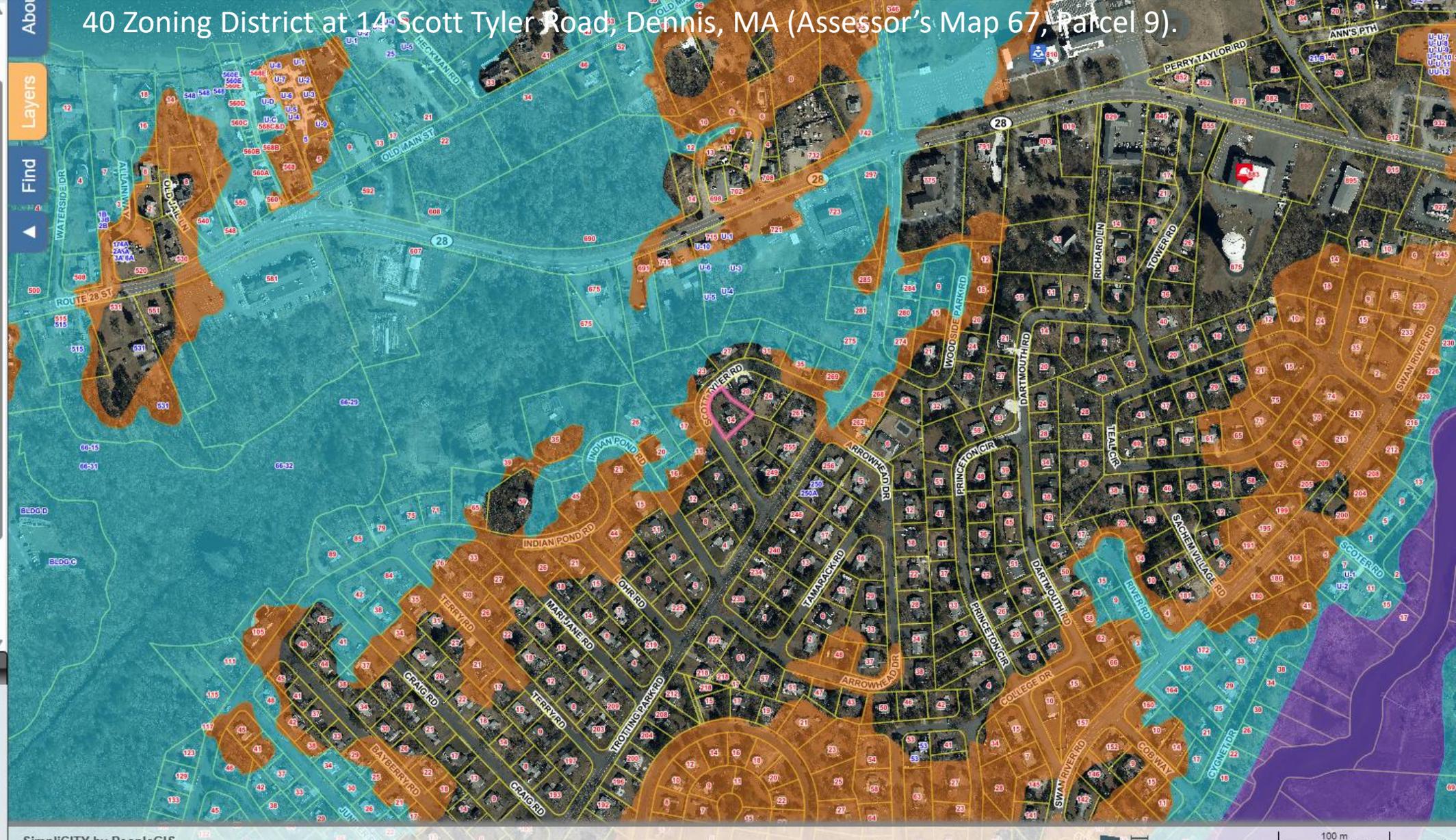


14 SCOTT TYLER ROAD, WD (ZBAS-25-17): Glen D. Townsend and Darlene M. Townsend, 4 LedgeWood Drive, Westford, MA (01886) C/O Matthew Fitzsimmons are seeking a Special Permit to raze and rebuild a single-family dwelling on a pre-existing non-conforming lot. Located on a property in the R-40 Zoning District at 14 Scott Tyler Road, Dennis, MA (Assessor's Map 67, Parcel 9).

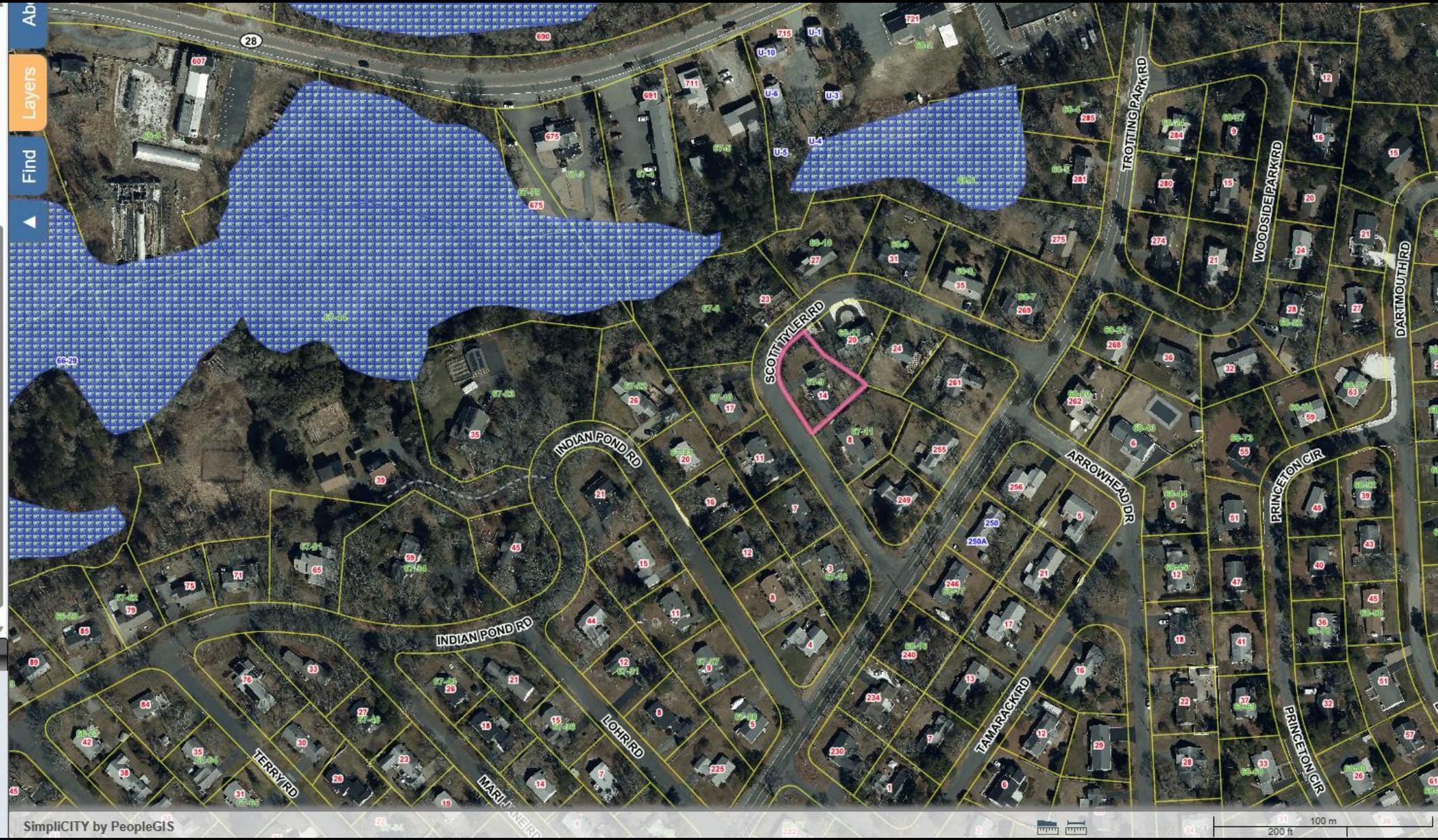
- Village Boundaries (updated 2025)
- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - 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)
- 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



- Layers
 - Village Boundaries (updated 2025)
 - Hiking/Walking Trailways
 - Environmental Justice 2020 (updated 2021)
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 - Town Base Map



- Voting Precincts
- Elevation
- MassDEP Regulated Areas
 - Activity and Use Limitations Sites
 - Tier Classified Oil and/or Hazardous
 - Material - 21E Sites
 - DWD Zone II - Sept. 29 2005 - June 10 2006
 - Zone II Area - Old
 - DEP Zone II - June 10 2022
 - Zone II Area (New)
 - MA DEP Wetlands
 - Marsh/Bog
 - Wooded Swamp
 - Salt Marsh
 - 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 Species 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 Orthos
 - MassGIS 2005 Orthos
 - MassGIS 1994 Orthos
 - Town Base Map



Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

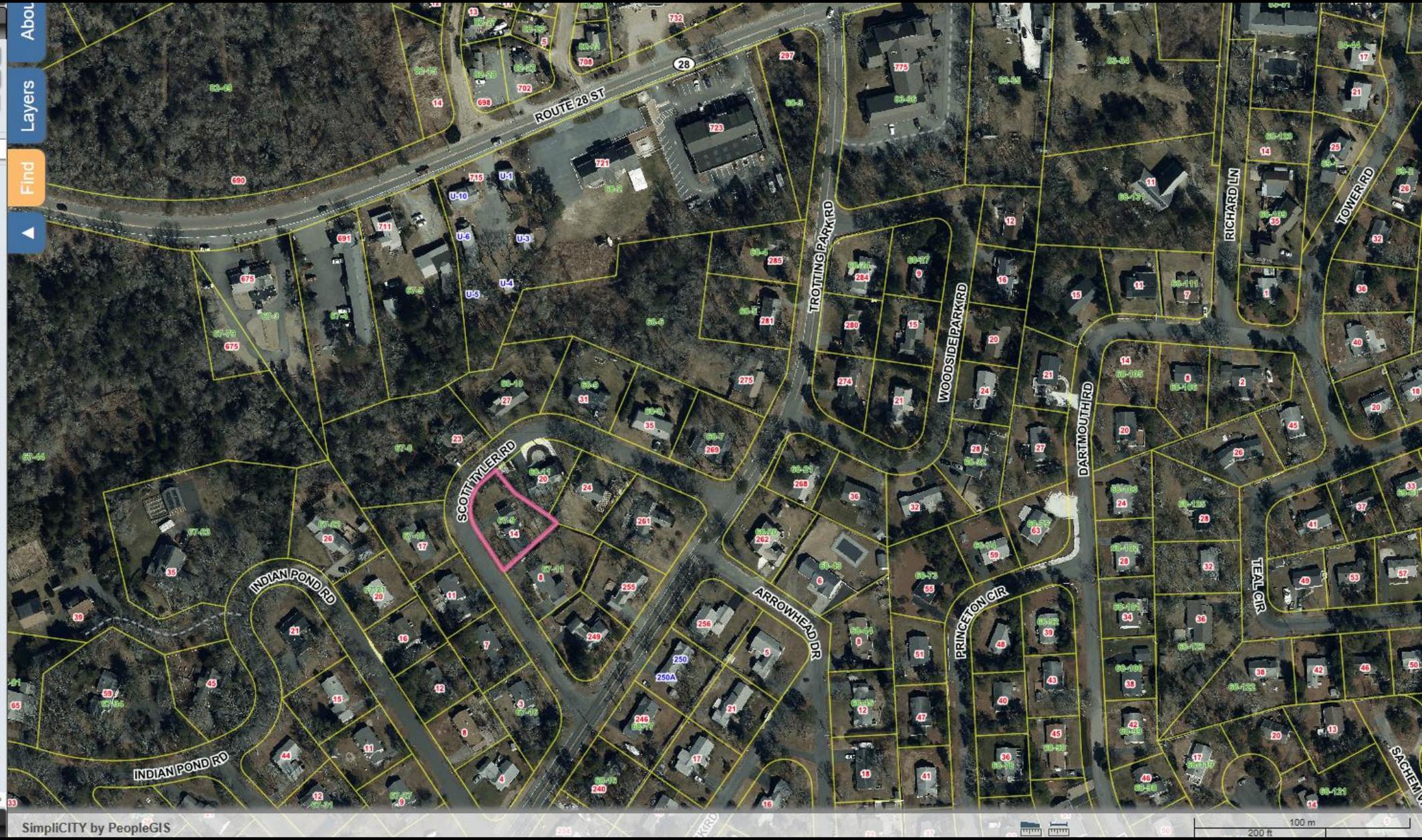
Results Summary

Parcels

Parcel ID	Address	Village	Owner
67-9-0	14 SCOTT TYL	WD	TOWNSEND G

Detail Information Zoom To

CAMA ID	67-9-0
MapPar	67-9
Key	5237
Fiscal Year	2026
Extension	0
Address	14 SCOTT TYLER ROAD
Village	WD
Property Type	R
Owner	TOWNSEND GLEN D
Co-Owner	TOWNSEND DARLENE M
Owner Address	4 LEDGEWOOD DRIVE
Owner City	WESTFORD
Owner State	MA
Owner Zip	01896
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	08/19/20 00:00:00
Book	N/A
Page	N/A
Certificate	223418
Last Sale Price	423000.0000
Total Value	\$567,000.00
Land Value	\$229,700.00
Building Value	\$337,300.00
Detached Building Value	\$0.00
Acres	0.24
Prev Year Total Value	\$527,400.00



Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

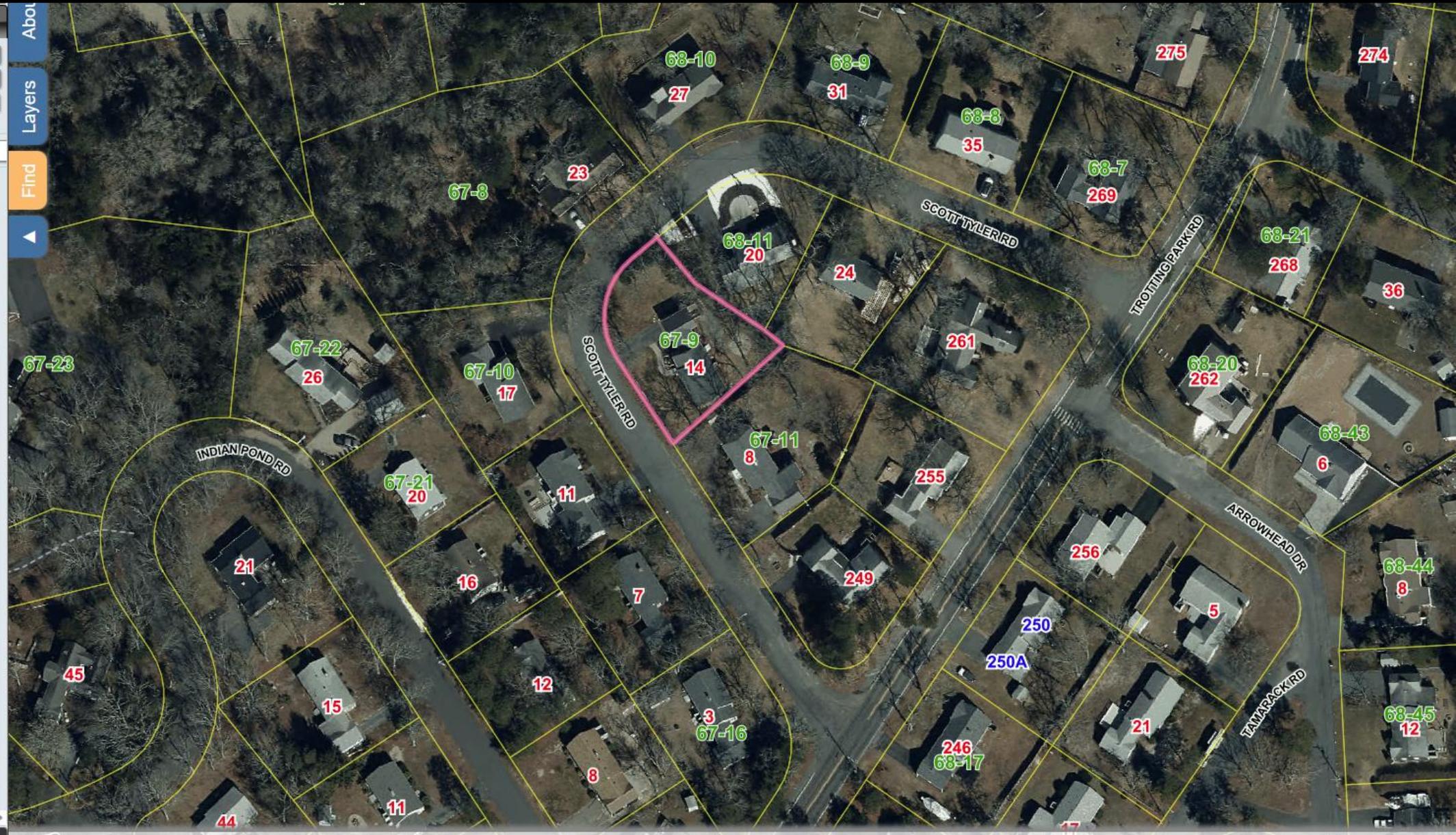
Results Summary

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Parcel ID	Address	Village	Owner
67-9-0	14 SCOTT TYL	WD	TOWNSEND G

Detail Information Zoom To

Key	5237
Fiscal Year	2026
Extension	0
Address	14 SCOTT TYLER ROAD
Village	WD
Property Type	R
Owner	TOWNSEND GLEN D
Co-Owner	TOWNSEND DARLENE M
Owner Address	4 LEDGEWOOD DRIVE
Owner City	WESTFORD
Owner State	MA
Owner Zip	01886
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	08/19/20 00:00:00
Book	N/A
Page	N/A
Certificate	223418
Last Sale Price	423000.0000
Total Value	\$567,000.00
Land Value	\$229,700.00
Building Value	\$337,300.00
Detached Building Value	\$0.00
Acres	0.24
Prev Year Total Value	\$527,400.00
Property Card	PK Field Card



Find Abutters



14 Scott Tyler Rd
Dennis, Massachusetts
[View on Google Maps](#)





THE CAPE TOWNSENDS

Inverness Scott-Lyster Road









LOCUS DATA

CURRENT OWNER DARLENE M. & GLEN D. TOWNSEND
 PLAN REFERENCE LCP 31156-C
 DEED REFERENCE CTF. 223418
 ZONING DISTRICT R-40
 FLOOD ZONE "X"
 ASSESSORS MAP 67, PARCEL 9
 OVERLAY DISTRICT NONE
 LOT AREA 10,541± S.F.
 EX. LOT COV. 1,591± S.F.(15.1%)
 PROP. LOT COV. 1,799± S.F.(17.1%)

SETBACKS

	ALLOWED	EXIST	PROP.
FRONT/WEST	25'	30.0'	30.2'
FRONT/NORTH	25'	36.6'	30.3'
SIDE/SOUTH	15'	12.7'	12.7'
REAR/EAST	25'	9.8'	20.0'

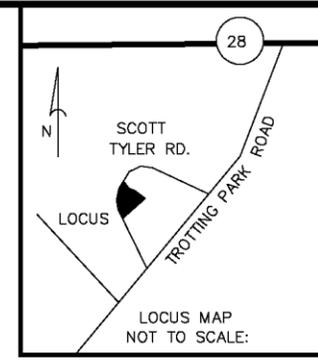
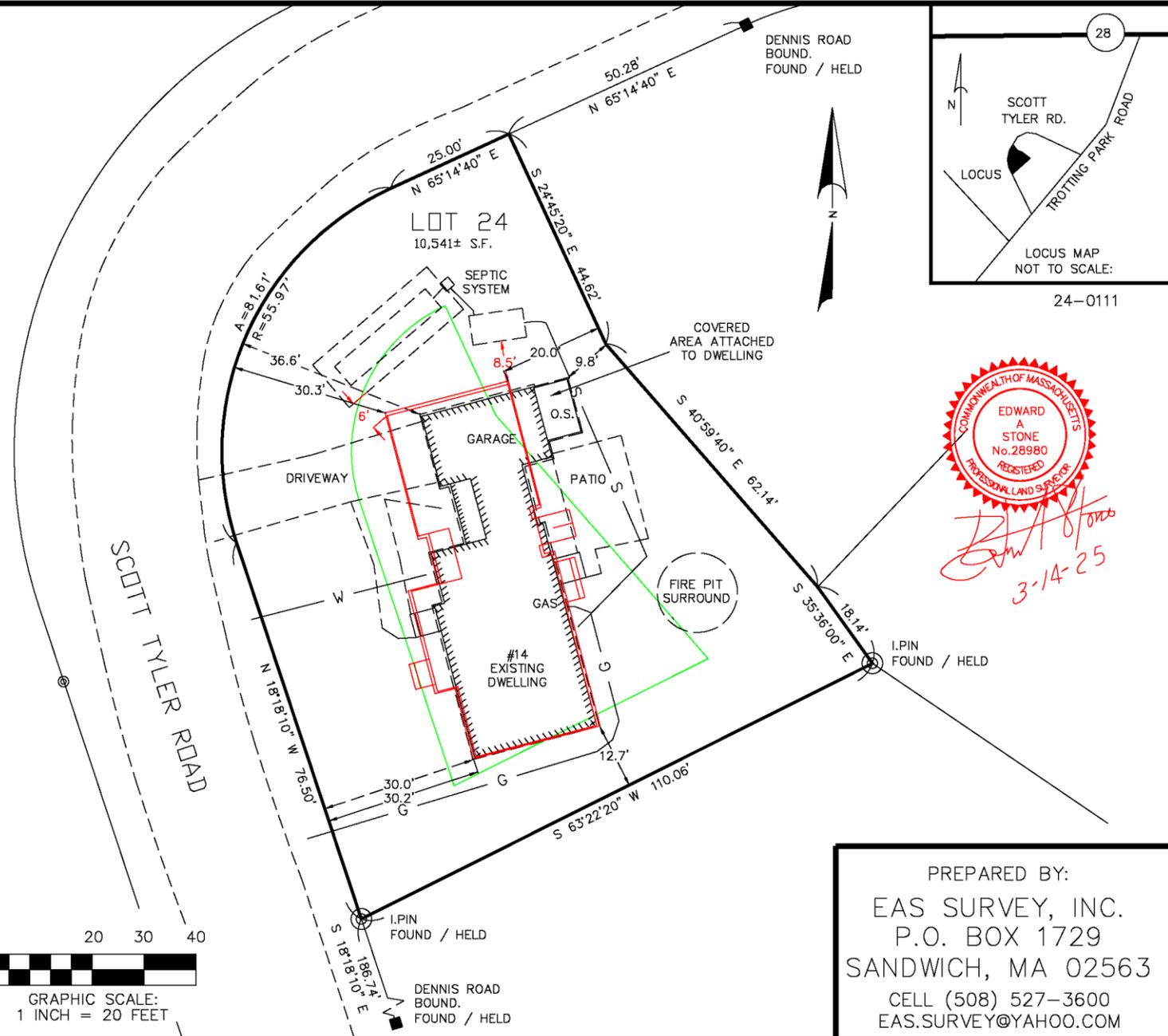
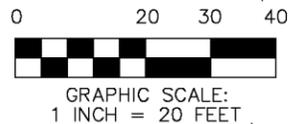
F.A.R.

ALLOWED	EXIST	PROP.
30%	1,591± S.F.	2,491± S.F.(24%)

WITHIN SETBACKS

EXIST	PROPOSED	TOTAL
185±S.F.	54± S.F.	70% REDUCTION

CERTIFIED
 PLOT PLAN
 #14
 SCOTT TYLER ROAD
 IN
 DENNIS, MASS
 MARCH 14, 2025
 OWNER/APPLICANT:
 GLEN & DARLENE
 TOWNSEND
 4 LEDGEWOOD DRIVE
 WESTBORO, MA 01886



COMMONWEALTH OF MASSACHUSETTS
 EDWARD A. STONE
 No. 28980
 REGISTERED
 PROFESSIONAL LAND SURVEYOR
[Signature]
 3-14-25

PREPARED BY:
 EAS SURVEY, INC.
 P.O. BOX 1729
 SANDWICH, MA 02563
 CELL (508) 527-3600
 EAS.SURVEY@YAHOO.COM

LAW OFFICE OF MATTHEW P. FITZSIMMONS, P.C.

965 ROUTE 28
SOUTH YARMOUTH, MA 02664

(508)827-4078 TELEPHONE
(508)815-1325 FACSIMILE

**To: ZONING BOARD OF APPEALS
TOWN OF DENNIS**

Re: 14 Scott Tyler Road, West Dennis, MA 02670

Application for a Special Permit to Raze and Rebuild Single Family Dwelling

Dear Members of the Zoning Board of Appeals for the Town of Dennis:

The applicants, Glen D. Townsend and Darlene M. Townsend, are the owners of 14 Scott Tyler Road in West Dennis. The applicants seek a Special Permit under Section 2.4.1.2(C) to raze and rebuild their single-family dwelling in the R-40 district on a pre-existing non-conforming lot.

The pre-existing non-conforming lot contains 10,541 sq. ft., and is sited on the bend of Scott Tyler Road, which lends itself to the shape of what otherwise would be a traditional corner lot. The existing dwelling has 1,591 sq. ft. of lot coverage (15.1%), and is currently non-conforming with respect to both the side/southern setback (12.7') and the rear/east setback (9.8').

The applicants' proposed new dwelling would have 1,799 sq. ft. of lot coverage (17.1%), and the footprint of the new proposed dwelling would reduce the nonconformity of the rear/east setback by increasing the setback from 9.8' to 20', for a 70% total reduction of nonconforming floorspace. The total floor area ratio (FAR) would also be conforming at 24% (under the allowed 30% threshold).

The areas of reconstruction of the dwelling outside of the existing footprint conforms with the dimensional regulations of the R-40 zone in which it is located, and there is no creation of any new non-conformity where no non-conformity currently exists.

For the foregoing reasons, the proposed dwelling will not be substantially more detrimental to the neighborhood than the existing nonconforming structure, and a Special Permit allowable under the applicable Zoning By-Laws.



LAYOUT PAGE TABLE		
LABEL	TITLE	DESCRIPTION
A-1	TITLE PAGE	
A-2	EXISTING DWELLING	
A-3	FOUNDATION	
K-1	1ST FLOOR	
A-1	2ND FLOOR & SCHEDULES	
A-4	ELEVATION	
A-5	ELEVATION	
A-6	ELEVATION	
A-7	CROSS SECTIONS	
A-8	FLOOR FRAMING PLANS	
A-9	FLOOR FRAMING PLANS	
A-10	ROOF FRAMING PLANS	



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George Davis, Inc.
 33 North Main Street
 South Yarmouth, MA

Title Page

Glen & Darlene Townsend
 14 Scott Tyler Way
 West Dennis, MA 02670

DATE:

1/31/2025

SCALE:

AS NOTED

SHEET:

A-1

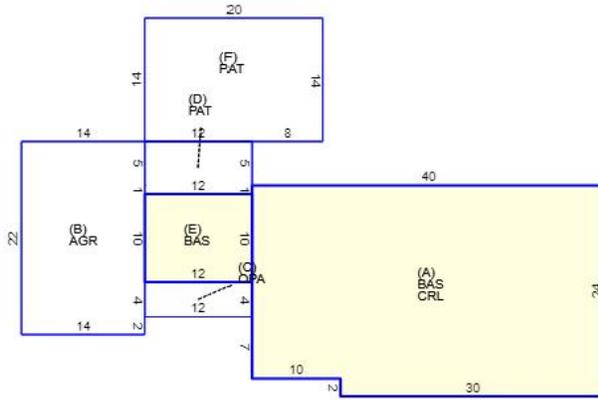
Do Not Build From These Plans

Key: 5237

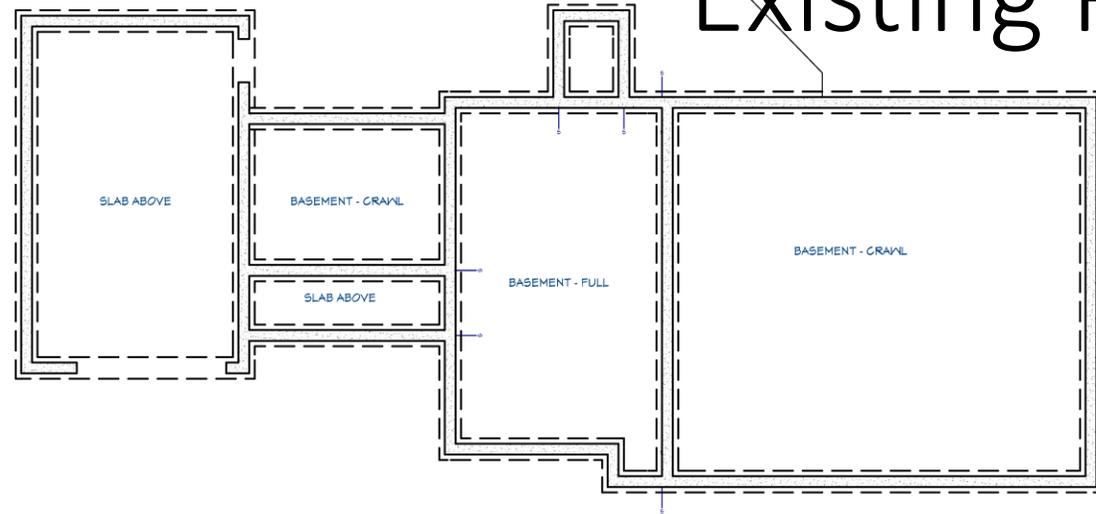
Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 5,517

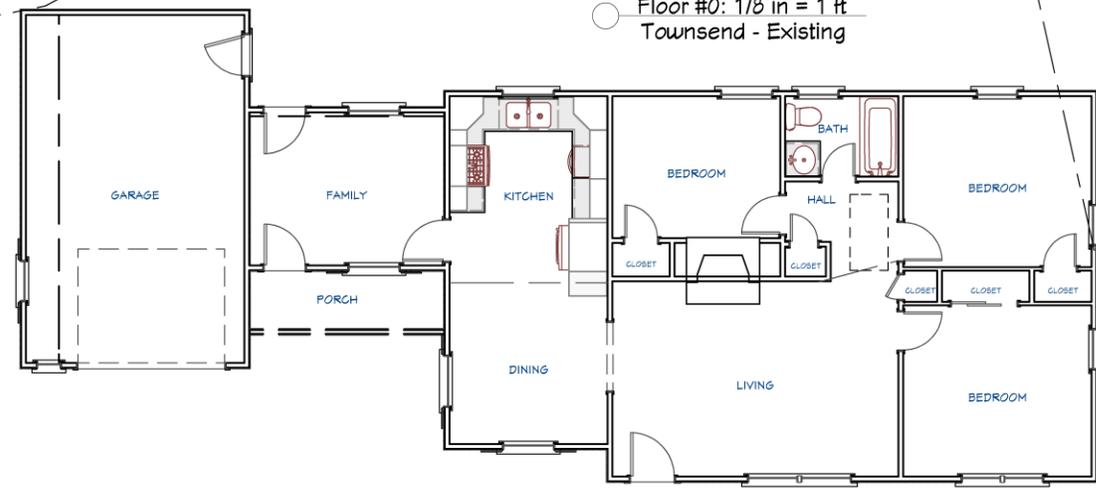
Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card				
TOWNSEND GLEN D		67-9-0		14 SCOTT TYLER ROAD WD			1010	100	SINGLE FAMILY			1		1 of 1				
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%		
TOWNSEND GLEN D		TOWNSEND GLEN D		08/19/2020	O	423,000	(223418)			45	SALE-VERIF-R		09/22/2020	SQ	0	0		
TOWNSEND DARLENE M		FLEMING JONATHAN E TRUSTE		03/22/2016	F		(209028)	2020-0838	07/08/2020	3	ALTERATIONS	3,586	07/08/2020		100	100		
4 LEDGEWOOD DRIVE		FLEMING JONATHAN E		11/19/2012	QS	280,000	(198742)			25	RENTAL PERMI		06/15/2020		0	0		
WESTFORD, MA 01886										77	CYCLICAL REV		09/11/2019	KT	100	100		
										25	RENTAL PERMI		06/03/2019		0	0		
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chct	CREDIT AMT	ADJ VALUE						
100	A	0.240	07	1.00	R	1.00	1	1.00	387,600	2.47	1	1.00	R07	1.50			229,680	
TOTAL	10,454 SF		LC PLANS 31156A, B, C			Photo Date		05/27/2016		BLDG #		1						
Nbhd	TROT. PARK																	
FEMA	OLD PK CODE																	
Int1	AVERAGE																	
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD											
								YrBlt		1962		NET AREA		1,060				
								COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE						
								SINGLE FAMILY										
FIRE PIT						BLDG	ADJ	DESC	LAND	229,700	220,900							
						STYLE	1.86	RANCH [100%]	BUILD.	337,300	306,500							
						QUALITY	1.00	AVERAGE [100%]	DETACH	0	0							
						FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0							
						TOTAL			567,000	527,400								
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		1962	1990 / 33		1.000	1,860	9/11/2019	KT	9/11/2019	KT	8.0	1.00	1,060	1.050	\$430.04	455,838	74	337,300
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	455,838	
STORIES(FAR)	1	1.00		FOUNDATION	3	CONTIN WALL	1.00	A	CRL	N	CRL	940		53.90	50,669	CONDITION ELEM CD		
ROOMS	5	1.00		EXT. COVER	1	WOOD SHINGLES	1.00	A	BAS	L	BASE AREA	940	1962	311.16	292,491	EXTERIOR AG		
BEDROOMS	3	1.00		ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	308		123.25	37,962	INTERIOR KG		
BATHROOMS	1	1.00		ROOF COVER	1	ASPHALT SHINGLE	1.00	C	OPA	N	OPF, OPS-OP6	48		130.28	6,254	KITCHEN GA		
FIXTURES	4	\$6,000		FLOOR COVER	1	HARDWOOD	1.00	D	PAT	N	PAT	72		23.35	1,682	BATHS BA		
RES UNIT CNT	1	1.00		INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	120	1962	311.16	37,339	HVAC/ELEC AA		
				HEATING/COOLING	1	FORCED AIR	1.00	F	PAT	N	PAT	280		16.17	4,527			
				FUEL SOURCE	2	GAS	1.00	FPL	O	FPL, FIREPLACE	1			14,069.40	14,069			
				SEASONAL			1.00	ODS	O	OUT DOOR SHOWER	1			4,845.40	4,845			
				PRIVATE ROAD	1	NO	1.00											
				HISTORIC DST	1	NO	1.00											
				GENERATOR			1.00											
				USE			1.00											
EFF_YR/AGE																1990 / 33		
COND																26 26 %		
FUNC																0		
ECON																0		
DEPR																26 % GD 74		
RCNLD																\$337,300		



Existing Plans and Elevations



○ Floor #0: 1/8 in = 1 ft
Townsend - Existing



○ Floor #1: 1/8 in = 1 ft
Townsend - Existing



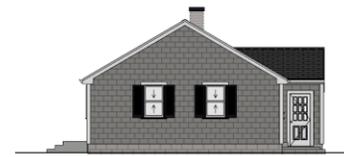
ⓔ1 Floor #: 1/16 in = 1 ft
Townsend - Existing



ⓔ3 Floor #: 1/16 in = 1 ft
Townsend - Existing



ⓔ2 Floor #: 1/16 in = 1 ft
Townsend - Existing



ⓔ4 Floor #: 1/16 in = 1 ft
Townsend - Existing

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South Yarmouth, MA

Existing Dwelling

Glen & Darlene Townsend
14 Scott Tyler Way
West Dennis, MA 02670

DATE:
1/31/2025

SCALE:
AS NOTED

SHEET:

A-2

Do Not Build From These Plans

Proposed Front Elevation



E1 Floor #: 3/16 in = 1 ft
Townsend - 0.1

Existing Front Elevation



E1 Floor #: 1/16 in = 1 ft
Townsend - Existing

Proposed Front Elevation



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George Davis, Inc.
33 North Main Street
South Yarmouth, MA

Elevation

Glen & Darlene Townsend
14 Scott Tyler Way
West Dennis, MA 02670

DATE:

1/31/2025

SCALE:

AS NOTED

SHEET:

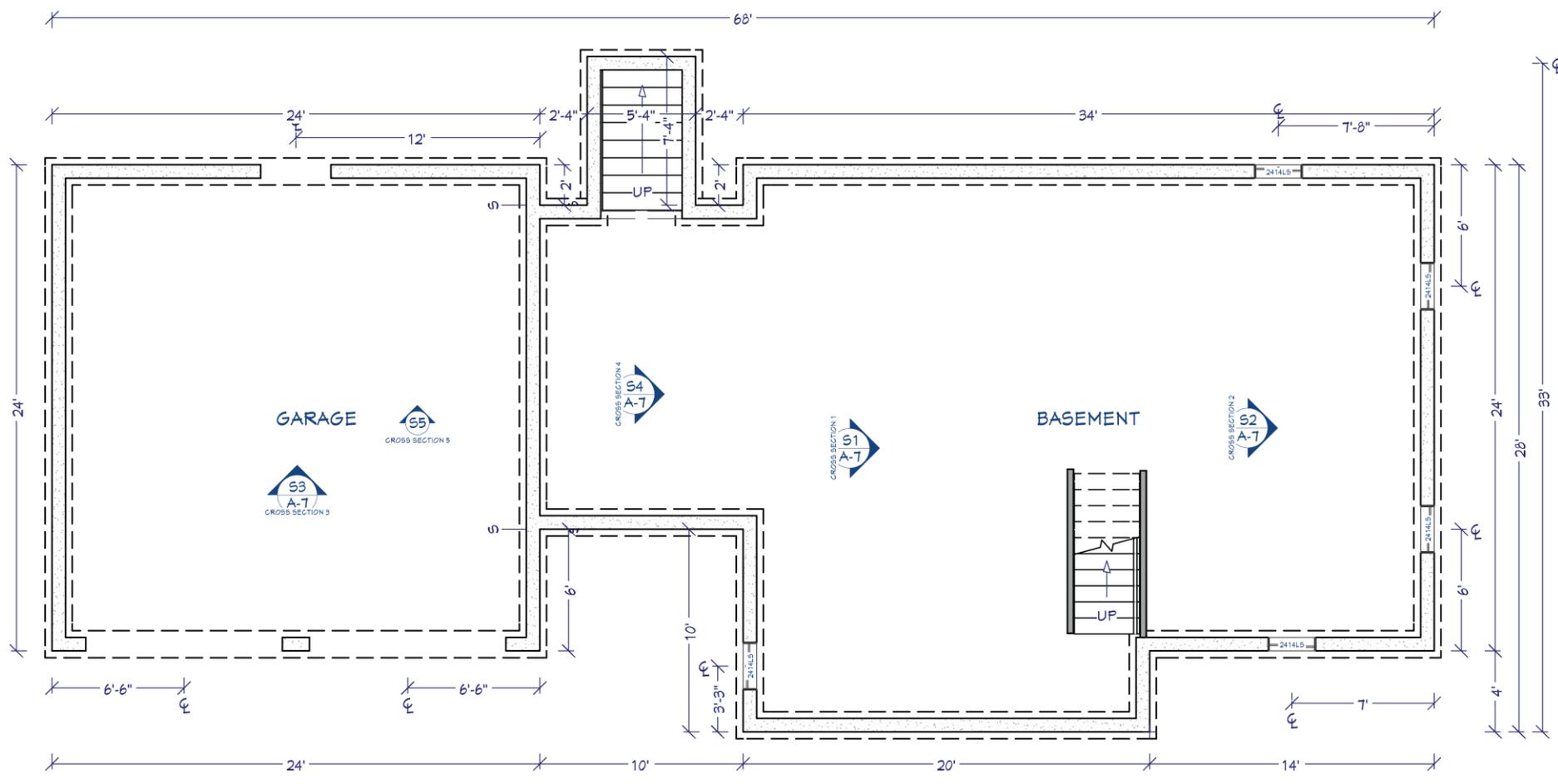
A-4



ⓔ1 Floor #: 3/16 in = 1 ft
Townsend - 8.1

Do Not Build From These Plans

Proposed Foundation Plan



○ Floor #0: 3/16 in = 1 ft
Townsend - 0.1



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33 North Main Street
South Yarmouth, MA



Foundation
A-6

Glen & Darlene Townsend
14 Scott Tyler Way
West Dennis, MA 02670

DATE:
1/31/2025

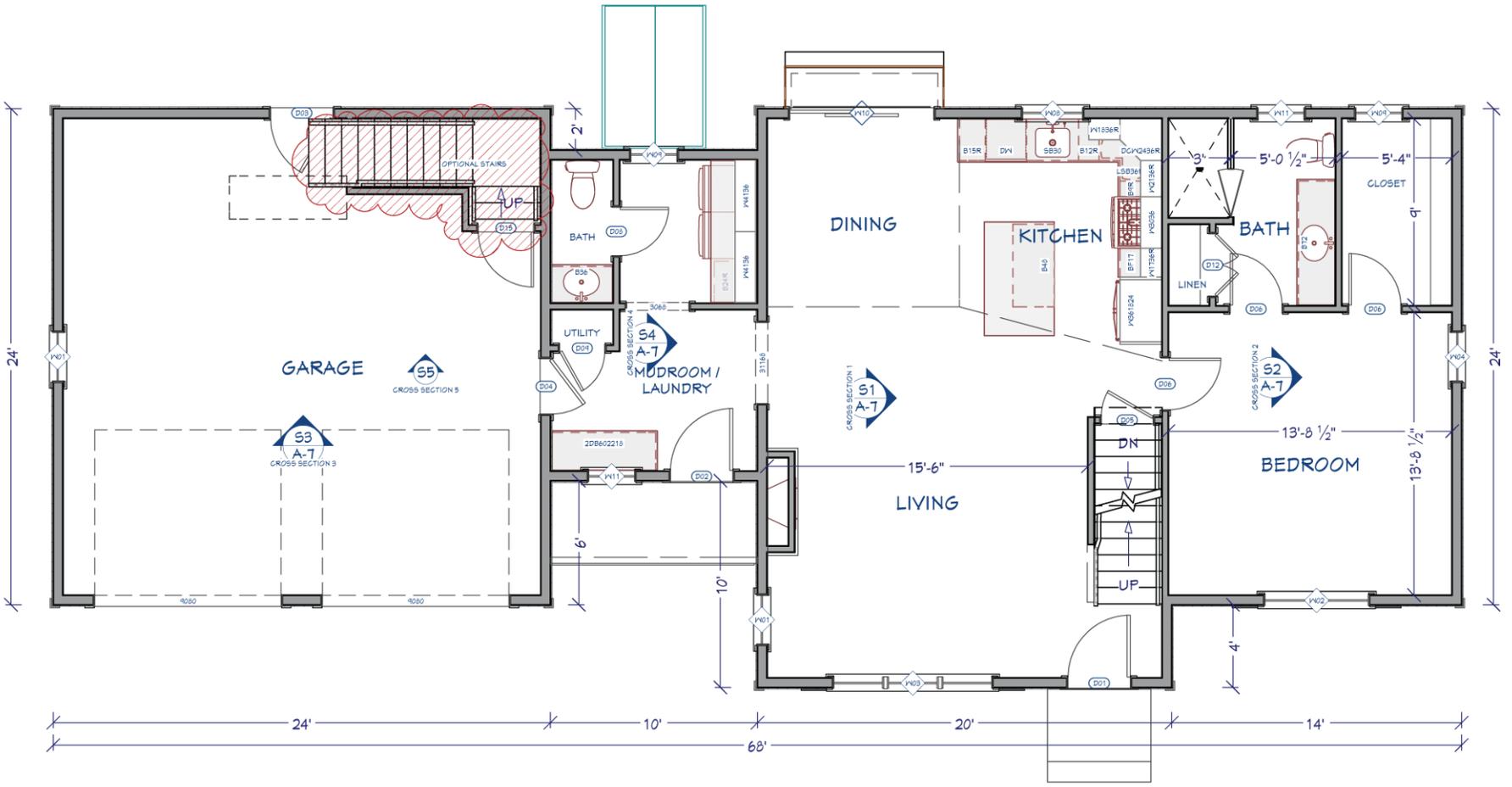
SCALE:
AS NOTED

SHEET:

A-3

Do Not Build From These Plans

Proposed 1st Floor Plan



Floor #1: 3/16 in = 1 ft
Townsend - 8.1



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South Yarmouth, MA

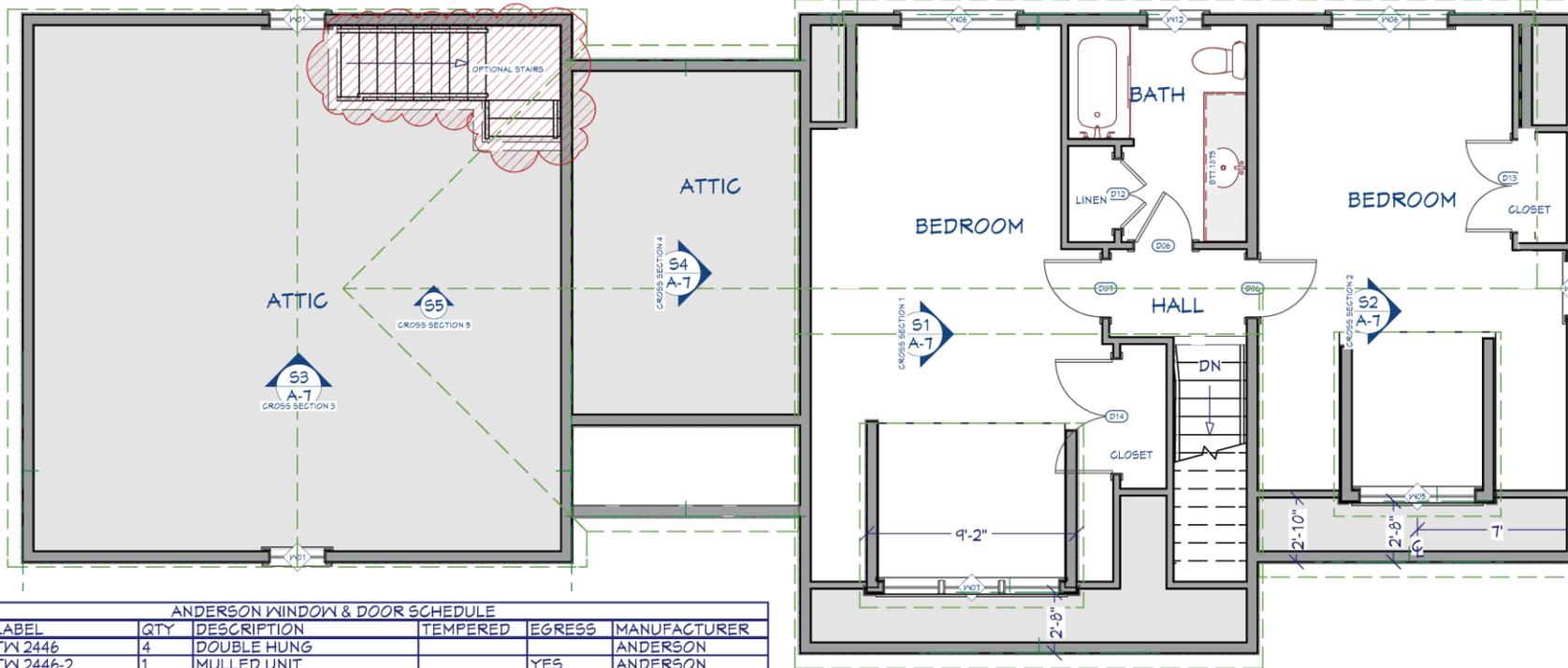
1st Floor

Glen & Darlene Townsend
14 Scott Tyler Way
West Dennis, MA 02670

DATE:	1/31/2025
SCALE:	AS NOTED
SHEET:	K-1

Do Not Build From These Plans

Proposed 2nd Floor Plan



ANDERSON WINDOW & DOOR SCHEDULE						
NUMBER	LABEL	QTY	DESCRIPTION	TEMPERED	EGRESS	MANUFACTURER
W01	TW 2446	4	DOUBLE HUNG			ANDERSON
W02	TW 2446-2	1	MULLED UNIT		YES	ANDERSON
W03	TW 2446-3	1	MULLED UNIT			ANDERSON
W04	TW 24310	2	DOUBLE HUNG		YES	ANDERSON
W05	TW 24210-2	1	MULLED UNIT			ANDERSON
W06	TW 24310-2	2	MULLED UNIT		YES	ANDERSON
W07	TW 24210-3	1	MULLED UNIT			ANDERSON
W08	A 335	1	SINGLE AWNING			ANDERSON
W09	AW 251	2	SINGLE AWNING			ANDERSON
W10	FWGCD 70611 L	1	2-PANEL SHAKER STYLE		YES	ANDERSON
W11	AW 251	2	SINGLE AWNING	YES		ANDERSON
W12	TW 24310	1	DOUBLE HUNG	YES	YES	ANDERSON

DOOR SCHEDULE						
NUMBER	LABEL	QTY	SIZE	DESCRIPTION	MANUFACTURER	COMMENTS
D01	3068	1	3068 R EX	2-LITE OVER 4-PANEL	THERMA-TRU OR EQUAL	
D02	3068	1	3068 R EX	4 LITE OVER 1 PANEL, 3/4 GLASS	THERMATRU OR EQUAL	
D03	3068	1	3068 L EX	4 LITE OVER 2 PANEL	THERMATRU OR EQUAL	
D04	2668	1	2668 L EX	2-PANEL SHAKER STYLE		20 MIN. LABEL
D05	2668	1	2668 R IN	2-PANEL SHAKER STYLE		WEATHER STRIPPING APPLIED
D06	2668	5	2668 L IN	2-PANEL SHAKER STYLE		
D07	2668	1	2668 R IN	2-PANEL SHAKER STYLE		
D08	2468	1	2468 L IN	2-PANEL SHAKER STYLE		
D09	2268	1	2268 R IN	2-PANEL SHAKER STYLE		
D12	3068	2	3068 L/R IN	2 PANEL SHAKER STYLE		CONCEALED MAGN. CATCHES
D13	4068	1	4068 L/R IN	2-PANEL SHAKER STYLE		CONCEALED MAGN. CATCHES
D14	5068	1	5068 L/R IN	2-PANEL SHAKER STYLE		CONCEALED MAGN. CATCHES
D15	2868	1	2868 L IN	HINGED-DOOR P03		OPTION DOOR

○ Floor #2: 3/16 in = 1 ft
Townsend - 8.1

Do Not Build From These Plans



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George Davis, Inc.
33 North Main Street
South Yarmouth, MA

2nd Floor & Schedules

Glen & Darlene Townsend
14 Scott Tyler Way
West Dennis, MA 02670

DATE:

1/31/2025

SCALE:

AS NOTED

SHEET:

A -1

Proposed Rear Elevation



E3 Floor #: 3/16 in = 1 ft
Townsend - 0.1



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George Davis, Inc.
33 North Main Street
South Yarmouth, MA

Elevation

Glen & Darlene Townsend
14 Scott Tyler Way
West Dennis, MA 02670

DATE:

1/31/2025

SCALE:

AS NOTED

SHEET:

A-5

Do Not Build From These Plans

Proposed Side Elevations



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George Davis, Inc.
33 North Main Street
South Yarmouth, MA

Elevation

Glen & Darlene Townsend
14 Scott Tyler Way
West Dennis, MA 02670

DATE:
1/31/2025
SCALE:
AS NOTED
SHEET:
A-6



E4 Floor #: 3/16 in = 1 ft
Townsend - 8.1



E2 Floor #: 3/16 in = 1 ft
Townsend - 8.1

Do Not Build From These Plans