

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
20-32-1	257 OLD WHA	DP	CAYER KATHLE
20-32-2	257 OLD WHA	DP	SHELLEY BRIA
20-32-3	257 OLD WHA	DP	TSUCHIYA KAM
20-32-4	257 OLD WHA	DP	CAYER KATHLE
20-32-5	257 OLD WHA	DP	ANGLIN JOHN
20-32-6	257 OLD WHA	DP	KOTZEFF SIMO
20-32-7	257 OLD WHA	DP	GRADY MICHA
20-32-8	257 OLD WHA	DP	GRADY SEAN
20-32-0	257 OLD WHA	DP	CAPTAINS ROV

Detail Information Zoom To

CAMA ID	20-32-4
MapPar	20-32
Key	28019
Fiscal Year	2026
Extension	4
Address	257 OLD WHARF ROAD U-2
Village	DP
Property Type	R
Owner	CAYER KATHLEEN M
Co-Owner	
Owner Address	P O BOX 665
Owner City	WEST DENNIS
Owner State	MA
Owner Zip	02670
Owner Country	
State Class #	1020
State Class Desc	CONDOMINIUM
Dead Date	nn/nn/nn nn.nn.nn

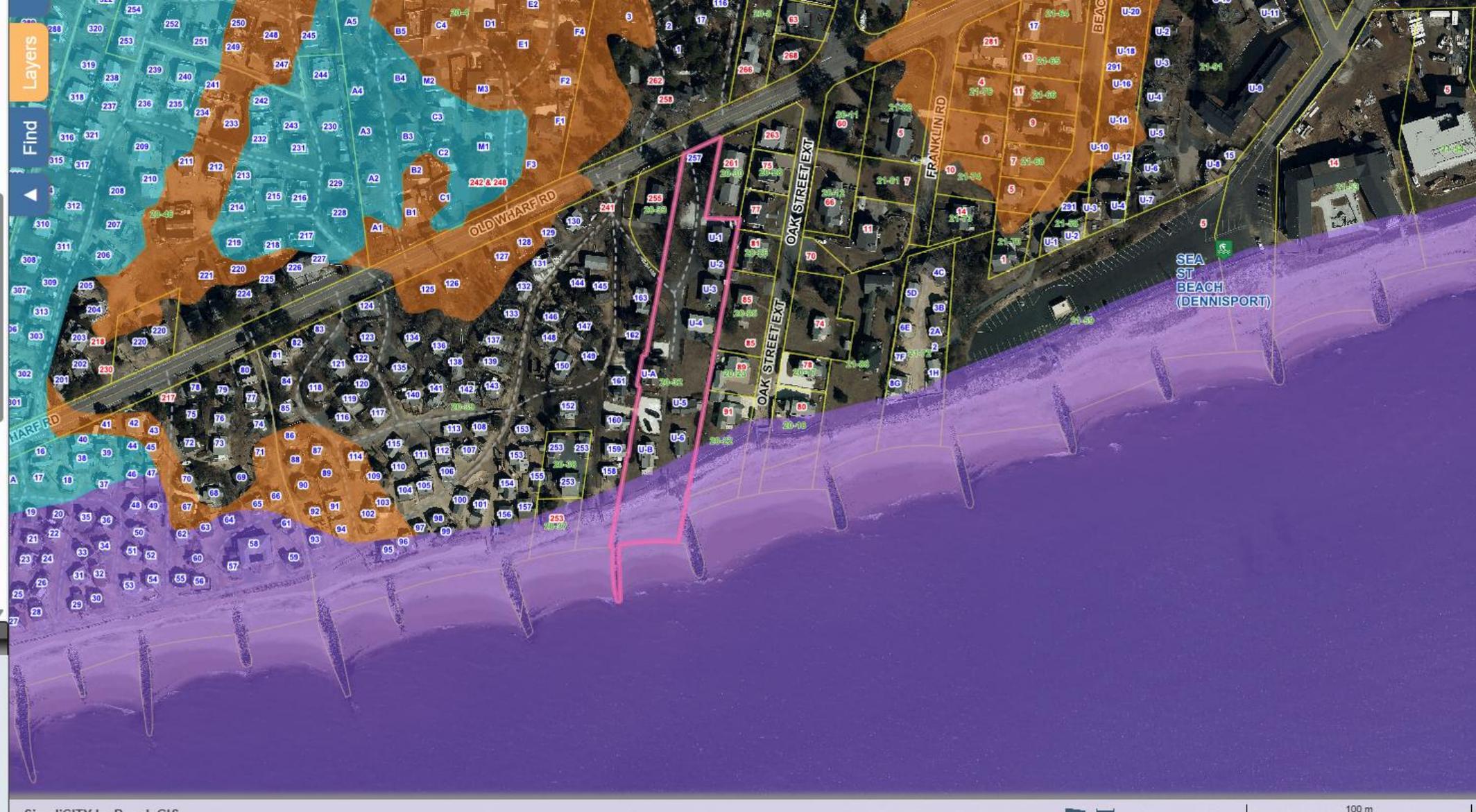


Find Abutters

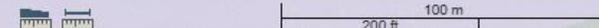
SimpliCITY by PeopleGIS



- 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
 - Activity and Use Limitations Sites i
 - Tier Classified Oil and/or Hazardous i
 - Material - 21E Sites
 -
 - DWD Zone II - Sept. 29 2005 - June 10 2012
 - Zone II Area - Old
 - DEP Zone II - June 10 2022
 - Zone II Area (New)
 - MA DEP Wetlands
 - Marsh/Bog
 - Wooded Swamp
 - Salt Marsh
- 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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20-32-8	257 OLD WHA	DP	GRADY SEAN
20-32-0	257 OLD WHA	DP	CAPTAINS ROV

Detail Information Zoom To →

Owner State	MA
Owner Zip	02670
Owner Country	
State Class #	1020
State Class Desc	CONDOMINIUM
Deed Date	04/08/08 00:00:00
Book	N/A
Page	N/A
Certificate	C330-2
Last Sale Price	54900.0000
Total Value	\$214,500.00
Land Value	\$0.00
Building Value	\$214,500.00
Detached Building Value	\$0.00
Acres	0.00
Prev Year Total Value	\$196,600.00
Property Card	PK Field Card



Find Abutters

SimpliCITY by PeopleGIS



- 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
 - 2020 Aerial Planimetrics
 - Hurricane SLOSH
 - FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
-
- 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





Zoning Compliance

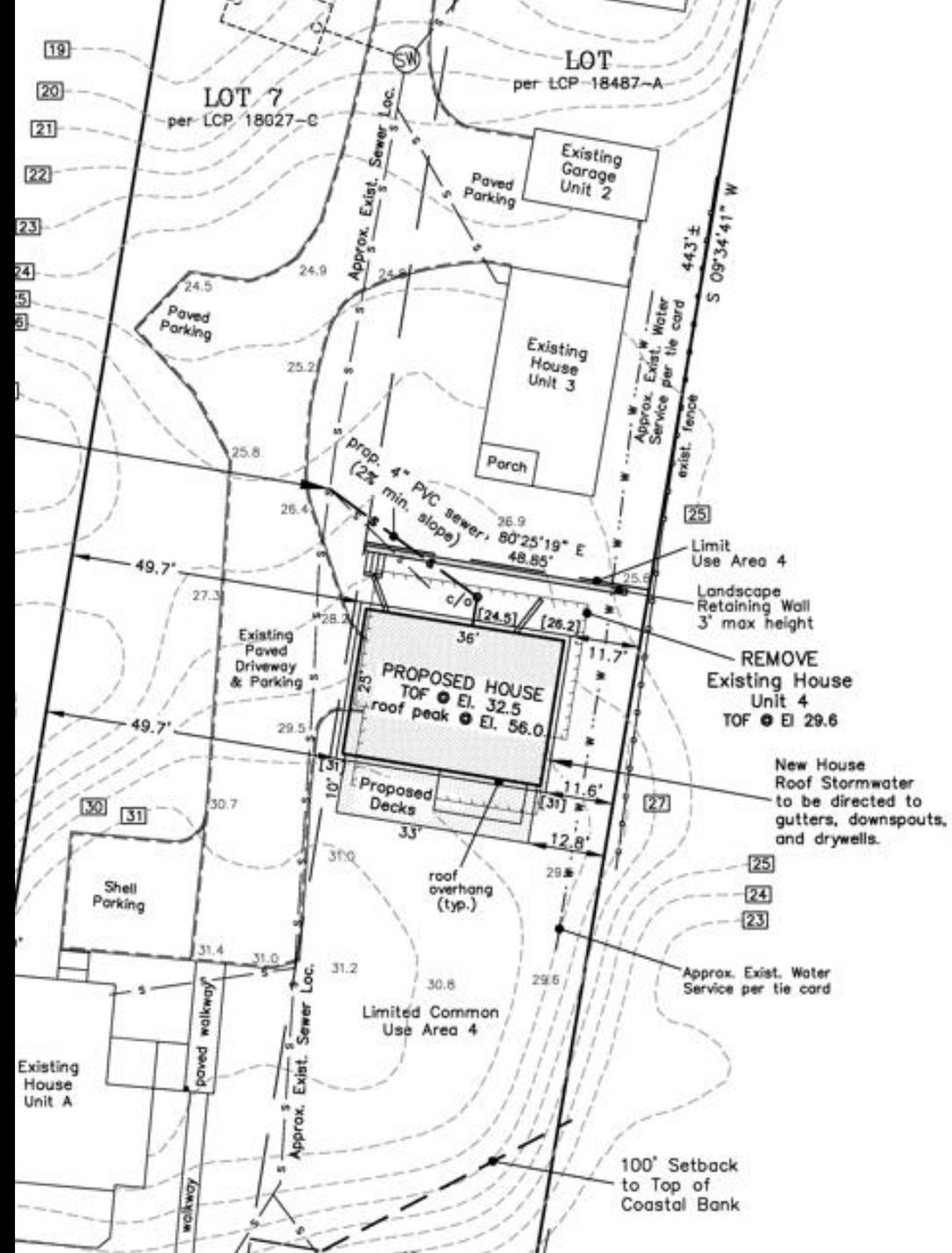
Zone: RR

	Zoning	Existing Unit 4 House	Proposed Unit 4 House
Min Front Setback	25'	236'	241'
Min Side Setback	15'	9.6'/51.3'	11.6'/49.7'
Min Rear Setback	25'	256'±	251'±
Total Building Coverage *	(6300sf) 15%max	(5300sf±) 12.6%	(5425sf±) 12.9%

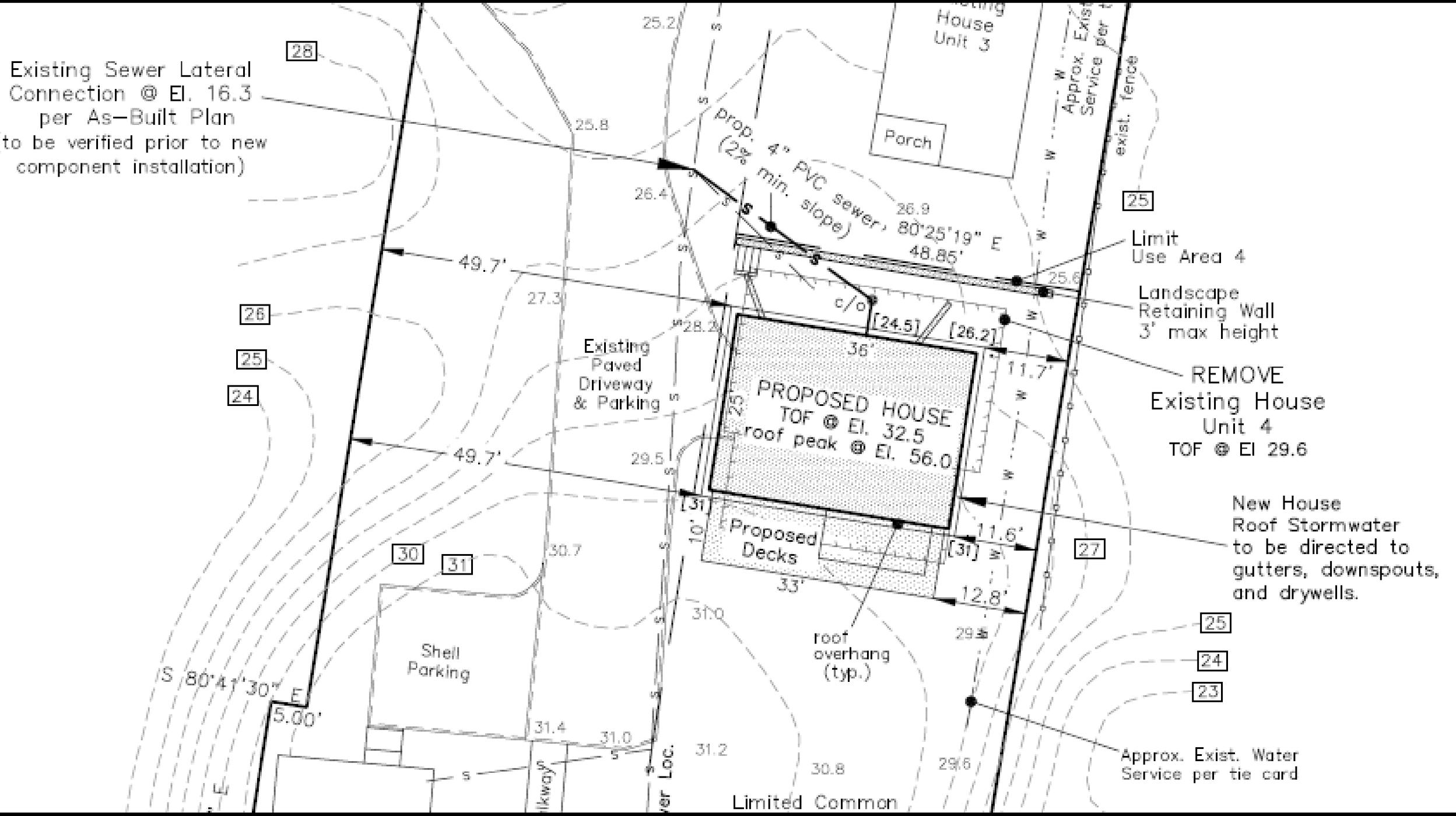
*15% of non-wetland lot area used

Building Height

	Existing	Proposed
Highest Roof Ridge Elevation =	42.8	56.0
Average Natural Grade =	<u>28.2</u>	<u>28.7</u>
Building Height =	14.6	27.3



Existing Sewer Lateral Connection @ El. 16.3 per As-Built Plan (to be verified prior to new component installation)



Limit Use Area 4

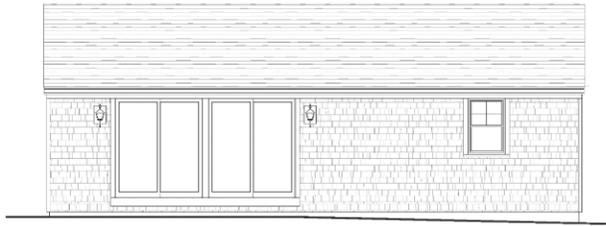
Landscape Retaining Wall 3' max height

REMOVE Existing House Unit 4 TOF @ El 29.6

New House Roof Stormwater to be directed to gutters, downspouts, and drywells.

Approx. Exist. Water Service per tie card

Limited Common



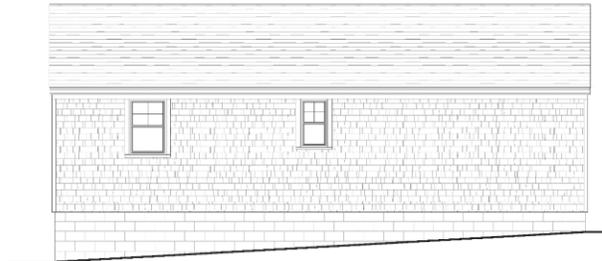
EXISTING FRONT ELEVATION



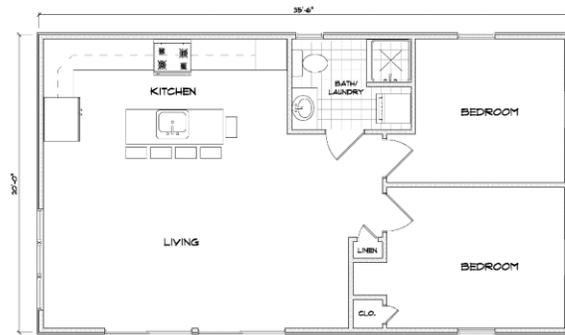
EXISTING EAST ELEVATION



EXISTING EAST ELEVATION



EXISTING REAR ELEVATION



EXISTING 1ST FLOOR PLAN

678 S.F.

EXISTING CONDITIONS

Rick Roy Construction LLC
 123A Queen Anne Road
 Harwich, MA 02631
 508-432-6840
 508-432-4814 FAX
 rroycon@comcast.net

1/4" = 1'-0"

(UNLESS OTHERWISE NOTED)

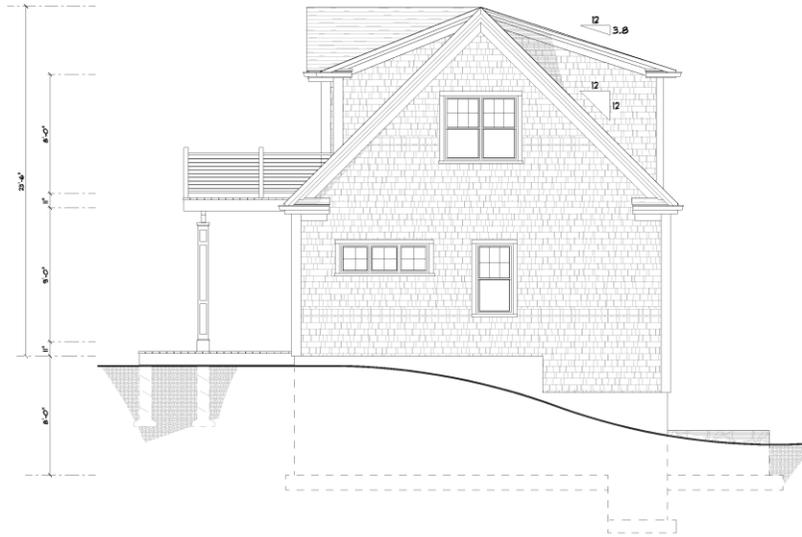
SIMON AND LAURA KOTZEFF
 #4 257 OLD WHARF RD.
 DENNISPORT MA

Monday, May 12, 2025

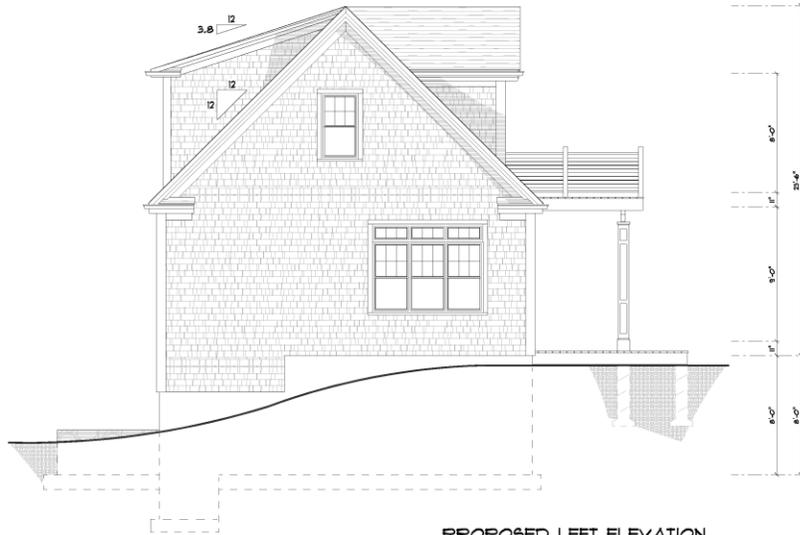
EC



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

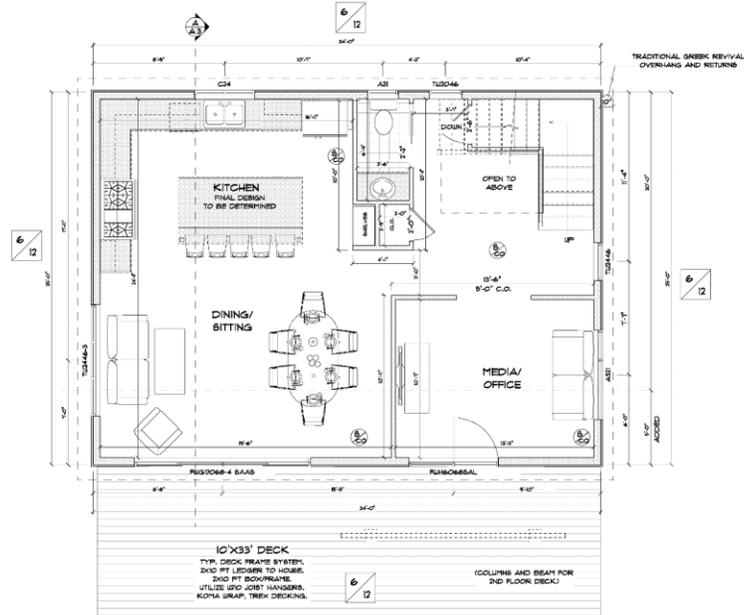
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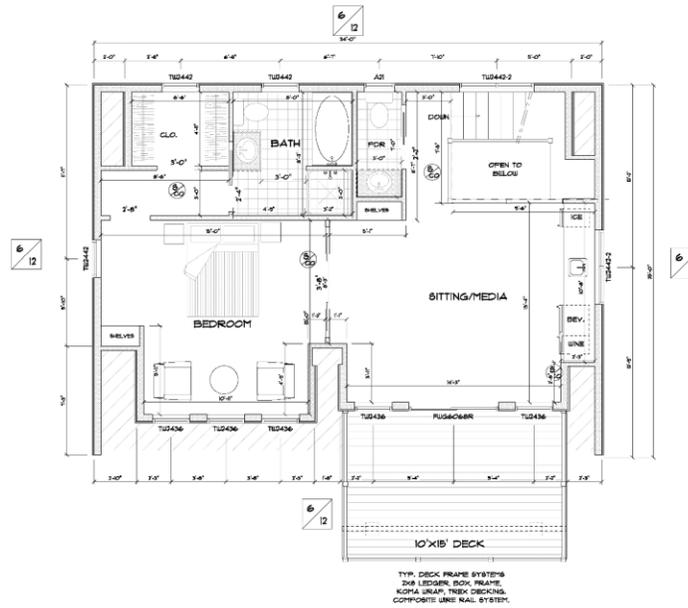
Friday, June 6, 2025

A1



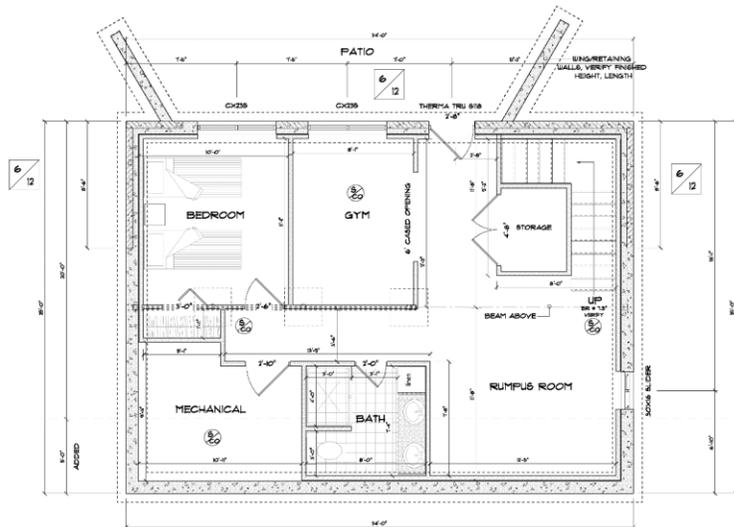
PROPOSED 1ST FLOOR PLAN

144 S.F.



PROPOSED 2ND FLOOR PLAN

581 S.F.



PROPOSED BASEMENT PLAN

512 S.F.

ANDERSEN 400 SERIES

PRODUCT CODE	OPENING SCHEDULE			R.O.	WIDTH	R.O. HEIGHT	COUNT
	SIZE	R.O.	WIDTH				
A21	2'-0" x 2'-0"	2'-0"	2'-0"				2
A321	5'-11" x 2'-0"	6'-0"	2'-0"				1
C24	4'-0" x 4'-0"	4'-0"	4'-0"				1
CK235	5'-2" x 3'-4"	5'-3"	3'-5"				2
TW2046	2'-1" x 4'-8"	2'-2"	4'-8"				1
TW2436	2'-5" x 3'-8"	2'-6"	3'-8"				5
TW2442	2'-5" x 4'-4"	2'-6"	4'-4"				3
TW2442-2	4'-11" x 4'-8" 0"	4'-4"					2
TW2446	2'-5" x 4'-8"	2'-6"	4'-8"				1
TW2446-3 W/TRANSOM	7'-5" x 4'-8"	7'-5"	4'-8"				2
FWH6068SR W/TRANSOM	5'-11"	6'-0"	7'-10"				1
FWG12068-4 SAAS W/TRANSOM	11'-9"	11'-9"	7'-10"				1
THERMA TRU S118 FULL LITE	2'-10" x 6'-8"	3'-0"	6'-8"				1

- 2X6 WALL.
- FINISHED INT/EXT.
- 6/1 GRILL. SEE ELEVATIONS
- FULL SCREEN.

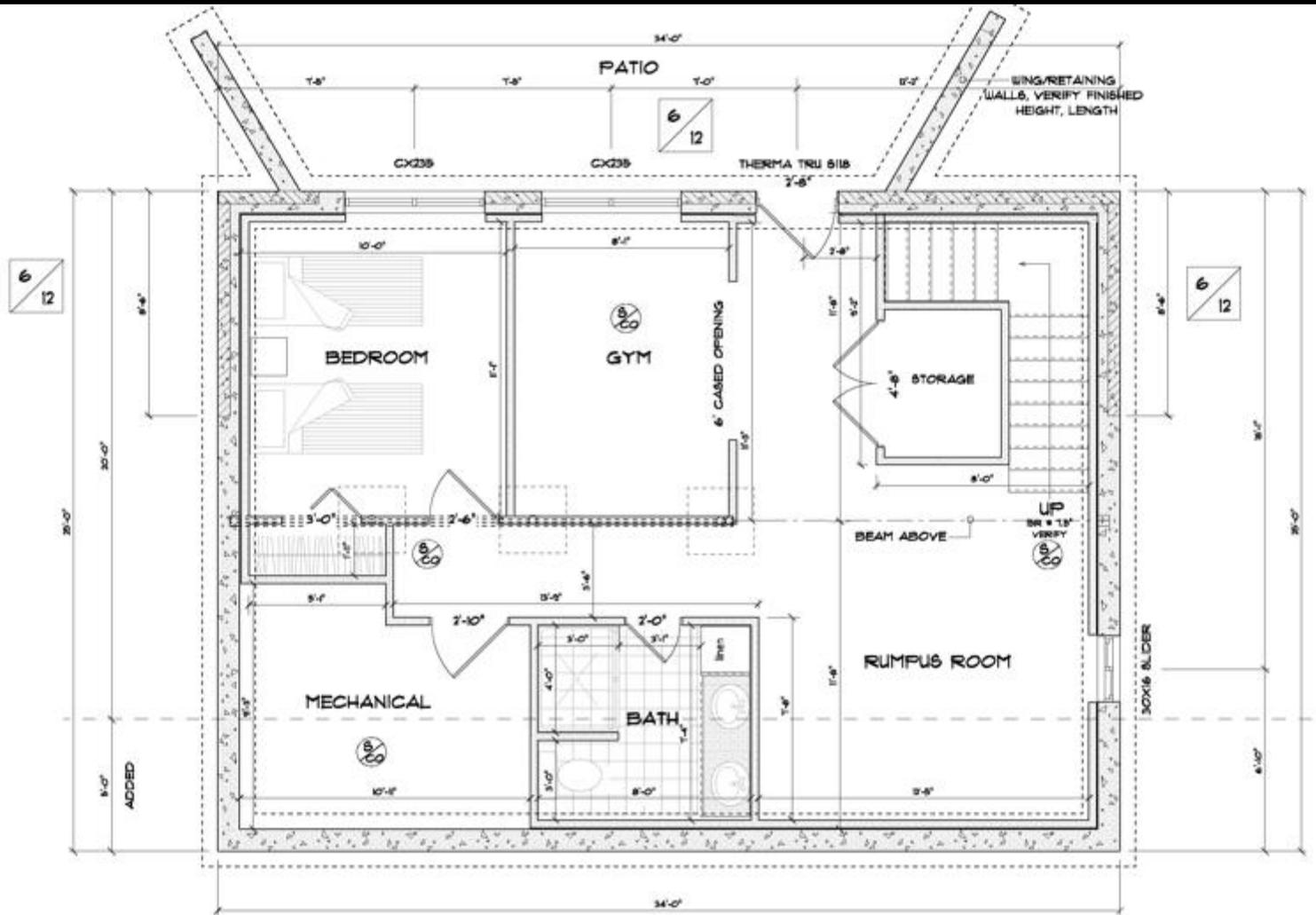
Rick Roy Construction LLC
123A Queen Anne Road
Harwich, MA 02631
508-432-6840
508-432-4814 FAX
rroycon@comcast.net

1/4" = 1'-0"
(ALL DIMS. OTHERWISE NOTED)

SIMON AND LAURA KOTZEFF
#4 257 OLD WHARF RD.
DENNISPORT MA

Thursday, June 19, 2025

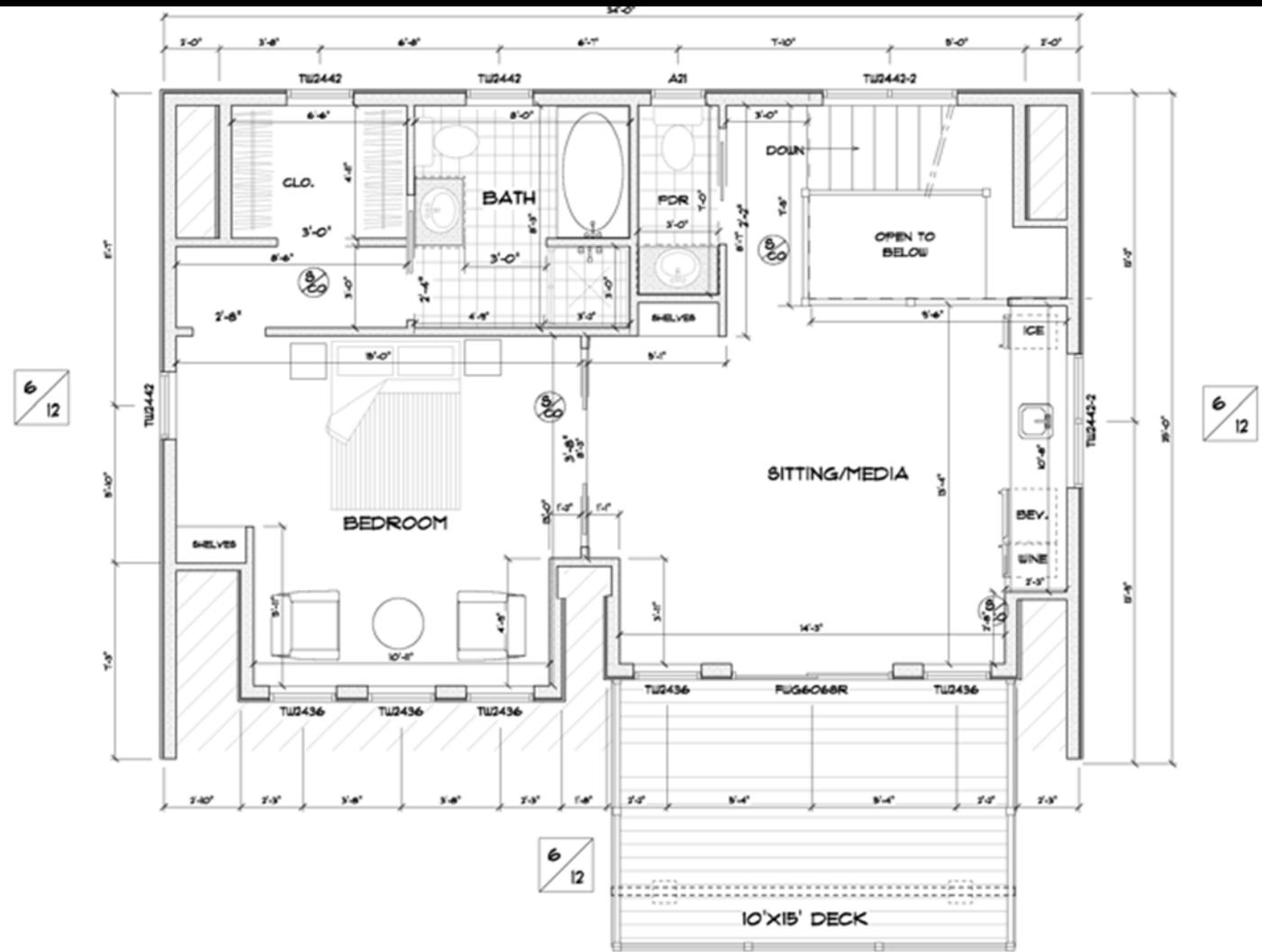
A2



PROPOSED BASEMENT PLAN

SCALE: 1/4" = 1'-0"

572 S.F.



TYP. DECK FRAME SYSTEMS
 2X8 LEDGER, BOX FRAME,
 KOMA WRAP, TREX DECKING,
 COMPOSITE WIRE RAIL SYSTEM.

PROPOSED 2ND FLOOR PLAN











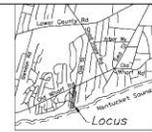




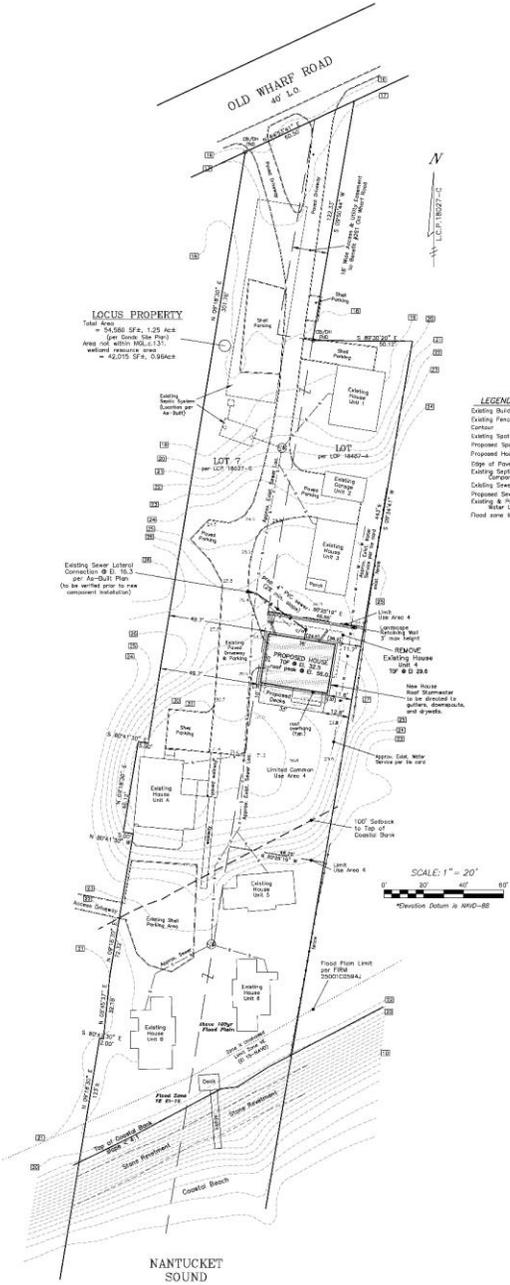








LOCATION MAP
 Permit #: 20-12-4
 Date: 01/13/2020
 LC # 18027-C, Lot 7
 LC Pl. 18467-A



LOCUS PROPERTY
 Total Area = 1.25 ac.
 (per Code Site Plan)
 Area not within MGLA 25C
 wetland resource area
 = 42,075 SF or 0.966 ac.

LEGEND

- Existing Building
- Existing Fence
- Existing Sept Elev
- Proposed House
- Edge of Footprint
- Existing Sept
- Existing Sewer
- Proposed Sewer
- Existing & Prop. Water Line
- Flood zone limit

Zoning Compliance

Zone: RR	Existing Lot #	Proposed Lot #
Min Front Setback	25'	25'
Min Side Setback	15'	8.6'/21.3'
Min Rear Setback	20'	20.1'
Building Coverage	15.00%	12.5%

Building Height

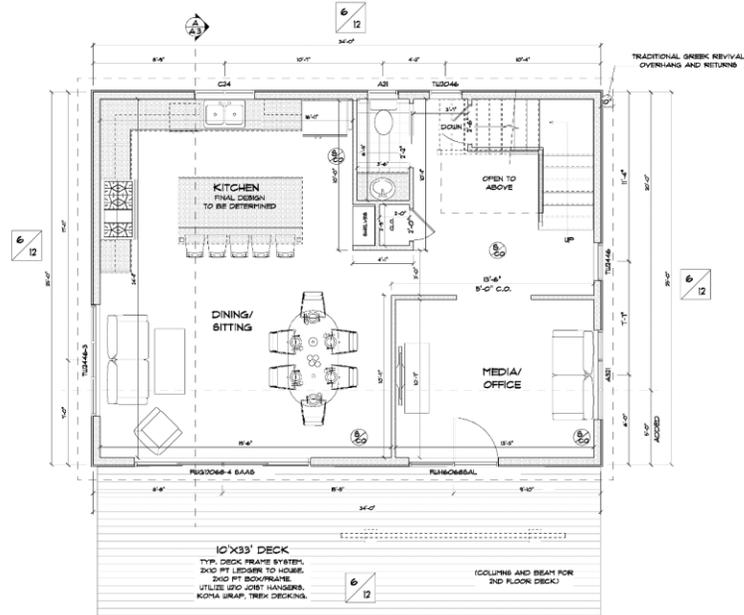
Existing	Proposed
Highest Roof Ridge Elevation = 42.8	50.0
Average Natural Grade = 22.2	20.2
Building Height = 14.6	27.3

NOTE:
 * The existing Lot # House is not located within a Special Flood Hazard Area.
 ** This property is not located within a Zone II Drinking Water Protection District.

SCALE: 1" = 20'
 *Elevation Datum is NAVD-88



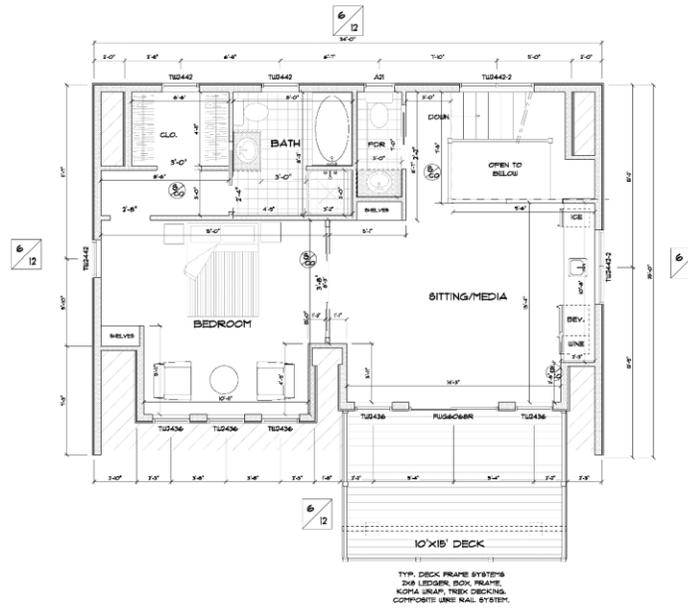
MORAN ENGINEERING ASSOC.
 58-52-203 1st St New Bedford, MA
 PROPOSED CONDITIONS PLOT PLAN
 Prepared For: Simon & Laura Koltzoff
 Unit 4, 287 OLD WHARF RD., DENNISPORT, MA
 PROJECT: 24-037 DATE: 6/19/2023



PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

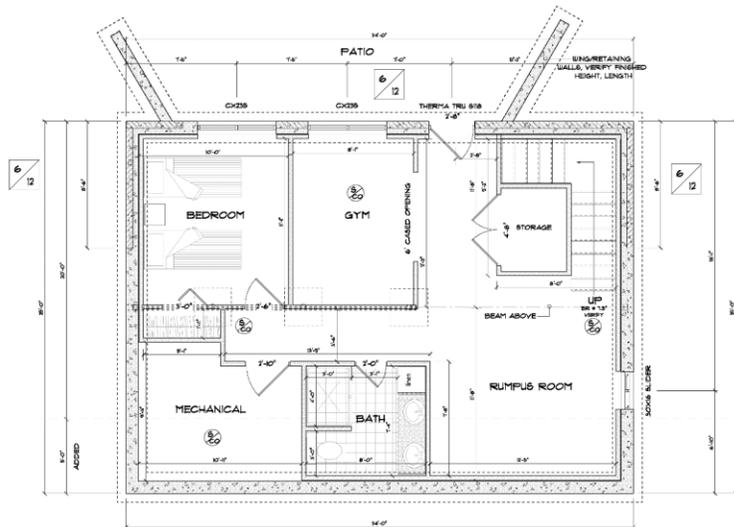
744 S.F.



PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

587 S.F.



PROPOSED BASEMENT PLAN

SCALE: 1/4" = 1'-0"

512 S.F.

ANDERSEN 400 SERIES

PRODUCT CODE	OPENING SCHEDULE			R.O.	WIDTH	R.O. HEIGHT	COUNT
	SIZE	R.O.	WIDTH				
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C24	4'-0" x 4'-0"	4'-0"	4'-0"	4'-0"			1
CK235	5'-2" x 3'-4"	5'-3"	3'-5"	3'-5"			2
TW2046	2'-1" x 4'-8"	2'-2"	4'-8"	4'-8"			1
TW2436	2'-5" x 3'-8"	2'-6"	3'-8"	3'-8"			5
TW2442	2'-5" x 4'-4"	2'-6"	4'-4"	4'-4"			3
TW2442-2	4'-11" x 4'-8" 3/8"	4'-4"	4'-4"	4'-4"			2
TW2446	2'-5" x 4'-8"	2'-6"	4'-8"	4'-8"			1
TW2446-3 W/TRANSOM	7'-5" x 4'-8"	7'-5"	4'-8"	4'-8"			2
FWH6068SR W/TRANSOM	5'-11"	6'-0"	7'-10"	7'-10"			1
FWG12068-4 SAAS W/TRANSOM	11'-9"	11'-9"	7'-10"	7'-10"			1
THERMA TRU S118 FULL LITE	2'-10" x 6'-8" 3/8"	6'-8"	6'-8"	6'-8"			1

- 2X6 WALL.
- FINISHED INT/EXT.
- 6/1 GRILL. SEE ELEVATIONS
- FULL SCREEN.

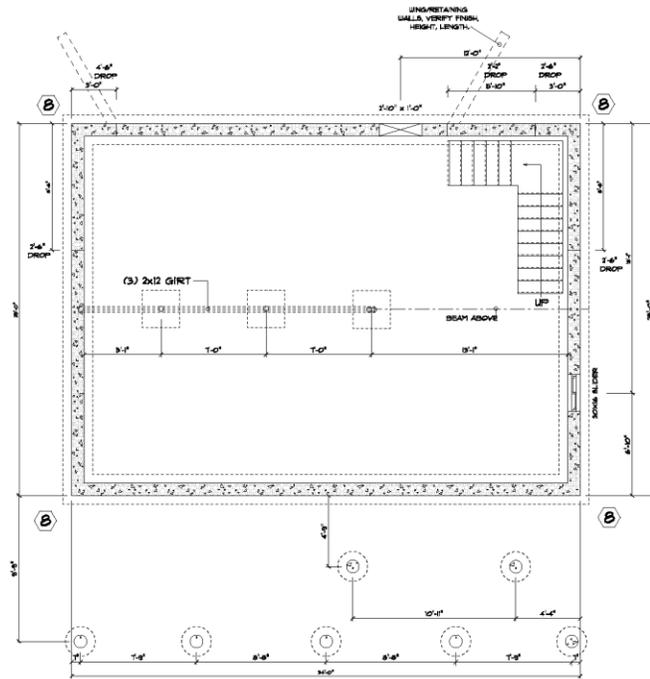
Rick Roy Construction LLC
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508-432-6840
508-432-4814 FAX
rroycon@comcast.net

1/4" = 1'-0"
(ALL DIMS. UNLESS OTHERWISE NOTED)

SIMON AND LAURA KOTZEFF
#4 257 OLD WHARF RD.
DENNISPORT MA

Thursday, June 19, 2025

A2



10'X 8'-10" FOUNDED CONCRETE FOUNDATION TO ACHIEVE 3000 PSI IN 28 DAYS SET UPON A 10" X 20" KEYED FOOTING W/ (2) 5/8" REBAR THROUGHOUT. VINYL WINDOWS SUPPLIED BY FOUNDATION CONTRACTOR

WATERPROOFING BY CONTRACTOR

4" FOUNDED CONCRETE FLOOR THROUGHOUT

30"X30"X10" CONCRETE FOOTING W/ 3 1/2" CONC. FILLED STEEL LALLY.

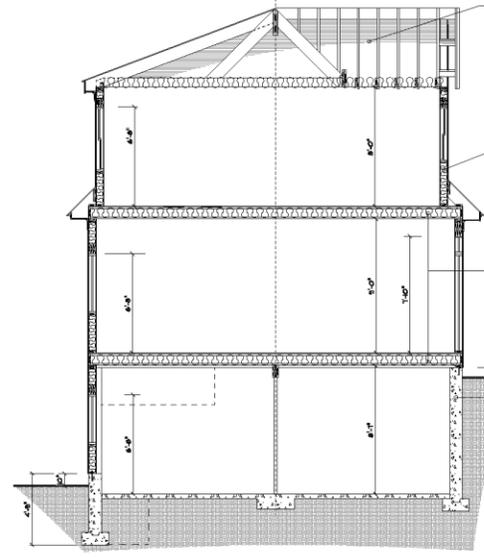
BEAM POCKETS
1/2"X8" 1" BOLTS @ 32" OC, 1" FROM ENDS W/ 3"X3"X1/4" PL. WASHERS TYP.

PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

- 10'X4' SONOTUBE- V.I.F.
- 8'X4' SONOTUBE- V.I.F.

HOLD DOWN KEY

HDU SIMPSON HOU8 WITH 14-808 1/4"x3" WOOD SCREWS INTO DBL OR 4x STUD. EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE SIMPSON 687500 ANCHOR BOLT WITH 16" CONCRETE EMBEDMENT WITH SINGLE FOUR FOUNDATION. IF REQUIRED, USE CONNECTOR NUT AND CONTINUOUS ALL-THREAD TO CONNECT ANCHOR BOLT TO HOLD DOWN.



ROOF TO CONSIST OF:
30 YEAR ARCH ASPHALT SHINGLES
5/8 CDX SHEATHING
ICE AND WATER AT ALL HIP'S
RAKES AND EAVES
(2) 16" LVL RIDGE/ 2X10 RIDGE • DORMER
2X10 RAPTERS @ 16" OC
2x8 COLLAR TIES, R38 FG. INSUL.

2x6 WALL TO CONSIST OF:
WHITE CEDAR SHINGLES
5" TO WEATHER TYPAR HOUSEWRAP
1/2" PLYWOOD SHEATHING
2x6 @ 16" OC, R21 FG. INSUL.

FLOOR SYSTEM TO CONSIST OF:
FINISH FLOOR ON 3/4" ADVANTEC SUBFLOOR
5 1/2" T.J. 230 SERIES @ 16" O.C.
R30 FG. INSUL
3/4" STRAPPING/ 1/2" GUB. OR BLUEBOARD
TAPED AND FINISHED

8"X 8'-8" FOUNDED CONCRETE FOUNDATION TO ACHIEVE 3000 PSI IN 28 DAYS W/ (2) 5/8" REBAR TOP, MIDDLE AND BOTTOM OF WALL SET UPON A 10" X 20" KEYED FOOTING W/ (2) 5/8" REBAR THROUGHOUT. WATERPROOFING BY CONTRACTOR

4" FOUNDED CONCRETE FLOOR THROUGHOUT, UPON 6 MIL POLY VAPOR BARRIER

SECTION THROUGH A
SCALE: 1/4" = 1'-0"

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Friday, June 6, 2025

A3