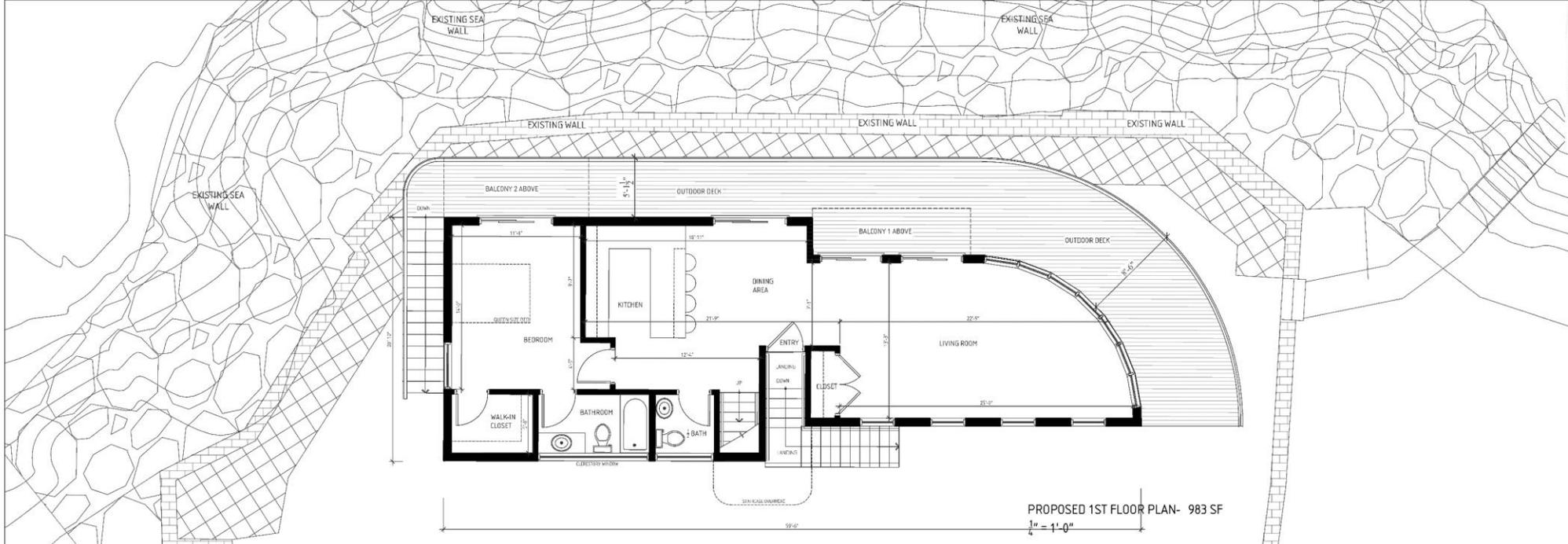
LIGHTHOUSE ARCHITECTURE & DESIGN
 100 ALLEN ST UNIT 1000
 GAVIN S. DRISCOLL ARCHITECT
 78 BROAD ST 10TH FLOOR
 PORTLAND, MA 04101
 617.572.6281 • EDCO@LHA.COM

DATE: 1/31/25
 SCALE: 1/4" = 1'-0"
 DRAWN BY: GSD
 CHECKED BY: JER

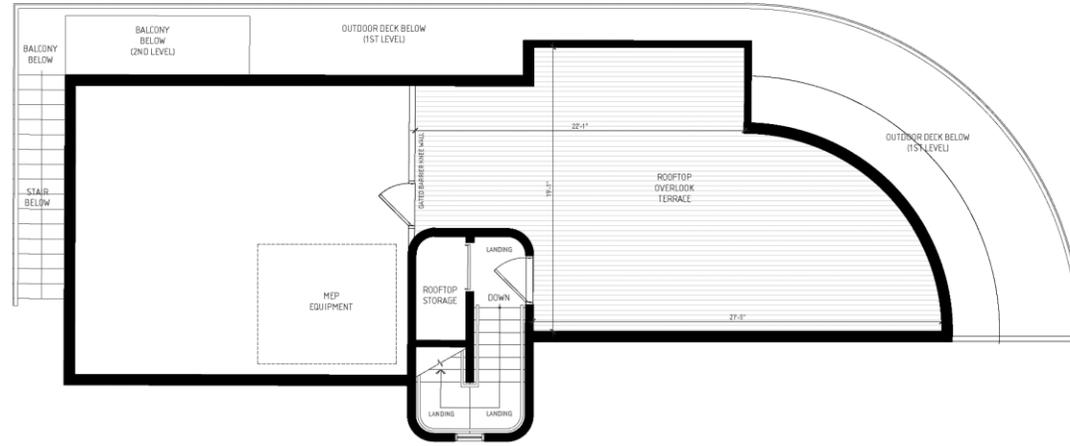
GRADE FLOOR PLAN AND FIRST FLOOR PLAN

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYSPAH RD DENNIS PORT MA

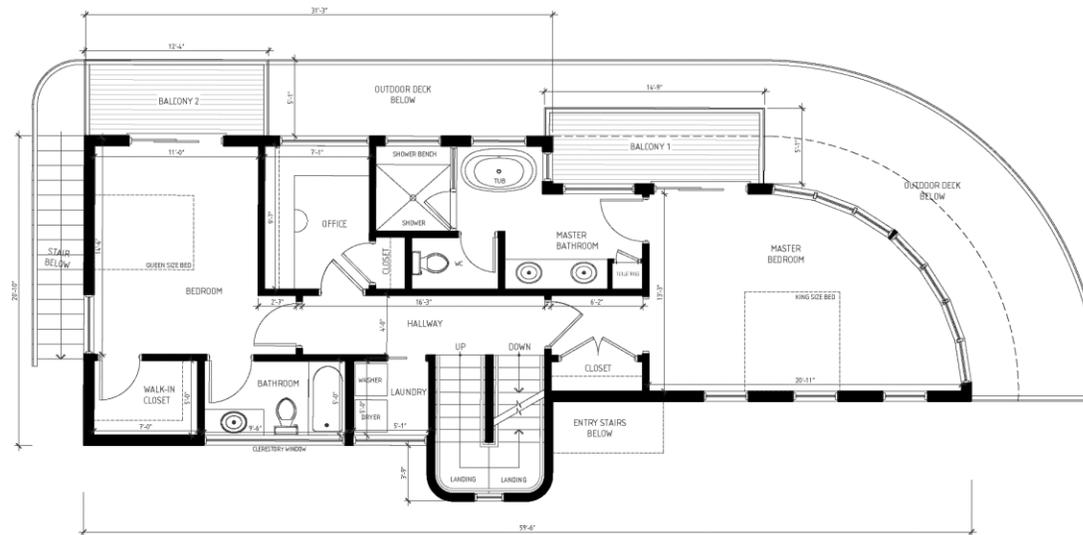
A1



GENERAL NOTE:
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PROPOSED ROOF PLAN-
1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN-1048 SF
1/4" = 1'-0"

GENERAL NOTE:
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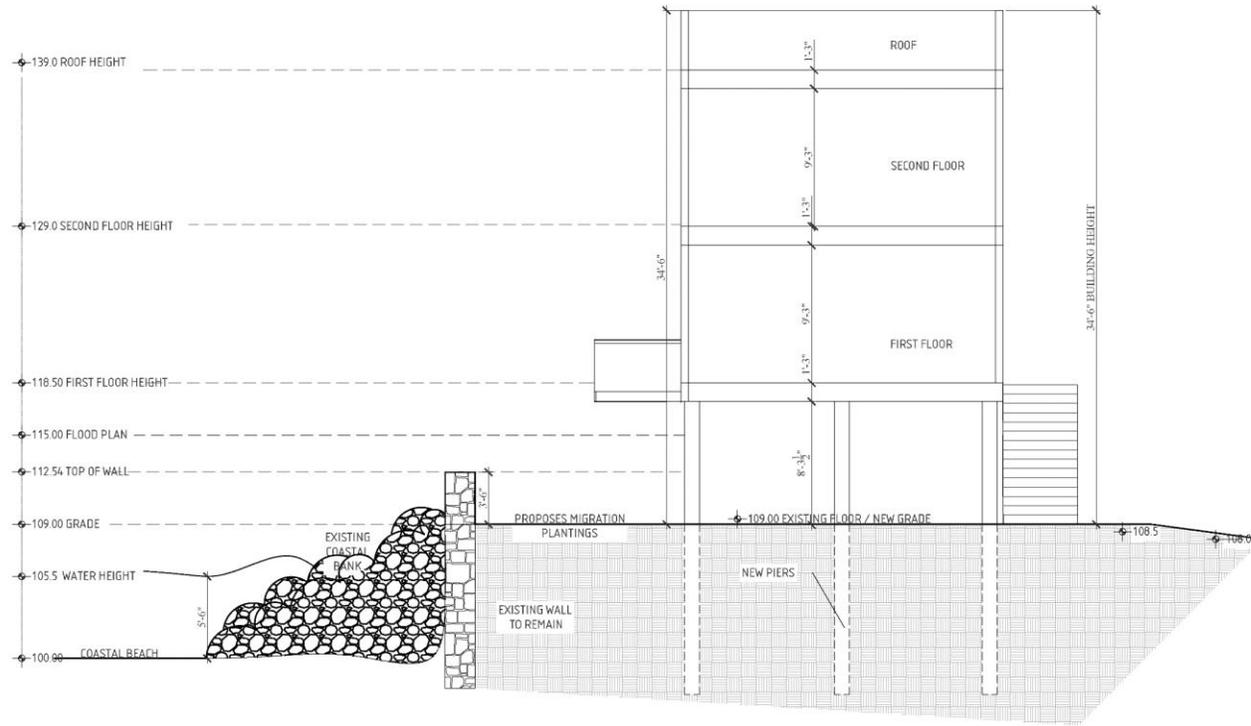


DATE: 1/31/25
SCALE: 3/16"=1'-0"
DRAWN BY: GSD
CHECKED BY: JER

SECOND FLOOR PLAN AND ROOF PLAN

DEMOLITION OF EXISTING HOUSE
PROPOSED SINGLE FAMILY HOME
7 RHYSPAHR RD DENNIS PORT MA

A2



PROPOSED BUILDING SECTION
 $\frac{1}{4}'' = 1'-0''$



DATE:	1/31/25
SCALE:	3/16"=1'-0"
DRAWN BY:	GSD
CHECKED BY:	JER

BUILDING SECTION

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYSPAH RD DENNIS PORT MA

A5

GENERAL NOTE:
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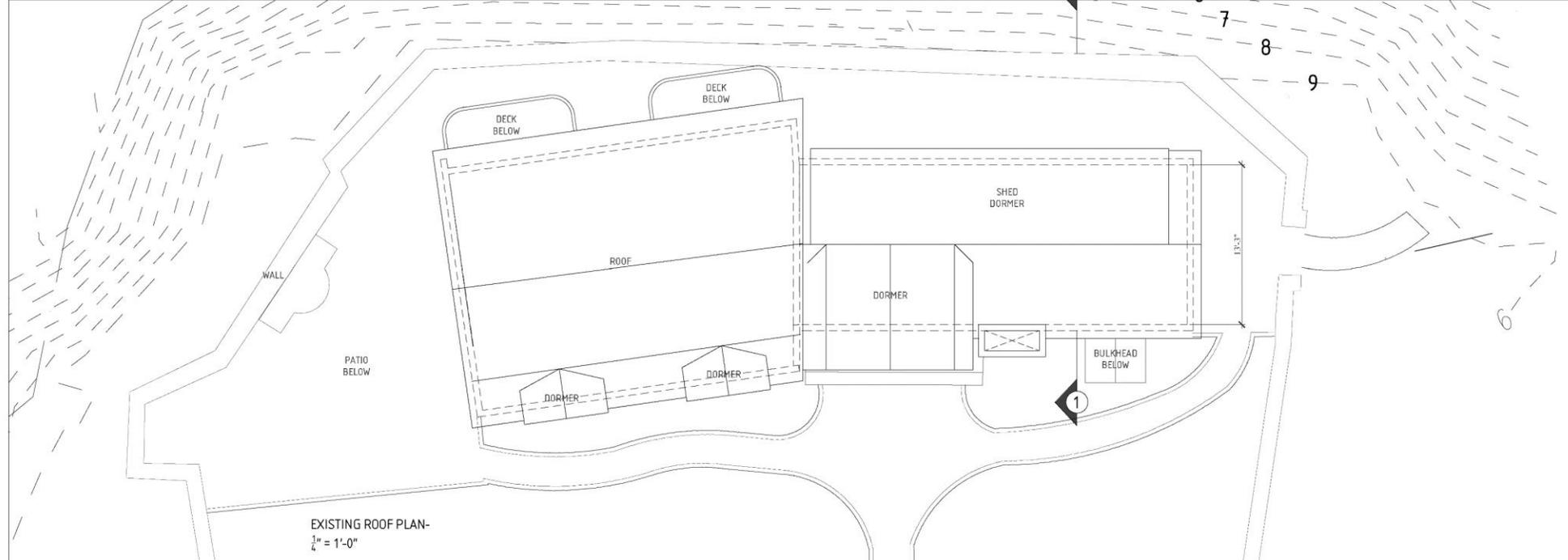


DATE: 10/10/24
 SCALE: 1/4" = 1'-0"
 DRAWN BY: GSD
 CHECKED BY: JER

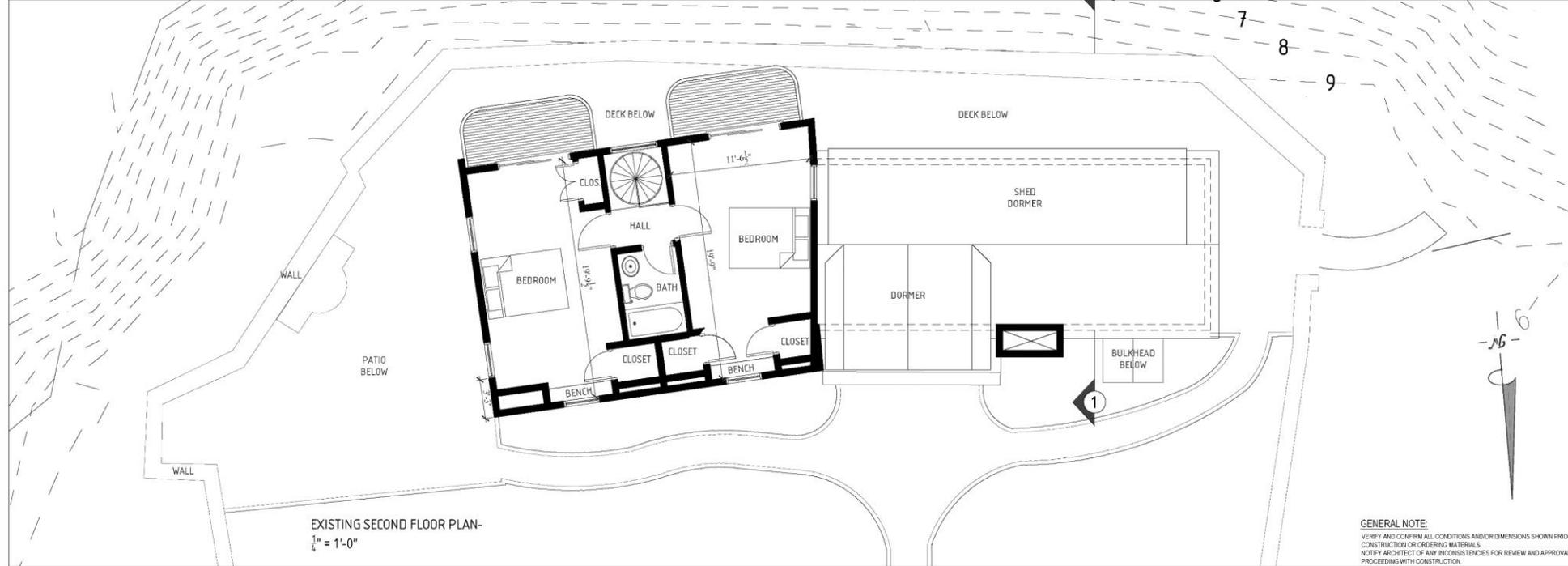
EXISTING SECOND AND ROOF FLOOR PLAN

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYSPAH RD DENNIS PORT MA

EX2

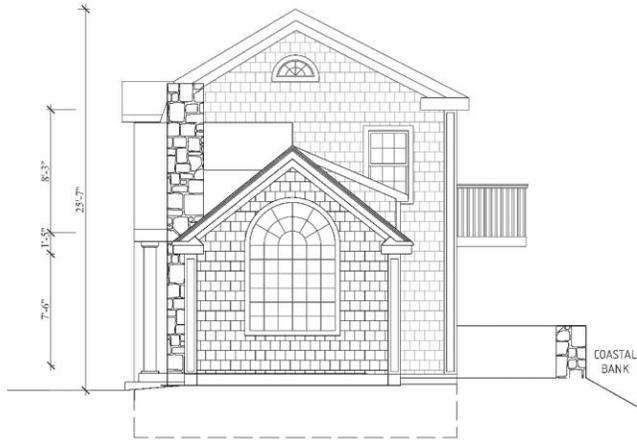


EXISTING ROOF PLAN-
 1/4" = 1'-0"

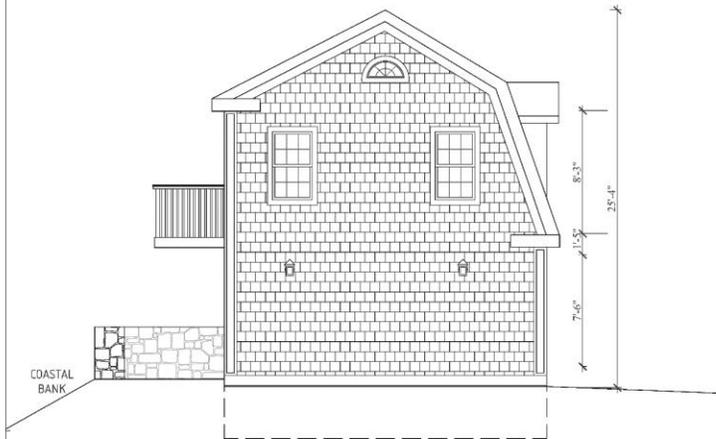


EXISTING SECOND FLOOR PLAN-
 1/4" = 1'-0"

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
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EXISTING WEST/RIGHT ELEVATION
 $\frac{1}{4}'' = 1'-0''$



EXISTING EAST/LEFT ELEVATION
 $\frac{1}{4}'' = 1'-0''$

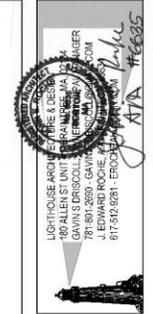


EXISTING SOUTH/REAR ELEVATION
 $\frac{1}{4}'' = 1'-0''$



EXISTING NORTH/FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$

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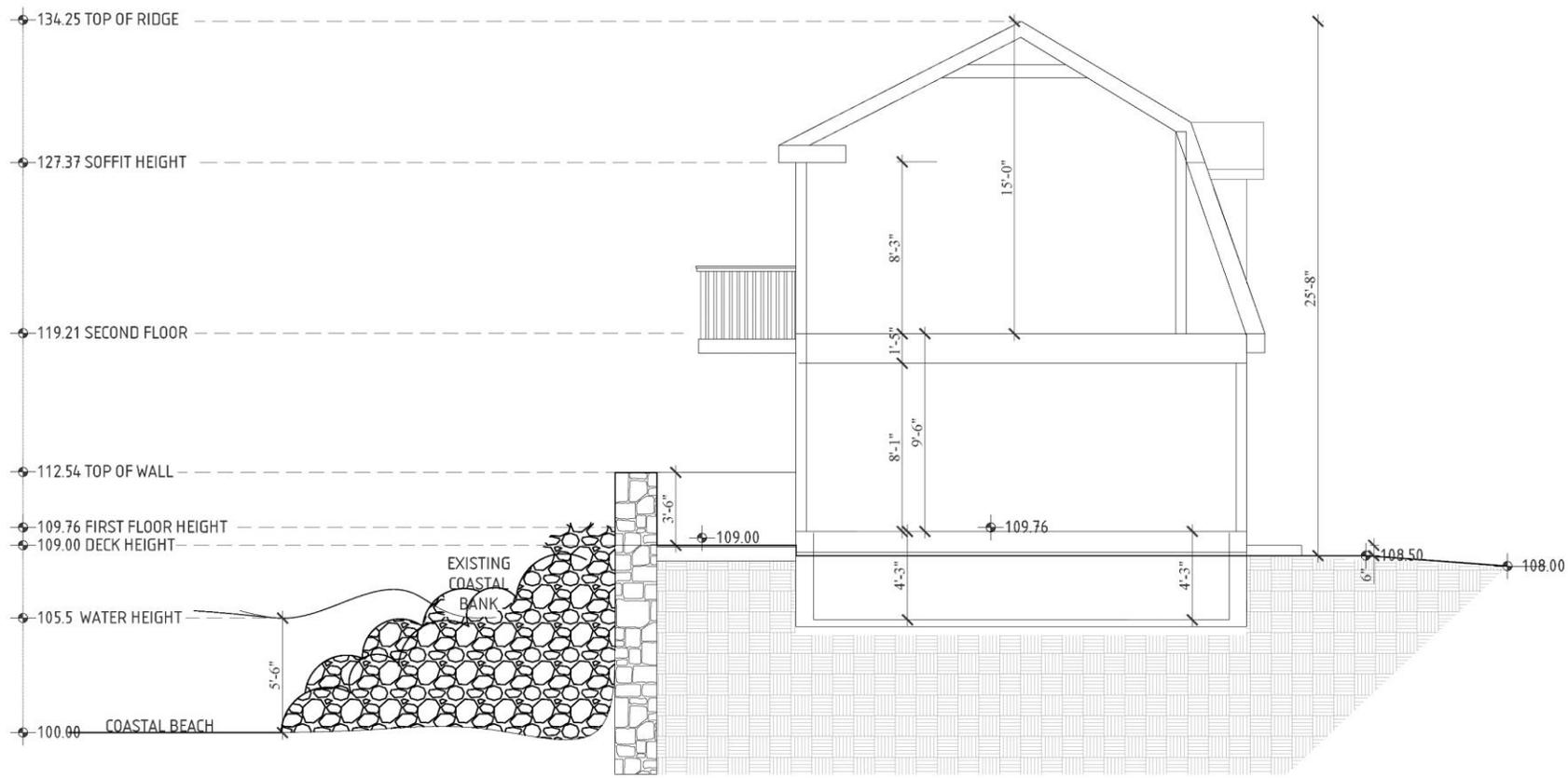
LIGHTHOUSE ARCHITECTURE & DESIGN
 100 ALLEN ST UNIT 200A - PORTLAND, MA 04106
 GAVIN S. ERICKSON, REGISTERED ARCHITECT
 179 BRIMLEY STREET, PORTLAND, MA 04106
 TEL: 617-902-0281 FAX: 617-902-0281
 WWW.LIGHTHOUSEARCHITECT.COM

DATE: 10/10/24
 SCALE: $\frac{1}{4}'' = 1'-0''$
 DRAWN BY: GSD
 CHECKED BY: JER

EXISTING NORTH, SOUTH, EAST AND WEST ELEVATIONS

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYSPA RD DENNIS PORT MA

EX3



EXISTING BUILDING SECTION #1
 $\frac{3}{8}'' = 1'-0''$



DATE:	10/10/24
SCALE:	1/4" = 1'-0"
DRAWN BY:	GSD
CHECKED BY:	JER

BUILDING SECTION

DEMOLITION OF EXISTING HOUSE
 PROPOSED SINGLE FAMILY HOME
 7 RHYS PAH RD DENNIS PORT MA

GENERAL NOTE:
 VERIFY AND CONFIRM ALL CONDITIONS AND/OR DIMENSIONS SHOWN PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
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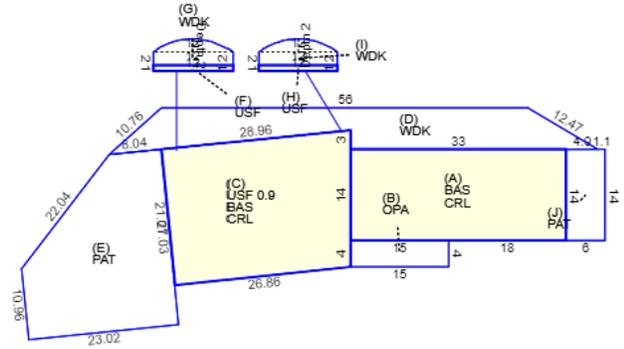
EX4

Key: 352

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 377

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card						
7 RHYSAPAH ROAD LLC		16-46-0		7 RHYSAPAH ROAD DP		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	%			
BLOTNER MARK		BLOTNER MARK		01/04/2024	F		(234841)		06/03/2021	25	RENTAL PERMI		06/03/2021		0	0			
BLOTNER CINDY		7 RHYSAPAH ROAD LLC		07/12/2019	F		(219952)		01/29/2016	41	FOL-RECEIVED		01/29/2016	FOL	0	0			
1450 COMMONWEALTH AVENUE		BLOTNER MARK		02/25/2015	F		(205615)		06/06/2011	77	CYCLICAL REV		06/06/2011	HD	100	100			
UNIT A									10/10/2008	77	CYCLICAL REV		10/10/2008	APK	100	100			
BRIGHTON, MA 02135										77	CYCLICAL REV		06/18/2008	APK	100	100			
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chrt	CREDIT AMT	ADJ VALUE							
100	A	0.170	06A	1.00	AV	1.00	1	1.00	2,093,040	3.29	90	0.90	W11	9.00			1,169,930		
350	A	0.230	06A	1.00	AV	1.00	1	1.00	5,200	1.00	1	1.00	EL	1.00			1,200		
TOTAL		17,424 SF	OCEAN FRONT		LC PLAN 11503B-2		Photo Date		06/05/2011	BLDG #		1							
Nbhd		MIRAMAR	ACCEL VEL ZONE		PLAN 19/133		Photo												
FEMA		ACCEL VEL ZONE	AVERAGE				YrBlt		1960	NET AREA		1,596							
Int1							COST MODEL		SINGLE FAMILY	CURRENT TAXABLE		1,171,100	PREVIOUS TAXABLE		1,126,300				
TY	QUAL	COND	DIM NOTE	YB	UNITS	ADJ PRICE	RCNLD												
SHF	G	1.18	G	0.90	12 X 10	2005	120	26.38	2,800										
FY 2012 ADJUSTED OPA		BLDG		ADJ	DESC	LAND	1,171,100	1,126,300											
FY2010 ADDED FPL		STYLE		1.50	COLONIAL [100%]	BUILD.	500,900	524,300											
		QUALITY		1.35	GOOD [100%]	DETACH	2,800	2,700											
		FRAME		1.00	WOOD FRAME [100%]	OTHER	0	0											
		TOTAL				TOTAL	1,674,800	1,653,300											
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	2005 / 18		1.000	1.440	7/3/2019	CDM	8.0	1.00		8.0	1,596	1.000	\$382.75	610,872	82	500,900	
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN		610,872
STORIES(FAR)		1.9	1.00	FOUNDATION		3	CONTIN WALL	1.00	+	CRL	N	CRL	1,046		51.35	53,709	CONDITION ELEM		CD
ROOMS		5	1.00	EXT. COVER		1	WOOD SHINGLES	1.00	+	BAS	L	BASE AREA	1,046	1960	309.73	323,973	EXTERIOR		V
BEDROOMS		3	1.00	ROOF SHAPE		3	GAMBREL	0.90	B	OPA	N	OPF, OPS-OP6	60		116.25	6,975	INTERIOR		G
BATHROOMS		3	1.00	ROOF COVER		2	WOOD SHINGLES	1.01	D	WDK	N	WOOD DECK	375		60.81	22,803	KITCHEN		G
FIXTURES		10	\$15,000	FLOOR COVER		1	HARDWOOD	1.00	E	PAT	N	PAT	502		13.41	6,734	BATHS		G
RES UNIT CNT		1	1.00	INT. FINISH		2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	550	1960	247.50	136,125	HVAC/ELEC		G
				HEATING/COOLING		9	WARM/COOL AIR	1.03	G	WDK	N	WOOD DECK	40		103.71	4,149			
				FUEL SOURCE		2	GAS	1.00	I	WDK	N	WOOD DECK	40		103.71	4,149			
				SEASONAL		1	PAT	1.00	J	PAT	N	PAT	84		20.57	1,728			
				PRIVATE ROAD		2	YES	1.00	FPL	O	FPL, FIREPLACE	1			14,004.60	14,005	EFF YR/AGE		2005 / 18
				HISTORIC DST		1	NO	1.00	GFP	O	GAS FIREPLACE	1			11,450.20	11,450	COND		18 18 %
				GENERATOR				1.00	ODS	O	OUT DOOR SHOWER	1			4,823.10	4,823	FUNC		0
				USE				1.00									ECON		0
																	DEPR		18 % GD 82
																	RCNLD		\$500,900



Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-25-21
DATE OF REFERRAL:
April 16, 2025
FEES PAID:
\$50.00

OWNERS NAME: BLOTNER MARK
PROPERTY ADDRESS OF WORK: 7 RHYSPIH ROAD, DENNIS PORT, MA, 02639
MAP & PARCEL: 16-46-0

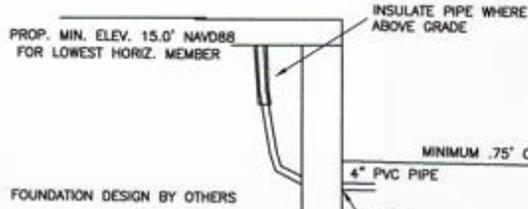
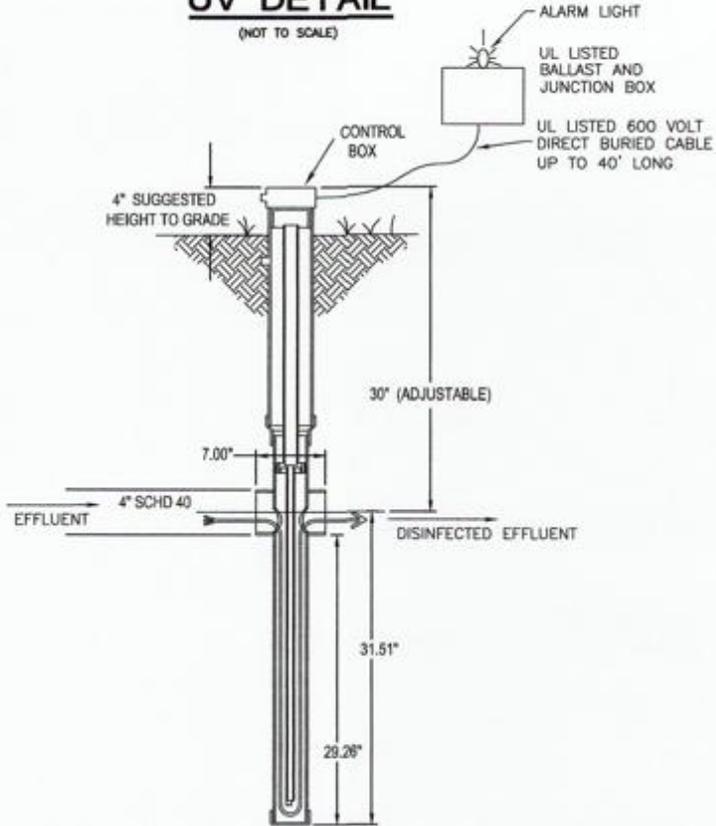
DETERMINATION OF REFERRAL: ZBA finding per 2.4.1.2 (c.2 & d.) for the voluntary demolition and reconstruction of a non-conforming structure on a non-conforming lot that will increase floor area, setback intensity and maximum height restriction.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
Raze and replace pre-existing, non-conforming single family dwelling.

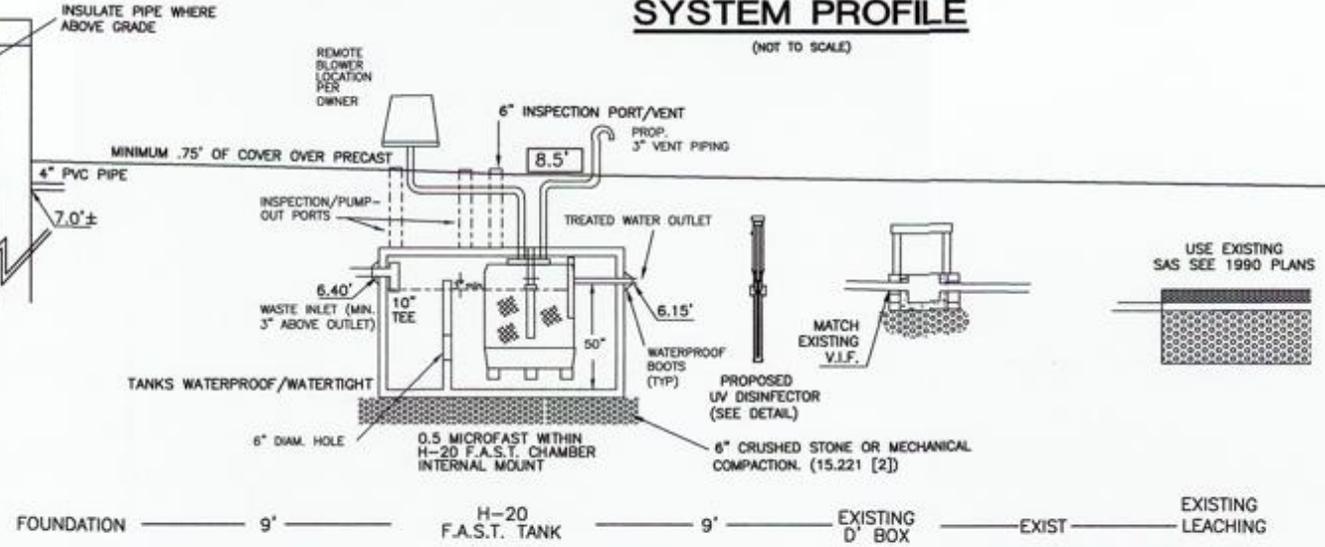
UV DETAIL

(NOT TO SCALE)



SYSTEM PROFILE

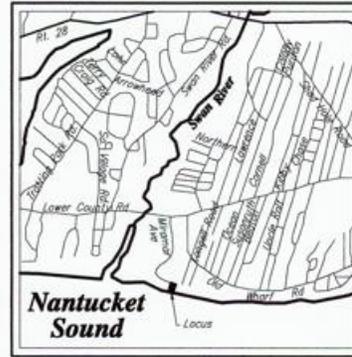
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VARIANCES REQUESTED UNDER DENNIS REG. 16.B:
VARIANCE REQUESTED TO ALLOW THE
ADDITION/ALTERATION/NEW CONSTRUCTION OF HABITABLE
SPACE IN AN ENVIRONMENTALLY SENSITIVE AREA.

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 (1-888-344-7233) 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. FLOOD ZONE COMPLIANT FOUNDATION DESIGN BY OTHERS. (OPEN FILES)



LOCUS MAP

SCALE 1"=2000'±

ASSESSORS MAP 16 PARCEL 46

LOCUS IS WITHIN FEMA FLOOD ZONE VE (EL 13) & AE (EL 12) AS SHOWN ON COMMUNITY PANEL #25001C0594J DATED 7/16/2014

DESIGN FLOOD ELEVATION = 15.0

REFER TO INSTALLATION INSTRUCTIONS AND SPECIFICATIONS FOR THE 0.5 MICROFAST UNIT

OPERATIONS AND MAINTENANCE AGREEMENT REQUIRED FOR THE LIFE OF THE SYSTEM

EFFLUENT TESTING SHALL BE REQUIRED AS PER TOWN OF DENNIS AND TITLE 5

THIS SYSTEM SHALL BE RECORDED ON THE DEED TO THE PROPERTY

ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	6,806 S.F.±	6,806 S.F.±
MIN. LOT FRONTAGE	50'	111.96'	111.96'
MIN. LOT WIDTH	100'	108'	108'
MIN. FRONT SETBACK	25'	16.2'	14.8'
MIN. SIDE SETBACK	15'	2.9'	5.2'
MIN. REAR SETBACK	25'	-	-
MAX. BUILDING COVERAGE	15%	17.9%	17.4%
MAX. BUILDING HEIGHT	2.5 STORIES		2 STORIES
NON-CONFORMING AREA	<40% INCREASE	464 S.F.	649 S.F. (39.9% INCREASE)
MAX. FLOOR AREA RATIO	30%		2037 S.F. = 29.9%

MITIGATION CALCULATIONS:

HARDSCAPE	0-50'	50-100'
EXISTING:	2851 SF	0 SF
PROPOSED:	2195 SF	0 SF
NET:	-656 SF	0 SF

250 S.F. MITIGATION PLANTINGS PROPOSED

MITIGATION PLANTING SCHEDULE			
SYMBOL	PLANT NAME	SIZE	QUANT.
	SWEET FERN <i>COMPTONIA PEREGRINA</i>	#1	5
	BUSH CINQUEFOIL <i>POTENTILLA FRUTICOSA</i>	#2	4
	CREeping JUNIPER <i>JUNIPERUS HORIZONTALIS</i>	#2	8









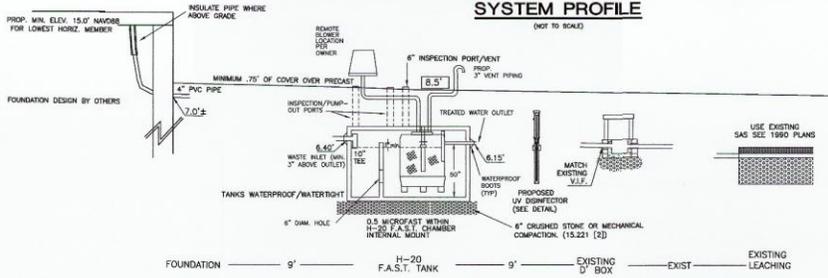
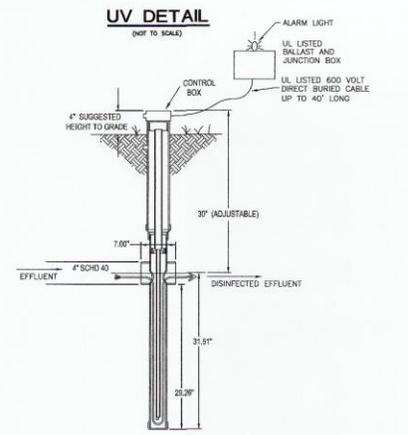




LEGEND

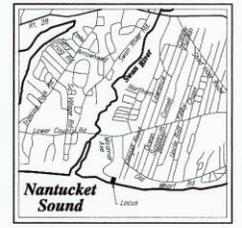
- 89 — EXISTING CONTOUR
- × #1/ EXIST. SPOT ELEV.
- (89) — PROPOSED CONTOUR
- (89.4) PROPOSED SPOT EL.
- ⊙ TEST HOLE
- CONCRETE BOUND
- UTILITY POLE
- ⊕ FIRE HYDRANT
- ⊕ LIGHT POST
- ⊕ WATER SHUT OFF
- X — FENCE
- W — WATER LINE
- G — GAS LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



VARIANCES REQUESTED UNDER DENNIS REG. 16B:
VARIANCE REQUESTED TO ALLOW THE ADDITION/ALTERATION/NEW CONSTRUCTION OF HABITABLE SPACE IN AN ENVIRONMENTALLY SENSITIVE AREA.

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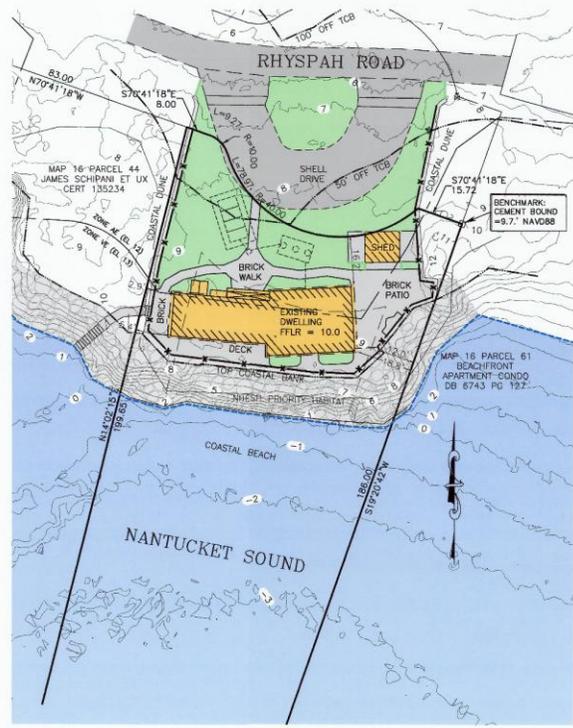
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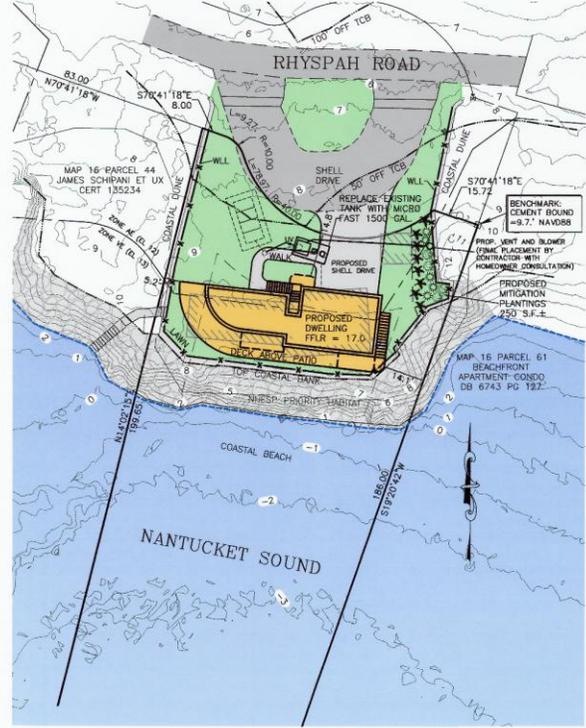
MITIGATION PLANTING SCHEDULE

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🌳	CREeping JUNIPER JUNIPERUS HORIZONTALIS	#2	8



EXISTING CONDITIONS

Scale: 1" = 20'
0 10 20 30 40 50 FEET



PROPOSED CONDITIONS

SITE PLAN
OF
#7 RHYSPAH ROAD
DENNISPORT, MA
PREPARED FOR
MARK BLOTNER

DATE: FEBRUARY 12, 2025

Scale: 1" = 20'
0 10 20 30 40 50 FEET



DATE: 2-17-2015
DANIEL A. OJALA, P.E., P.L.S.

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