

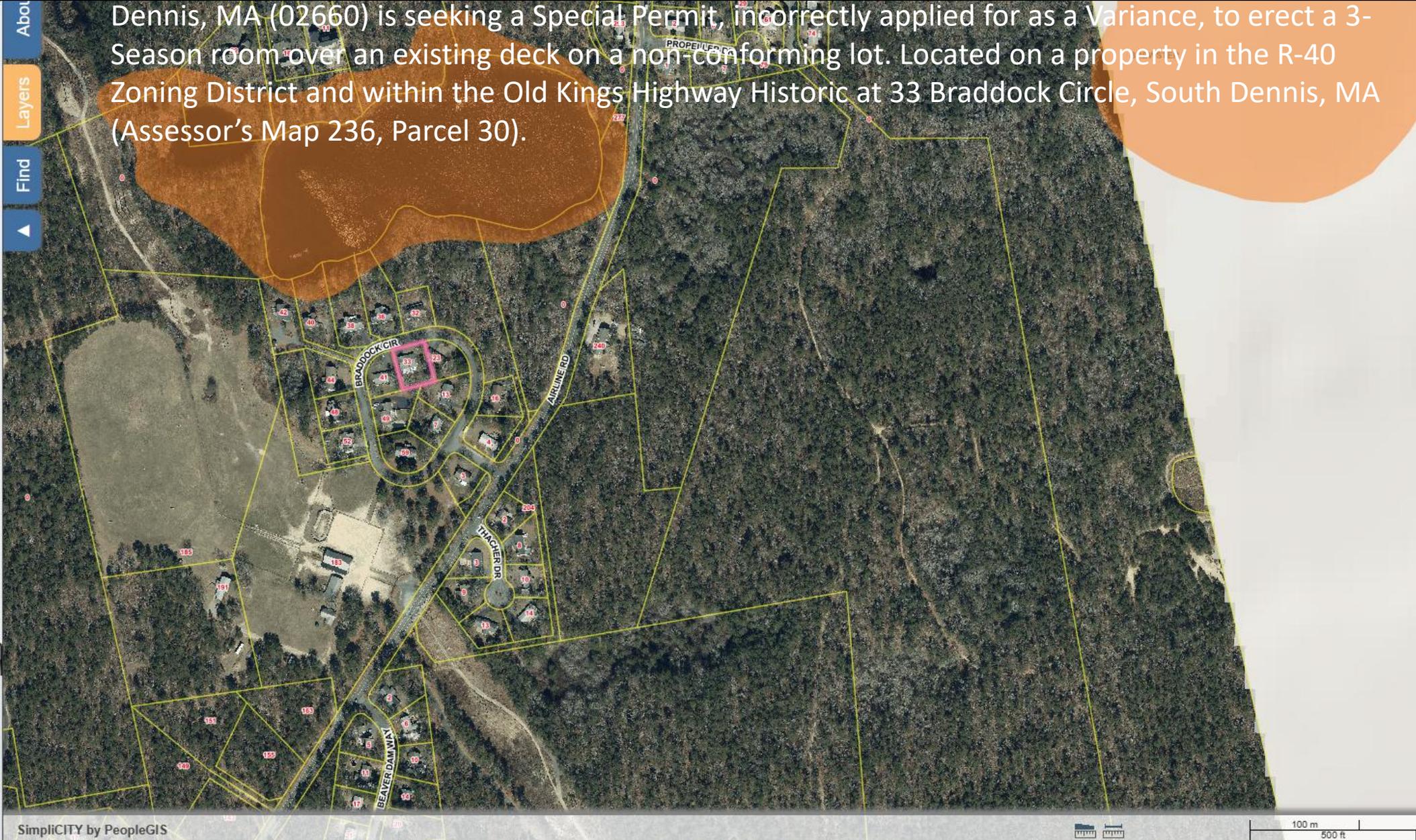
# 1. 33 BRADDOCK CIRCLE, ED (ZVAR-25-3): Edward N. Henry ET UX, 33 Braddock Circle, South

Dennis, MA (02660) is seeking a Special Permit, incorrectly applied for as a Variance, to erect a 3-Season room over an existing deck on a non-conforming lot. Located on a property in the R-40 Zoning District and within the Old Kings Highway Historic at 33 Braddock Circle, South Dennis, MA (Assessor's Map 236, Parcel 30).

- Places of Interest
- Labels
- Assessors Maps
- 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

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



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- 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
- 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

Abc  
Layers  
Find  
▲



SimpliCITY by PeopleGIS



200 ft 100 m

Find Properties

Owner:

Parcel ID:

Address:

[Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
236-30-0	33 BRADDOCK	ED	HENRY EDWAR

Detail Information [Zoom To](#)

Key	11403
Fiscal Year	2026
Extension	0
Address	33 BRADDOCK CIRCLE
Village	ED
Property Type	R
Owner	HENRY EDWARD N ET UX
Co-Owner	HENRY MARY E
Owner Address	33 BRADDOCK CIRCLE
Owner City	SOUTH DENNIS
Owner State	MA
Owner Zip	02660
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	06/04/10 00:00:00
Book	24598
Page	114
Certificate	
Last Sale Price	340000.0000
Total Value	\$627,500.00
Land Value	\$127,500.00
Building Value	\$497,700.00
Detached Building Value	\$2,300.00
Acres	0.29
Prev Year Total Value	\$608,000.00
Property Card	<a href="#">PK Field Card</a>

Find Abutters

About

Layers

Find

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33 Braddock Cir  
Dennis, Massachusetts  
[View on Google Maps](#)













**LEGEND**

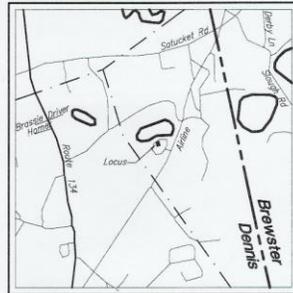
99	EXISTING CONTOUR
X 99.1	EXIST. SPOT ELEV.
-(99)	PROPOSED CONTOUR
[98.4]	PROPOSED SPOT EL.
TH	TEST HOLE
□	CONCRETE BOUND
○	UTILITY POLE
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⊙	CATCH BASIN
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-W-	WATER LINE
-G-	GAS LINE
-OE-	OVERHEAD ELECTRIC
-S-	SEWER LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



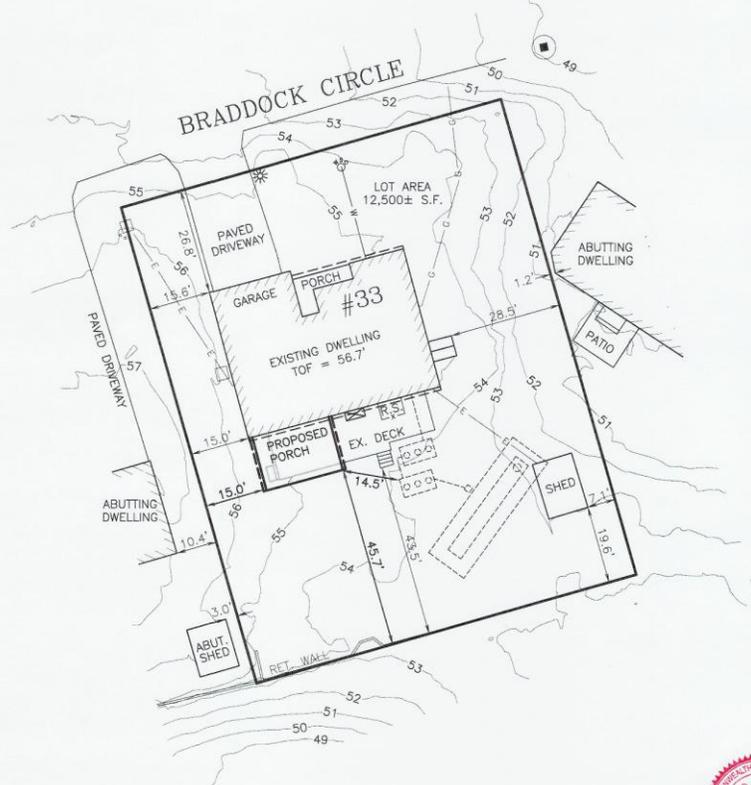
**NOTES**

- DATUM IS NAVD88
- 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 DIGSAFE (811) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- EXISTING SEPTIC LOCATION PER TIE-CARD ON FILE WITH TOWN.



**LOCUS MAP**

SCALE 1"=2000'±  
ASSESSORS MAP 236 PARCEL 30



**ZONING SUMMARY**

ZONING DISTRICT: R-40 DISTRICT

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	12,500 S.F.±	12,500 S.F.±
MIN. LOT FRONTAGE	50'	100'	100'
MIN. LOT WIDTH	100'	100'	100'
MIN. FRONT SETBACK	25'	26.8'	26.8'
MIN. SIDE SETBACK	15'	15.0'	15.0'
MIN. REAR SETBACK	25'	43.5'	43.5'
MAX. BUILDING COVERAGE	15%	15.4% 1925 SF	17.7% 2209 SF
MAX. BUILDING HEIGHT	2.5 STORIES		
MAX. FLOOR AREA RATIO	30%	10.4% (1296 SF)	12.6% (1576 SF)

**SITE PLAN**

OF  
**#33 BRADDOCK CIRCLE  
EAST DENNIS, MA**

PREPARED FOR  
**EDWARD HENRY**

DATE: APRIL 10, 2025



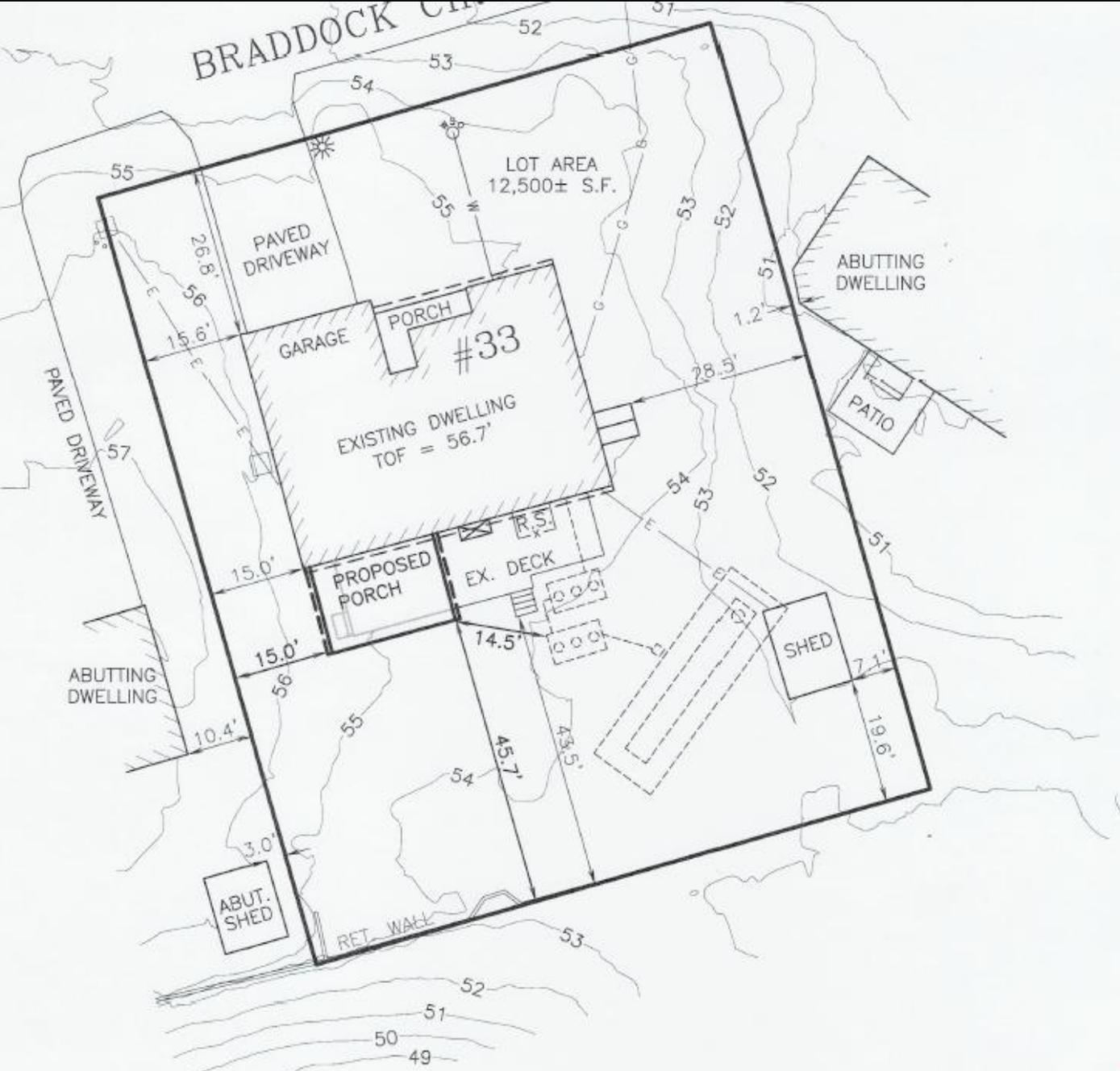
4-10-25  
DATE DANIEL A. OJALA, P.E., P.L.S.

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

SURVEY: NHO  
DRAFTED BY: C.J.F.  
CHECKED BY: YHP  
25-022 HENRY.DWG



# BRADDOCK CIR



## ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT

	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT SIZE	40,000 S.F.	12,500 S.F.±	12,500 S.F.±
MIN. LOT FRONTAGE	50'	100'	100'
MIN. LOT WIDTH	100'	100'	100'
MIN. FRONT SETBACK	25'	26.8'	26.8'
MIN. SIDE SETBACK	15'	15.0'	15.0'
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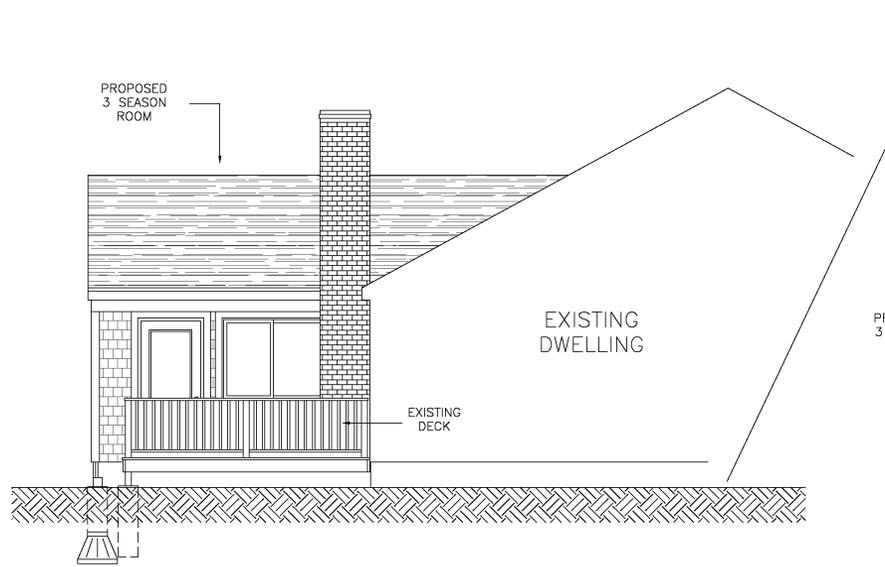
OF

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EAST DENNIS, MA

PREPARED FOR

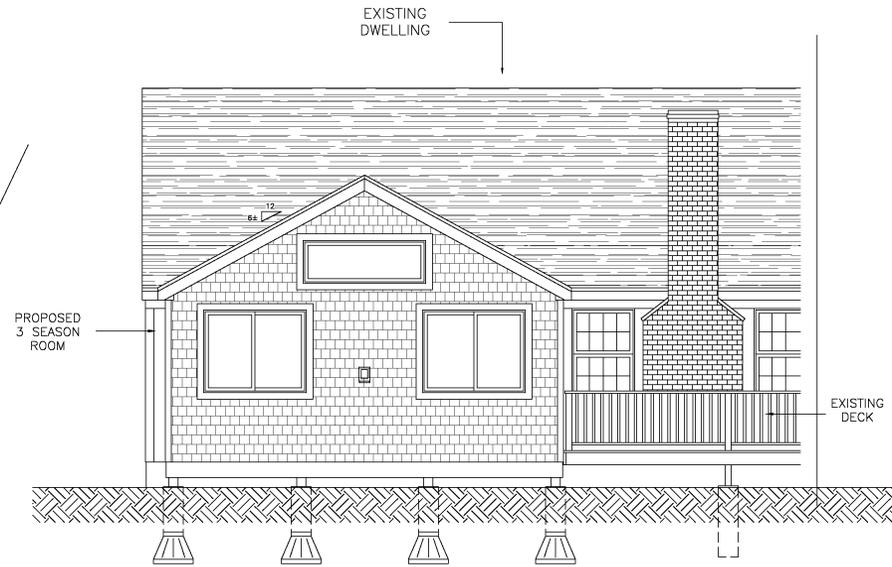
EDWARD HENRY





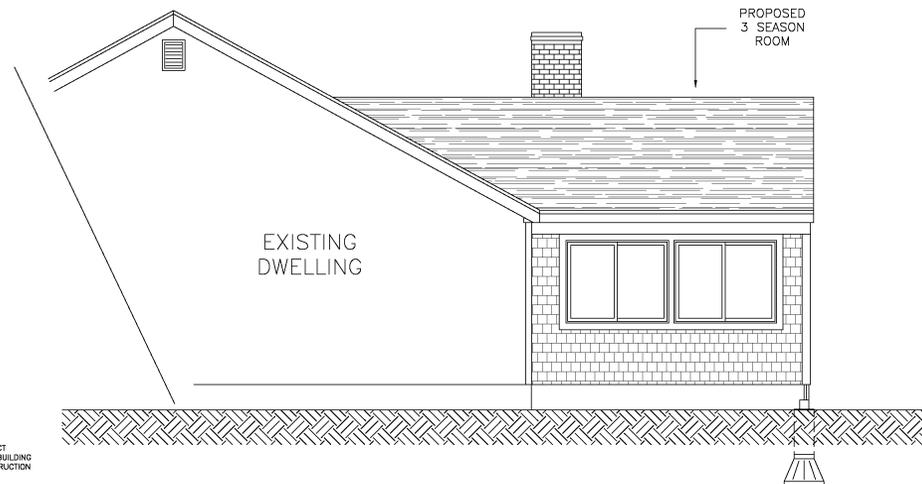
**LEFT SIDE ELEVATION**

( 1/4" = 1' )



**REAR ELEVATION**

( 1/4" = 1' )



**RIGHT SIDE ELEVATION**

( 1/4" = 1' )



PROPOSED 3 SEASON ROOM

**EDWARD AND MARY HENRY**

33 BRADDOCK CIRCLE

EAST DENNIS

-REAR ELEVATION -LEFT SIDE ELEVATION  
-RIGHT SIDE ELEVATION

APRIL 9, 2025

Town of Dennis, Massachusetts  
Zoning Board of Appeals

May 11, 2025

Ref: Edward & Mary Henry  
33 Braddock Circle  
East Dennis, MA

Subject: 3-Season Room Addition

Dear Zoning Board of Appeals,

We are requesting a variance to the 15% Lot Coverage By-Law to allow for the construction of a 3-Season Room AT 33 Braddock Circle. The work would require the following:

1. Remove Existing Deck
2. Per ARC Design Drawing "EDWARD and MARY HENRY 33 BRADDOCK CIRCLE"
  - a. Install "Big-Foot" Footers to support structure
  - b. Erect 280 Sq. Ft. 3-Season room
  - c. Tie into existing Roof
3. Per Down Cape Engineering Drawing "25-022 HENRY.DWG"
  - a. By-Law lot coverage is 15% Max.
  - b. Current lot coverage is 15.4%
  - c. Proposed lot coverage is 17.7%

Your review and consideration of the proposed variance is greatly appreciated.

Best Regards,

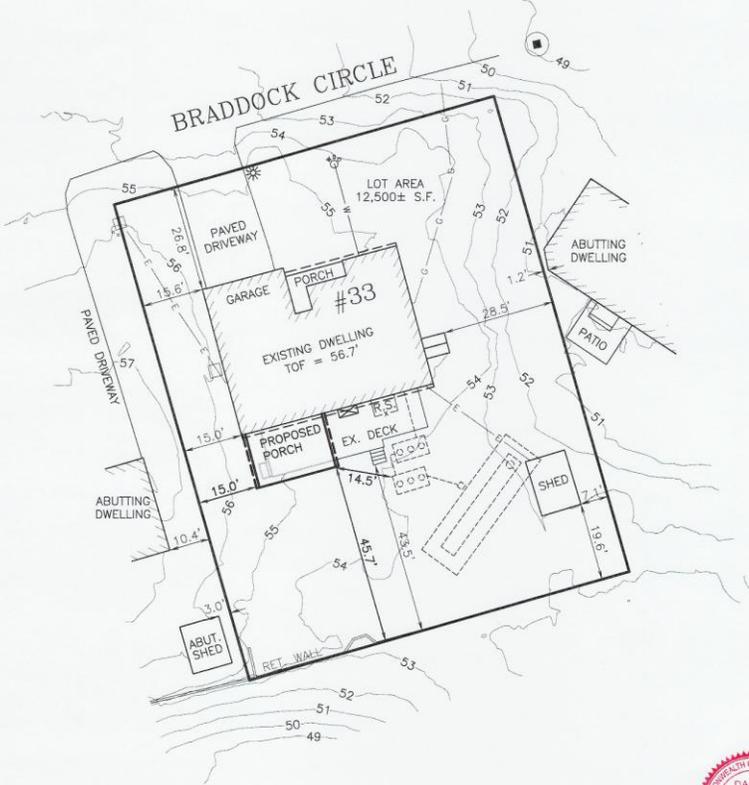


Ed & Mary Henry  
[Enhqb134@gmail.com](mailto:Enhqb134@gmail.com)  
860-930-9094

**LEGEND**

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EAST DENNIS, MA**

PREPARED FOR  
**EDWARD HENRY**

DATE: APRIL 10, 2025



DATE: 4-10-25  
DANIEL A. OJALA, P.E., P.L.S.

508-362-4541  
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**down cape engineering, inc.**  
civil engineers  
land surveyors  
939 Main Street (Rte 6A)  
YARMOUTHPORT MA 02675

SURVEY: NHO  
DRAFTED BY: C.J.F.  
CHECKED BY: Y.H.  
25-022 HENRY.DWG