

**3 GIRARD LANE, ED (ZBAS-25-27):** Cynthia Gelsthrope Fish - Trustee, 2055 Oyster Harbors, Osterville, MA (02655) C/O Jeffrey Ford, is seeking a Special Permit for the voluntary demolition of an existing home and construct a two-story and shed on a pre-existing non-conforming lot in a different location. Located on a property in the R-40 Zoning District; part of Old Kings Highway Historic at 3 Girard Lane, East Dennis, MA (Assessor's Map 422, Parcel 44).

**Owner:**   
**Parcel ID:**   
**Address:**    
Clear

**Condo/Cottage Colony:**

**Results Summary**

**Parcels**

Parcel ID	Address	Village	Owner
422-44-0	3 GIRARD LAN	ED	FISH CYNTHIA

**Detail Information** Zoom To

CAMA ID	422-44-0
MapPar	422-44
Key	16788
Fiscal Year	2026
Extension	0
Address	3 GIRARD LANE
Village	ED
Property Type	R
Owner	FISH CYNTHIA GELSTHORPE
Co-Owner	BEACH PLUM TRUST
Owner Address	2055 OYSTER HARBORS
Owner City	OSTERVILLE
Owner State	MA
Owner Zip	02655
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	08/06/86 00:00:00
Book	5231
Page	324
Certificate	
Last Sale Price	175000.0000
Total Value	\$1,106,000.00
Land Value	\$721,100.00
Building Value	\$384,900.00
Detached Building Value	\$0.00
Acres	0.18
Prev Year Total Value	\$1,062,300.00

Home  
Layers  
Find



Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

Results Summary

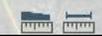
Parcels

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Prev Year Total Value	\$1,062,300.00
Property Card	PK Field Card

Find Abutters



Layers

- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)

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
- 2020 Aerial Planimetrics

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



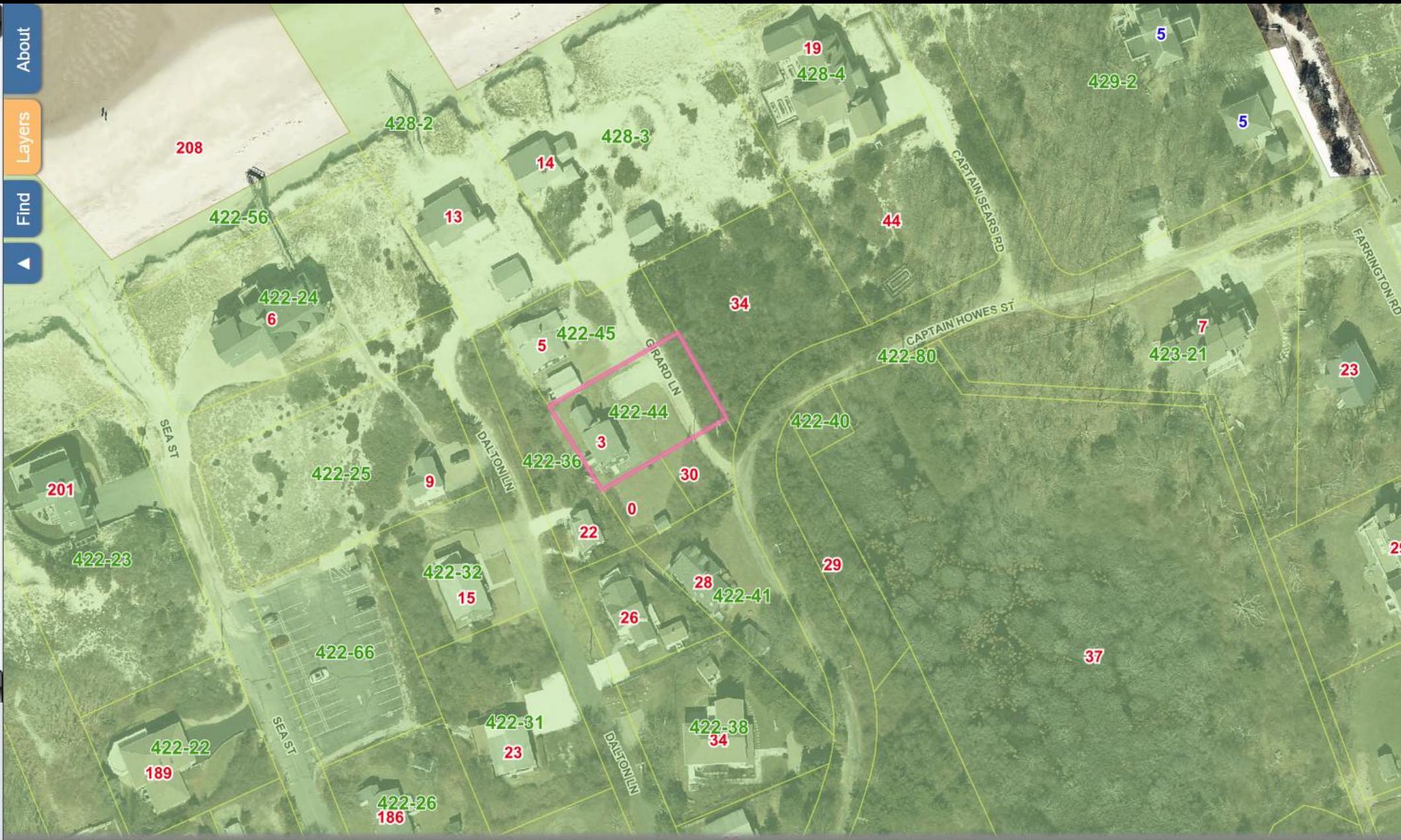
**Layers**

- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
  - Old King's Highway Hist. Distr. (2024)
  - South Dennis Hist. Distr. (2025)
- 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
- Base Maps**
  - Google Hybrid Map
  - Google Street Map
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  - CCC 2020 Aerial Imagery
  - MassGIS 2014 Orthos
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  - MassGIS 1994 Orthos
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About

Layers

Find



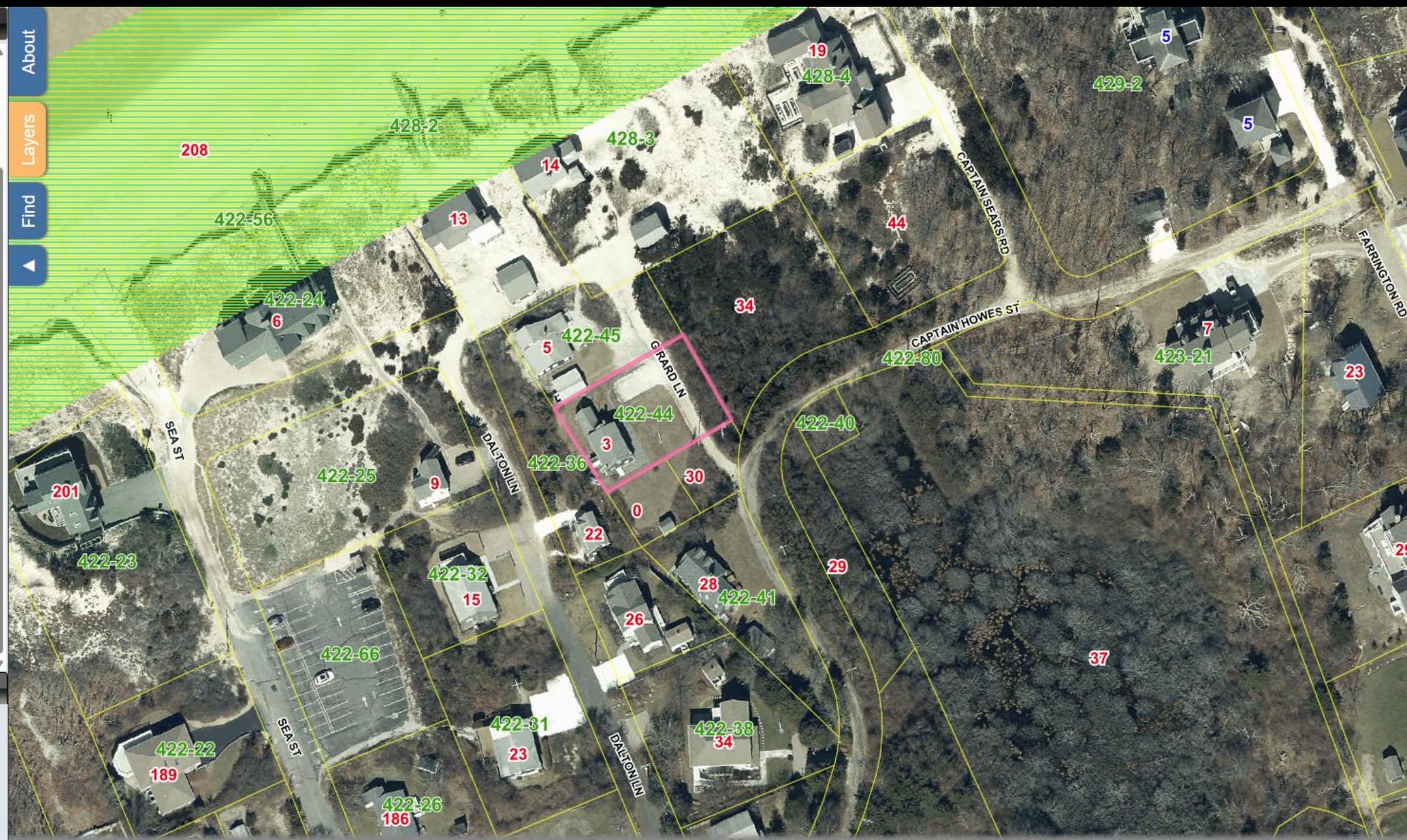
Layers

- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
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- Parcels
- Parcels w/Aerials

Base Maps

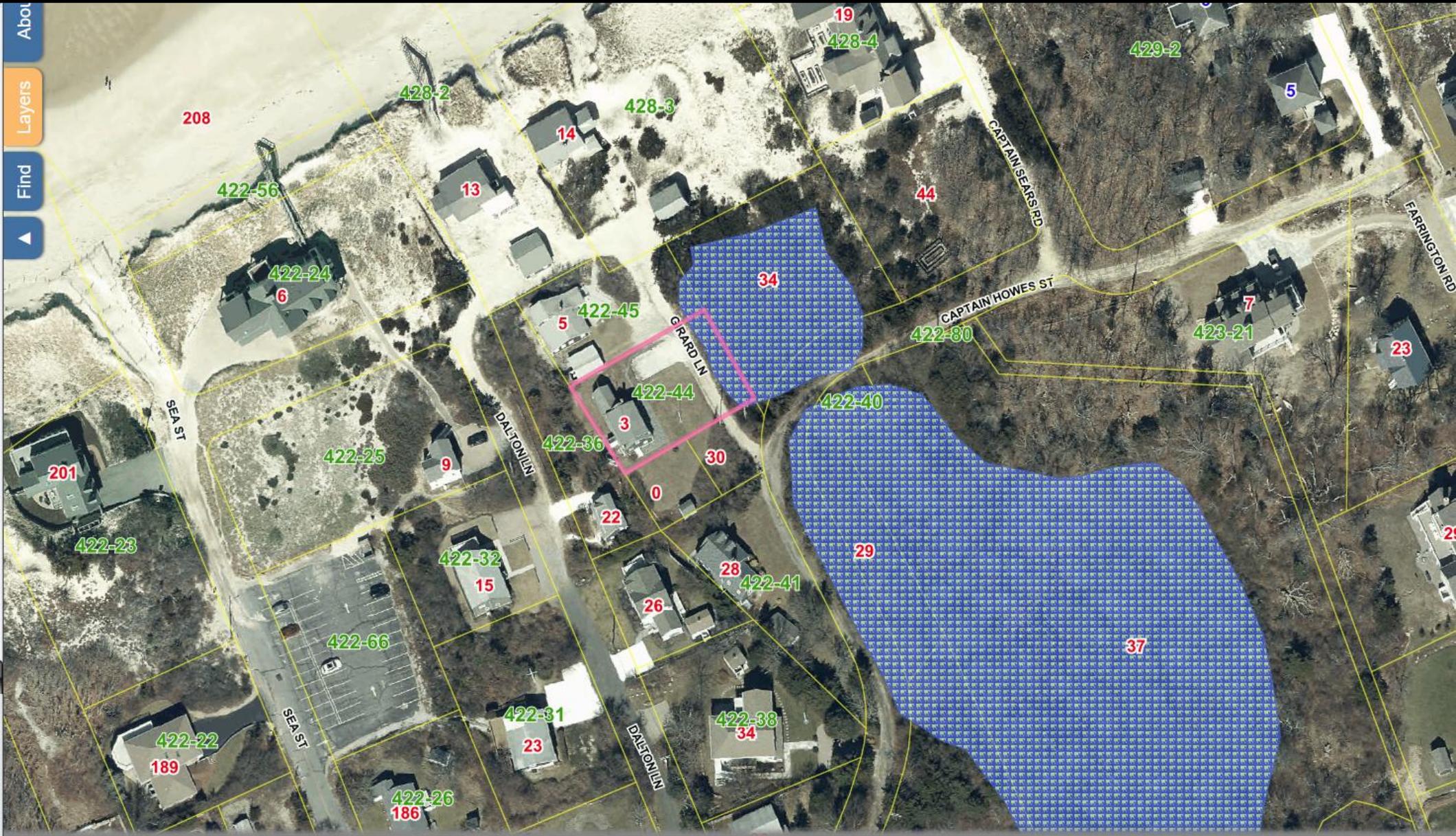
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- About
- Layers
- Find

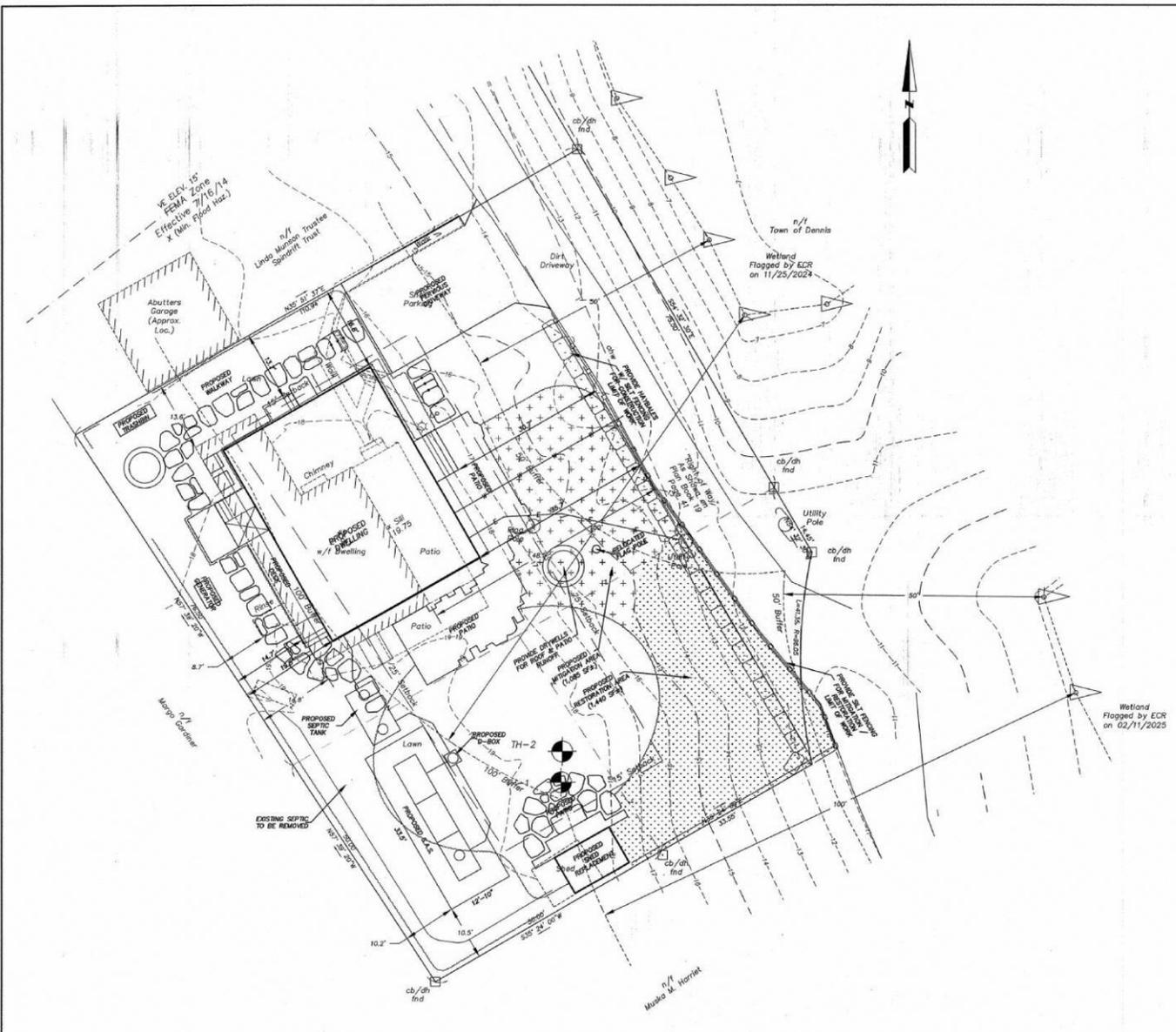


- 2023 FEMA Flood Zones
- Hurricane SLOSH
- FEMA Flood Zones
- Voting Precincts
- Elevation
- MassDEP Regulated Areas
  - Activity and Use Limitations Sites
  - Tier Classified Oil and/or Hazardous Material - 21E Sites
  - DWD Zone II - Sept. 29 2005 - June 10 2022
    - Zone II Area - Old
    - DEP 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
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About  
Layers  
Find

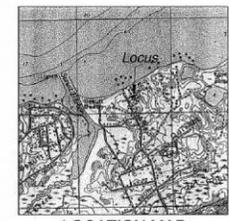






**ZONE:**  
 R1-40  
 Area (min.) 40,000 SF  
 Frontage (min) 50'  
 Width (min) 100'  
 Setbacks:  
 Front 25'  
 Side 15'  
 Rear 25'  
 Lot Coverage 15% Max.

**FLOOD ZONE:**  
 Zones X (Min Flood Hazard)  
 Community Panel No. #250001 C0394J  
 July 16, 2014.



**LOCATION MAP:**  
 1"=2,000ft

**ASSESSORS REF.:**  
 Map 422 Parcel 044

**REFERENCES:**  
 Deed Bk. 1587 Pg. 106  
 Plan Bk. 231 Pg. 15 Lot B  
 Bk. 19 Pg. 41 Lot 5  
 and Right of Way

**ZONING TABLE:**

Lot Area 11,019 SF±

Setbacks:	Required	Existing	Proposed
Front	25'		
Dwelling		48.9'	35.7'
Roof		48.9'	33.7'
Deck		N/A	30.7'
Side	15'		
Dwelling		13.6'	16.8'
Roof		13.6'	16.2'
Deck		N/A	13.7'
Rear	25'		
Dwelling		14.8'	19.5'
Roof		14.8'	17.5'
Deck		8.7'	13.7'
Lot Height	35'	16.4'	28'
Lot Coverage	15%		
Dwelling		378 SF	1,375 SF
Roof		0 SF	193 SF
Total		978 SF(8.9%)	1,572 SF(14.2%)
Lot Coverage (in Setbacks)	N/A		
Dwelling		429 SF	180 SF
Roof		0 SF	87 SF
Total		429 SF	267 SF
Lot Coverage	N/A	2,216 SF(20%)	3,249 SF(29%)
Green Space	N/A	8,620 SF(78%)	7,310 SF(66%)
Floor Area	N/A		
Lower		106 SF	1,414 SF
First		951 SF	1,414 SF
Second		735 SF	1,279 SF
Total		1,792 SF	4,107 SF
FAR		16%	37%
Floor Space (in Setbacks)	<+40%		
Lower		65 SF	288 SF
First (w/deck)		485 SF	394 SF
Second		280 SF	265 SF
Total		810 SF	947 SF (+17%)

**BUFFER ZONE CALCULATIONS:**

	Existing	Proposed
0-50'		
Driv	325 SF	354 SF
Walk	29 SF	---
Total	354 SF	354 SF (+0 SF)
50-100'		
Dwelling	739 SF	1,358 SF
Deck	---	81 SF
Shed	13 SF	60 SF
Patio	449 SF	691 SF
Walk	136 SF	170 SF
Driv	307 SF	293 SF
Total	1,667 SF	2,633 SF (+966 SF)

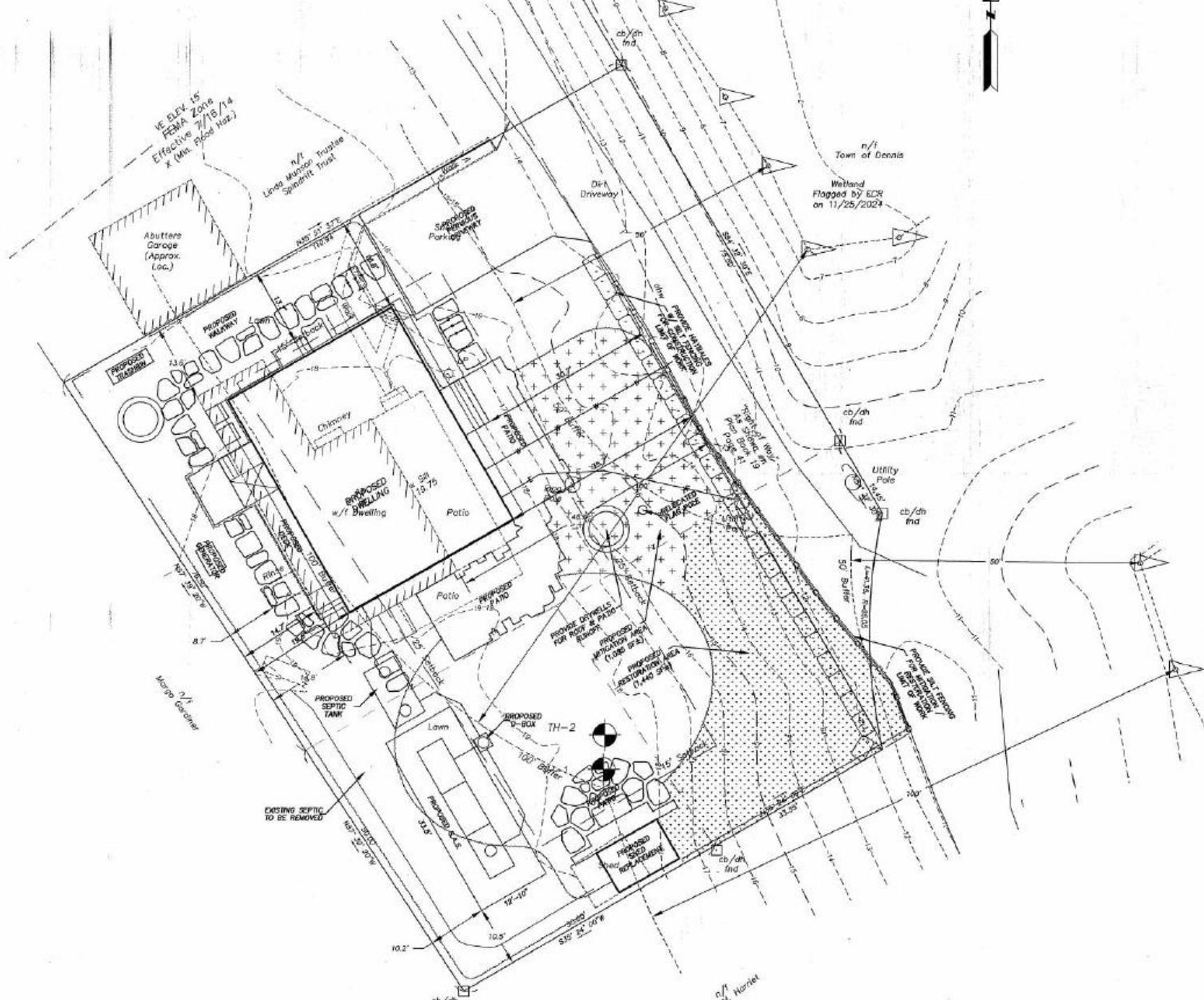
**NOTES:**  
 1) The property line information shown was compiled from available record information. Property lines depicted were obtained using Plan Book 487 Page 21.  
 2) The topographic information was obtained from an on the ground survey performed on 6/1/2020 using RTK GPS.  
 3) The datum used is NAVD '88, a fixed mean sea level datum.  
 4) Right of Way depicted as shown on Plan Book 231 Page 15.  
 5) This plan is for permitting purposes only and is not to be used as lot description, recording purposes or establishing encroachments.

**PREPARED FOR:**  
 Cynthia Celsthorpe Fish Tr.  
 Beach Plum Tr.  
 776 Boylston St.  
 Boston, Ma. 02199

**PREPARED BY:**  
**Sullivan Engineering & Consulting, Inc.**  
 (508) 428-3344 • P.O. Box 659 • 711 Main Street, Osterville, MA 02655  
 sec@sullivaneng.com • www.sullivaneng.com

**TITLE:**  
 Site Plan  
 Proposed Improvements  
 At  
 3 Girard Lane  
 Dennis (East Dennis) Mass.

**DATE:** May 28, 2025  
**SCALE:** 1"=10'



VE Elev. 15'  
FEMA Zone  
Effective 7/16/14  
x (Min. Flood Haz.)

n/i  
Lined Masonry  
Spandrel Wall

n/i  
Town of Dennis

Wetland  
Flagged by ECR  
on 11/25/2024

Abutters  
Garage  
(Approx.  
Loc.)

Proposed  
Driveway  
Parking

Driveway

PROPOSED  
DRIVEWAY

PROPOSED  
WALKWAY

Chimney

PROPOSED  
DWELLING  
w/ Driveway

Patio

Patio

PROPOSED  
PATIO

PROVIDE  
DOWELLS  
FOR REAR  
PATIO

PROPOSED  
WALKWAY  
(1,080 SQ FT)

PROPOSED  
RESTORATION  
AREA  
(1,440 SQ FT)

PROPOSED  
D-BOX  
TH-2

PROPOSED  
SEPTIC  
TANK

EXISTING SEPTIC  
TO BE REMOVED

TH-2

PROPOSED  
SEPTIC  
RESTORATION

cb/ah  
md

Utility  
Pole

cb/ah  
md

n/i  
Horset



### 3 Girard – Zoning Narrative and Table for ZBA Submission

Applicant seeks to construct a replacement dwelling and shed at 3 Girard Lane:

Pursuant to Section 2.4.1.2, The Applicant seeks to raise and replace the existing pre-existing non-conforming dwelling and shed on a pre-existing non-conforming lot and replace it with a new dwelling and shed in place thereof, all per plans attached.

The proposal would be to raze and replace the existing structure and shed, which would continue to be located in the same general location on the site, with the proposed house moving to the east (towards the street) by 4'-4" from the location of the existing house. The proposed house is also proposed to be moved to the south by 3'-1 1/2" from the location of the existing house, as per site plans attached.

The following Table sets forth the proposed changes:

Basic Site Data	Required/ Allowed	Existing	Proposed
Frontage	50 ft	116.85 ft	75.5 ft (no change)
Front Setback	25 ft	48.5 ft	30.7 ft (no change)
Right Side Setback	15 ft	>40 ft	>40 ft (no Change)
Left Side Setback	15 ft	13.6 ft	13.7 ft
Rear Setback	25 ft	8.7 ft	13,7 ft
Lot Area	40,000 sf	11,019 sf	11,019 sf (no change)
Lot Width	100'	116.85 ft	116.85 ft (no change)
Non-conforming floor space within Setbacks		810 sf	947 sf
D2. Increase in new non-conforming floor space by more than 40% within any 10-year period	<40%	<40%	17%
Cumulative footprint size of all structures		978 sf	1572 sf
Cumulative lot coverage (footprint) percent for all	15%	8.9%	14.2%
Cumulative floor space of all structures (F.A.R.)		1686 sf	2693 sf

Cumulative floor space to lot area % all structures	30%	15.9%	24.4%
---	-----	-------	-------

Lot Area 11,019 SF±

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Roof		48.5'	33.7'
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Dwelling		14.8'	19.5'
Roof		14.8'	17.5'
Deck		8.7'	13.7'
<b>Bld Height</b>	35'	16'±	29'
<b>Bld Coverage</b>	15%		
Dwelling		978 SF	1,379 SF
Roof		0 SF	193 SF
<b>Total</b>		978 SF(8.9%)	1,572 SF(14.2%)
<b>Bld Coverage (in Setbacks)</b>	N/A		
Dwelling		429 SF	180 SF
Roof		0 SF	87 SF
<b>Total</b>		429 SF	267 SF
<b>Lot Coverage</b>	N/A	2,216 SF(20%)	3,249 SF(29%)
<b>Green Space</b>	N/A	8,620 SF(78%)	7,310 SF(66%)
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<b>FAR</b>		16%	37%
<b>Floor Space (in Setbacks)</b>	<+40%		
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Second		280 SF	265 SF
<b>Total</b>		810 SF	947 SF (+17%)



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

PROGRESS SET NOT  
FOR CONSTRUCTION

RESIDENCE FOR:  
3 GIRARD LANE  
DENNIS, MA 02660



**POLHEMUS  
SAVERY  
DASILVA**  
ARCHITECTS-BUILDERS

157 Brewster-Chatham Road  
(Route 137)  
East Harwich, MA 02645  
USA 508.945.4500  
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info@psdab.com

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TITLE:  
**SHED  
RENDERINGS**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

**HIST-205**



WEST ELEVATION

PROGRESS SET NOT  
FOR CONSTRUCTION

RESIDENCE FOR:  
3 GIRARD LANE  
DENNIS, MA 02660



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**PROPOSED  
RENDERING  
WEST**

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Date JUNE 18, 2025  
Sheet No

**HIST-303**



NORTH ELEVATION

PROGRESS SET NOT  
FOR CONSTRUCTION

RESIDENCE FOR:  
3 GIRARD LANE  
DENNIS, MA 02660



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Author  
Designer  
Checker

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NORTH**

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**HIST-302**



EAST ELEVATION

PROGRESS SET NOT  
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EAST**

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**HIST-301**



**SOUTH ELEVATION**

PROGRESS SET NOT  
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RESIDENCE FOR:  
3 GIRARD LANE  
DENNIS, MA 02660



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**PROPOSED  
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SOUTH**

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**HIST-300**

PROGRESS SET NOT FOR CONSTRUCTION

RESIDENCE FOR:  
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DENNIS, MA 02660



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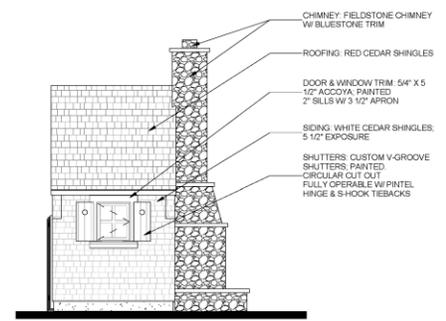
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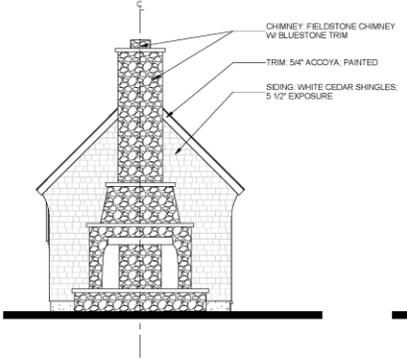
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TITLE:  
**SHED PLAN & ELEVATIONS**

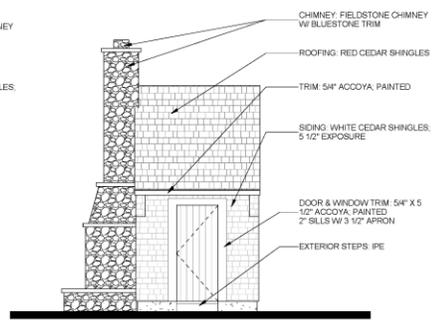
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Sheet No



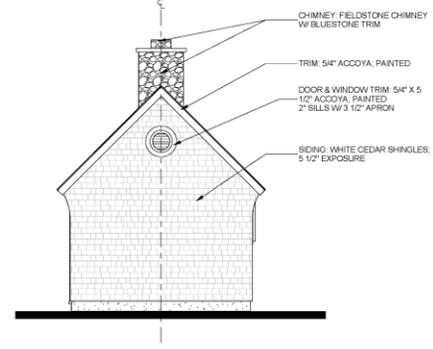
1 SHED SOUTH ELEVATION - HISTORIC  
1/4" = 1'-0"



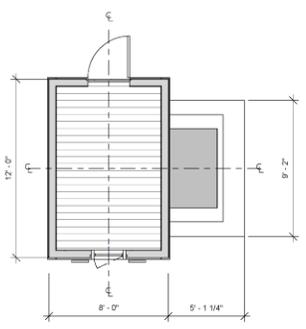
2 SHED EAST ELEVATION - HISTORIC  
1/4" = 1'-0"



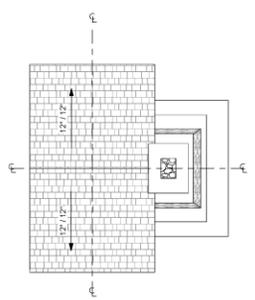
3 SHED NORTH ELEVATION - HISTORIC  
1/4" = 1'-0"



4 SHED WEST ELEVATION - HISTORIC  
1/4" = 1'-0"



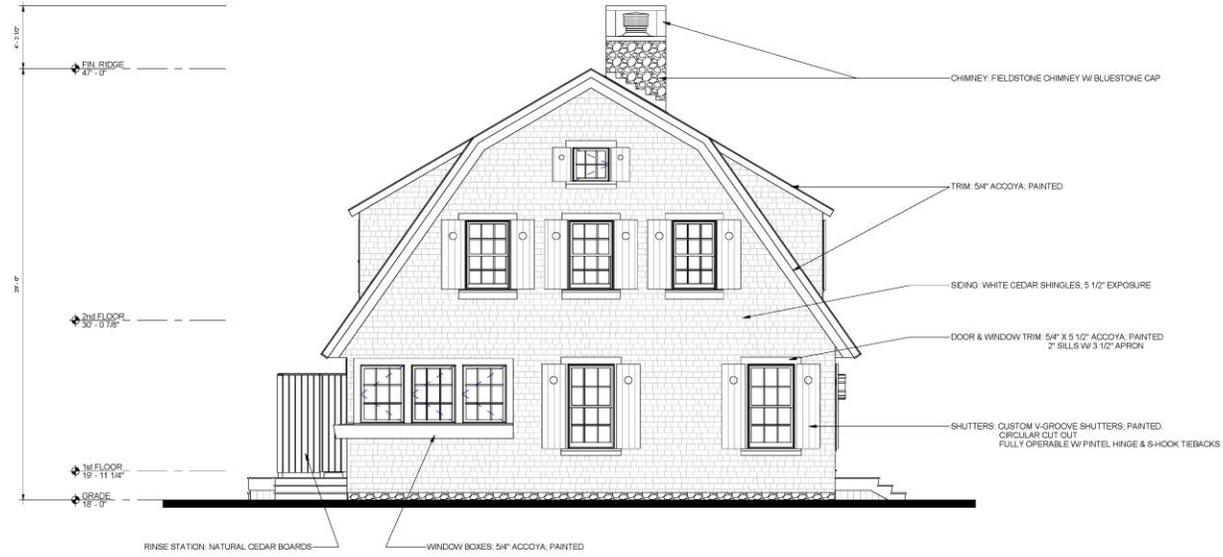
5 SHED FLOOR PLAN - HISTORIC  
1/4" = 1'-0"



6 SHED - ROOF PLAN - HISTORIC  
1/4" = 1'-0"

PROGRESS SET NOT FOR CONSTRUCTION

RESIDENCE FOR:  
 3 GIRARD LANE  
 DENNIS, MA 02660



**PSD**  
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 Sheet No

1 WEST ELEVATION\_HISTORIC  
 1/4" = 1'-0"

PROGRESS SET NOT FOR CONSTRUCTION

RESIDENCE FOR:  
 3 GIRARD LANE  
 DENNIS, MA 02660



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**POLHEMUS SAVERY DASILVA**  
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 (Route 137)  
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 USA 508.945.4500  
 psdab.com  
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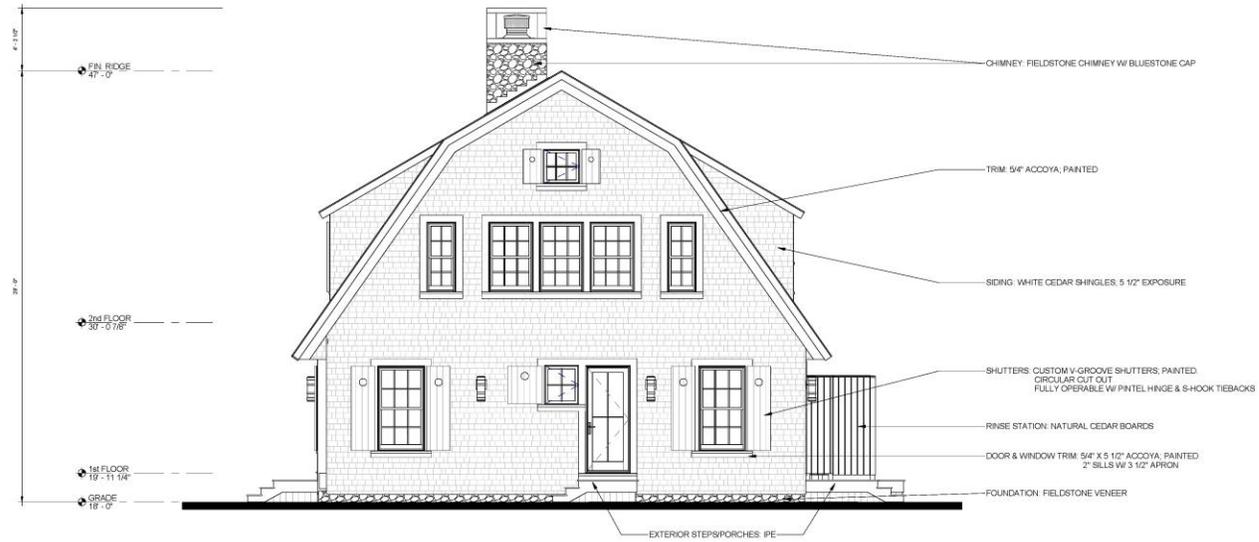
TITLE:  
**NORTH ELEVATION**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

1 NORTH ELEVATION\_HISTORIC  
 1/4" = 1'-0"

PROGRESS SET NOT FOR CONSTRUCTION

RESIDENCE FOR:  
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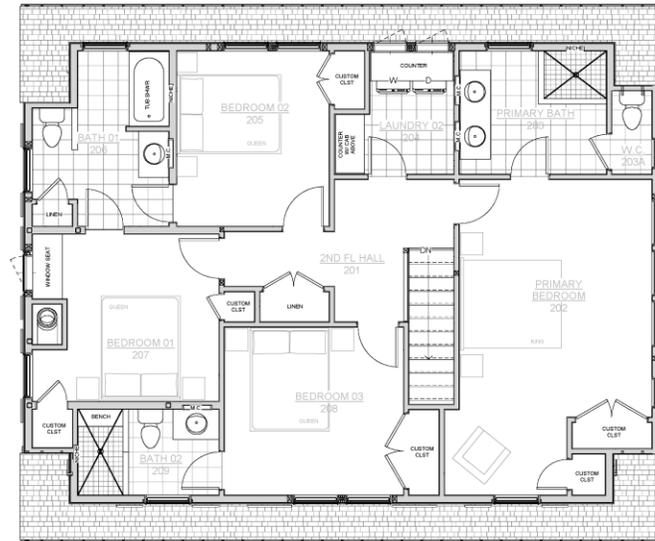
TITLE:  
**EAST ELEVATION**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

1 EAST ELEVATION\_HISTORIC  
 1/4" = 1'-0"

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TITLE:  
**SECOND FLOOR PLAN**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

1 SECOND FLOOR PLAN\_HISTORIC  
 1/4" = 1'-0"



SCHEMATIC DESIGN JUNE 18, 2025

HIST-102

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TITLE:  
**SOUTH  
ELEVATION**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

1 SOUTH ELEVATION\_HISTORIC  
1/4" = 1'-0"

SCHEMATIC DESIGN JUNE 18, 2025

**HIST-200**

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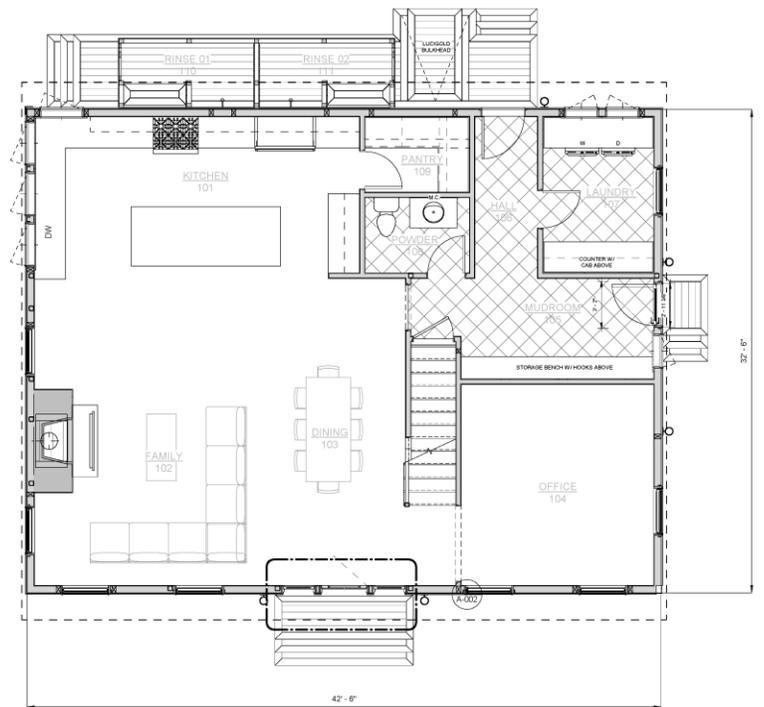
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TITLE:  
**FIRST FLOOR PLAN**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

**HIST-101**



1 HISTORIC-101  
 1/4" = 1'-0"

SCHEMATIC DESIGN JUNE 18, 2025





SHED 01



SHED 02



SHED 03



SHED 04

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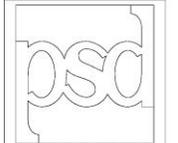
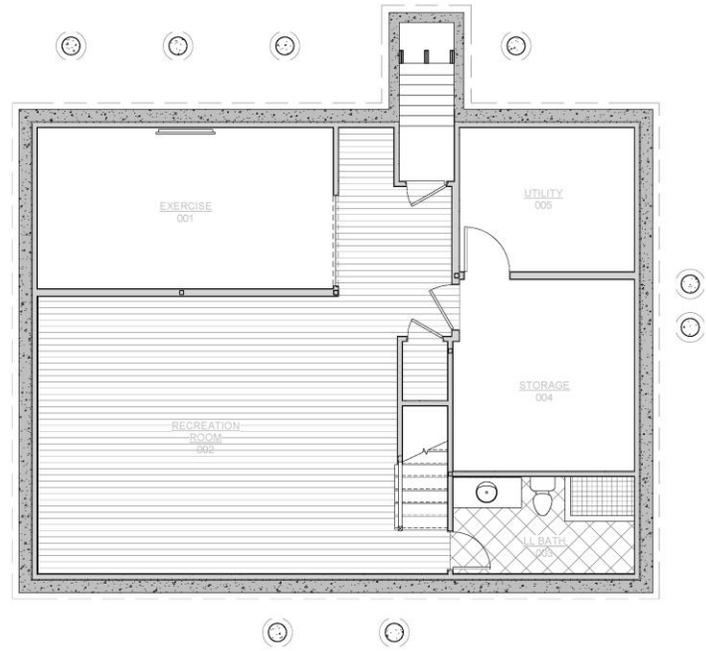
TITLE

EXISTING  
CONDITIONS  
SHED

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No.

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TITLE:  
**LOWER  
LEVEL PLAN**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No



PROJECT  
NORTH

1 LOWER LEVEL PLAN\_HISTORIC  
1/4" = 1'-0"

SCHEMATIC DESIGN JUNE 18, 2025

**HIST-100**



SOUTH ELEVATION



NORTHEAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

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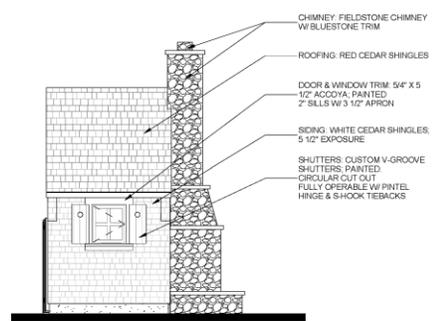
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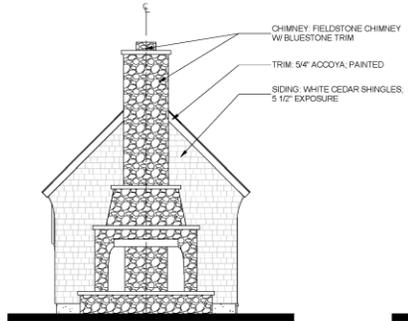
TITLE  
**EXISTING  
CONDITIONS  
MAIN HOUSE**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

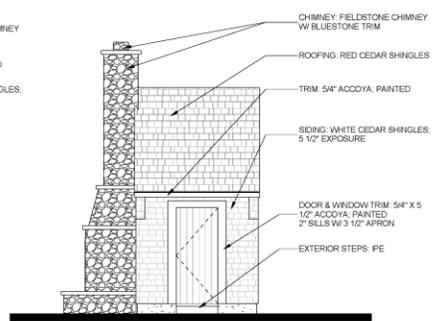
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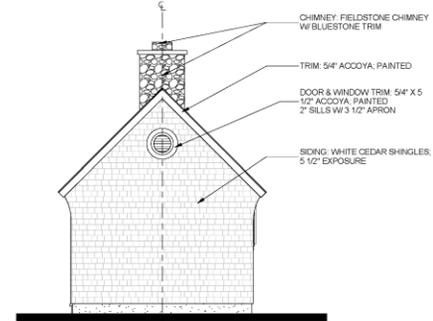
1 SHED SOUTH ELEVATION - ZBA  
1/4" = 1'-0"



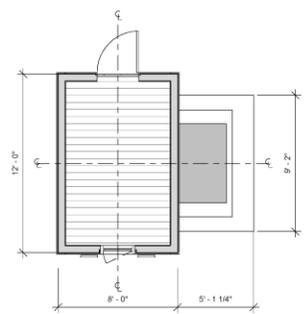
2 SHED EAST ELEVATION - ZBA  
1/4" = 1'-0"



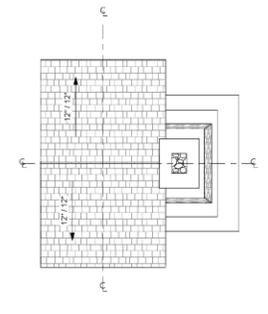
3 SHED NORTH ELEVATION - ZBA  
1/4" = 1'-0"



4 SHED WEST ELEVATION - ZBA  
1/4" = 1'-0"



5 SHED FLOOR PLAN - HISTORIC  
1/4" = 1'-0"



6 SHED - ROOF PLAN\_ZBA  
1/4" = 1'-0"

RESIDENCE FOR:  
3 GIRARD LANE  
DENNIS, MA 02660



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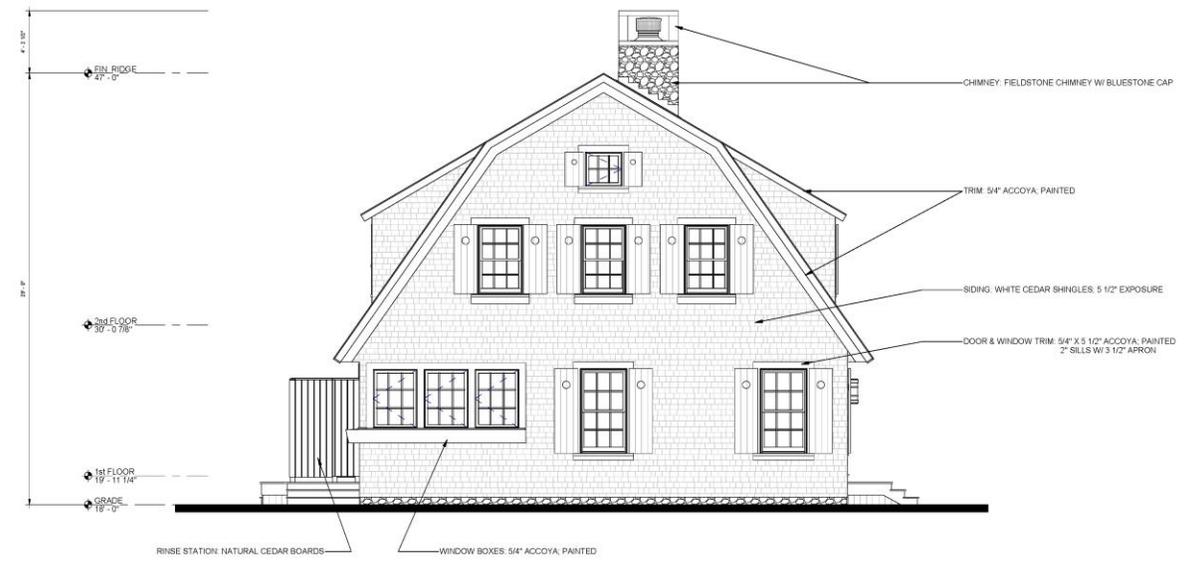
TITLE:  
**SHED FLOOR  
PLAN &  
ELEVATIONS**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

**ZBA-204**

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1 WEST ELEVATION\_ZBA  
 1/4" = 1'-0"



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TITLE:  
**WEST  
 ELEVATION**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

**ZBA-203**

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TITLE:  
**NORTH ELEVATION**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

**ZBA-202**



1 NORTH ELEVATION\_ZBA  
 1/4" = 1'-0"

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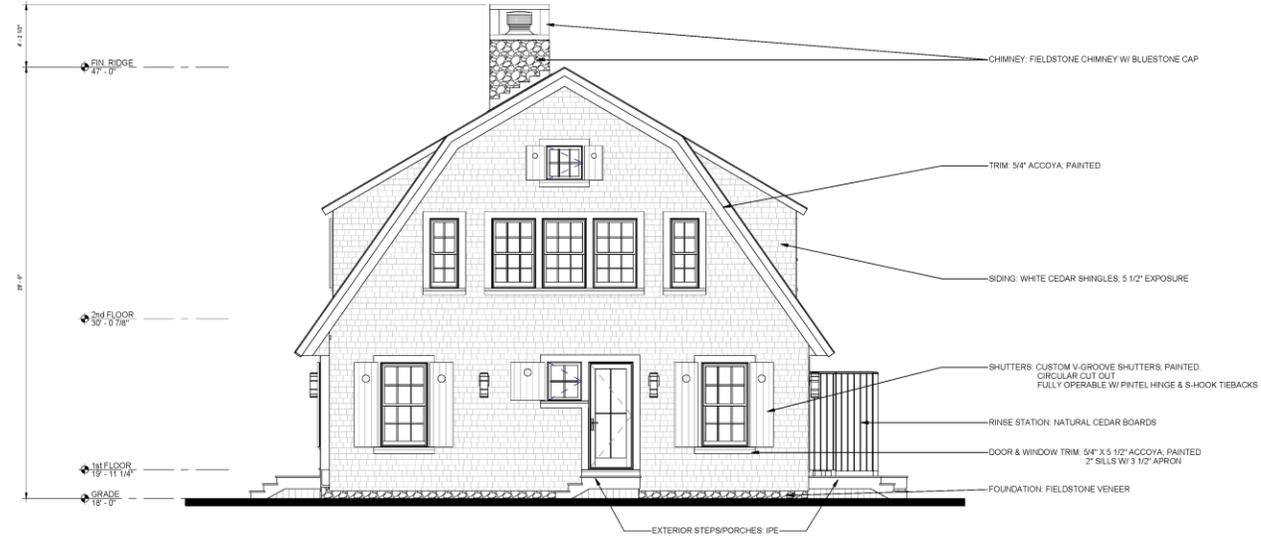
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TITLE:  
**EAST ELEVATION**

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

**ZBA-201**



1 EAST ELEVATION\_ZBA  
1/4" = 1'-0"

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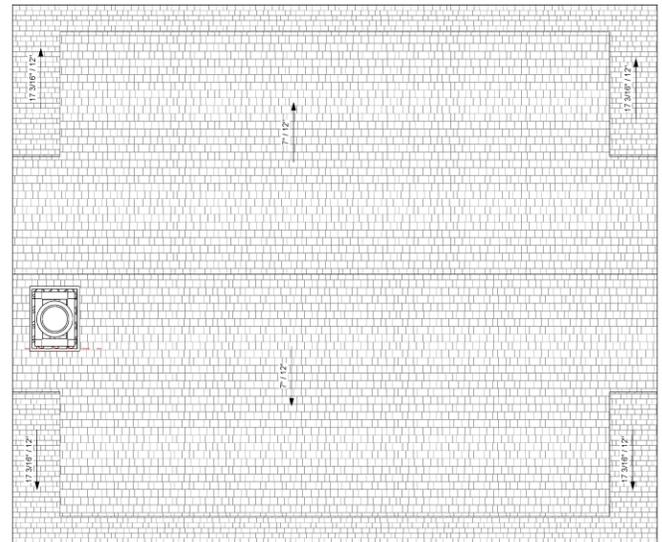
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TITLE:

ROOF PLAN

File No. PSD-1223  
Date JUNE 18, 2025  
Sheet No

ZBA-103



1 ROOF PLAN\_ZBA  
1/4" = 1'-0"



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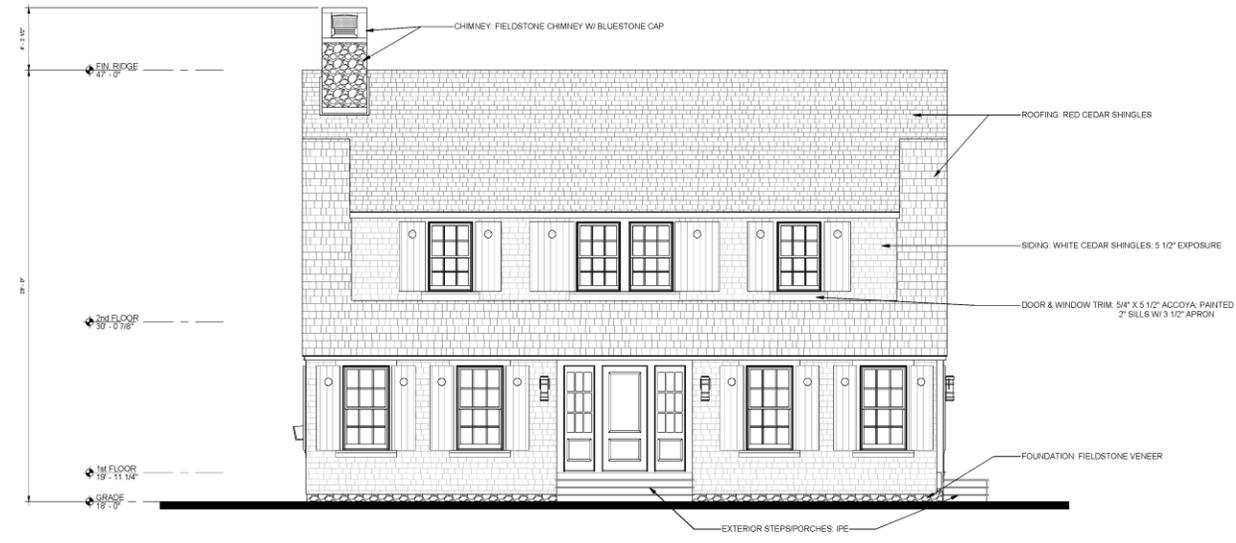
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TITLE:  
**SOUTH  
 ELEVATION**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

**ZBA-200**



1 SOUTH ELEVATION\_ZBA  
 1/4" = 1'-0"

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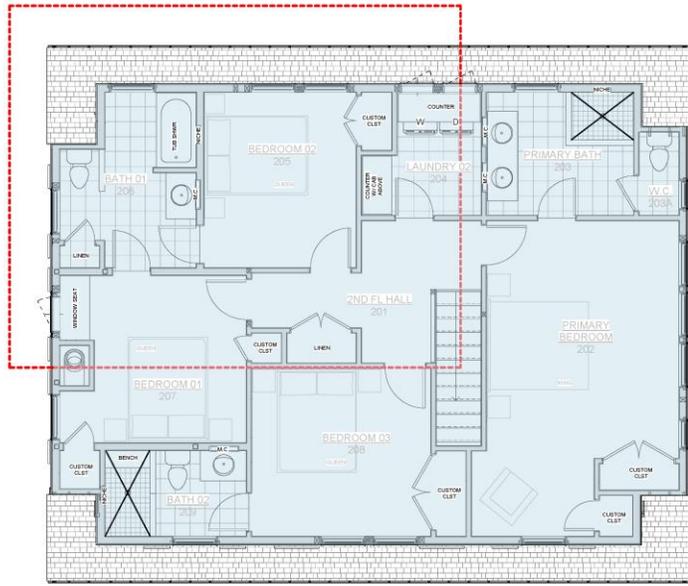
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TITLE:  
**SECOND FLOOR PLAN**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

**ZBA-102**

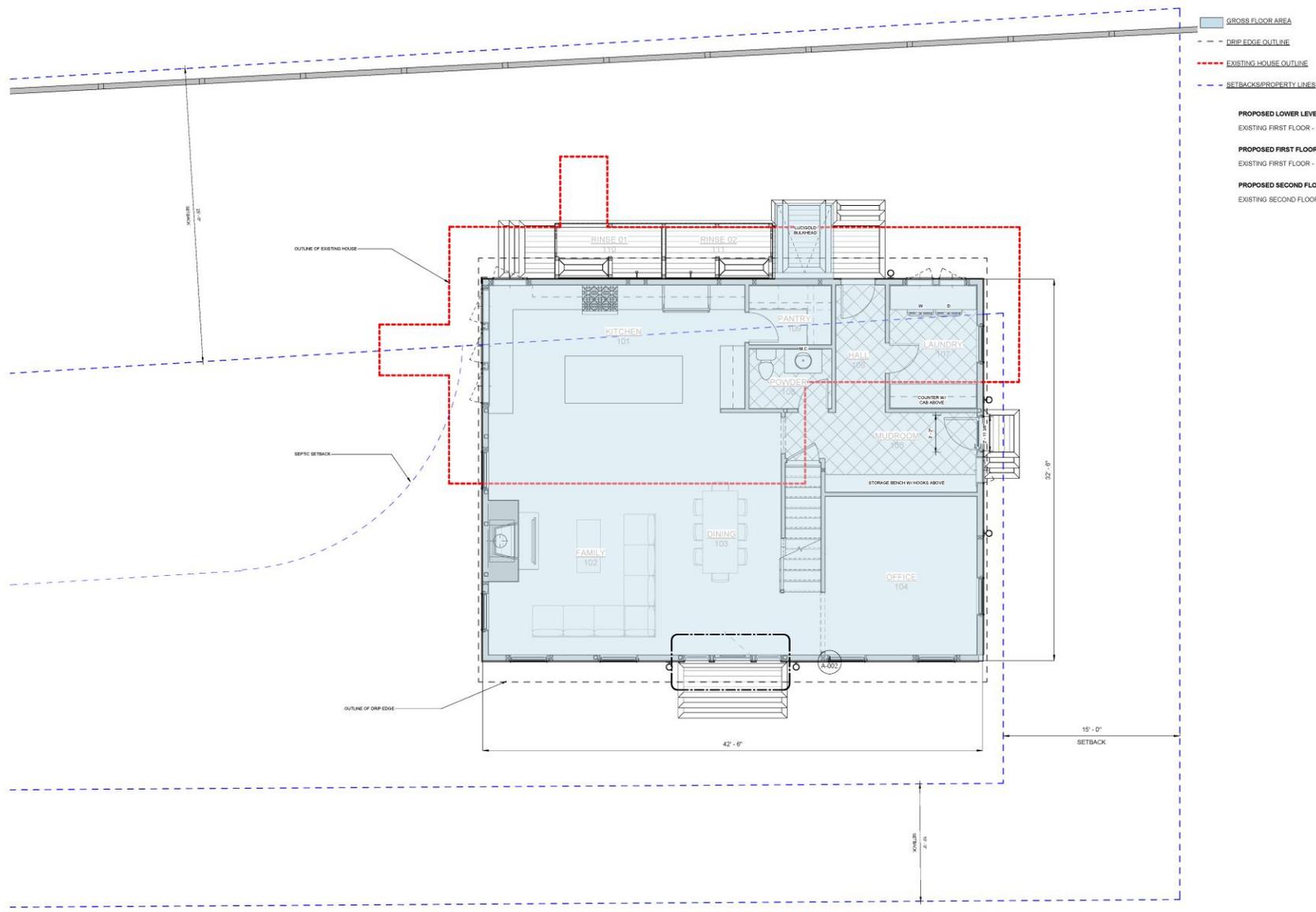
- GROSS FLOOR AREA
  - - - RIP EDGE OUTLINE
  - - - EXISTING HOUSE OUTLINE
  - - - SETBACK/PROPERTY LINES
- PROPOSED LOWER LEVEL - 1,414 SF  
 EXISTING FIRST FLOOR - 106 SF
- PROPOSED FIRST FLOOR - 1,414 SF  
 EXISTING FIRST FLOOR - 951 SF
- PROPOSED SECOND FLOOR - 1,279 SF  
 EXISTING SECOND FLOOR - 735 SF



1 SECOND FLOOR PLAN\_ZBA  
 1/4" = 1'-0"



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TITLE:  
**FIRST FLOOR PLAN**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

**ZBA-101**

**1 FIRST FLOOR PLAN**  
 1/4" = 1'-0"



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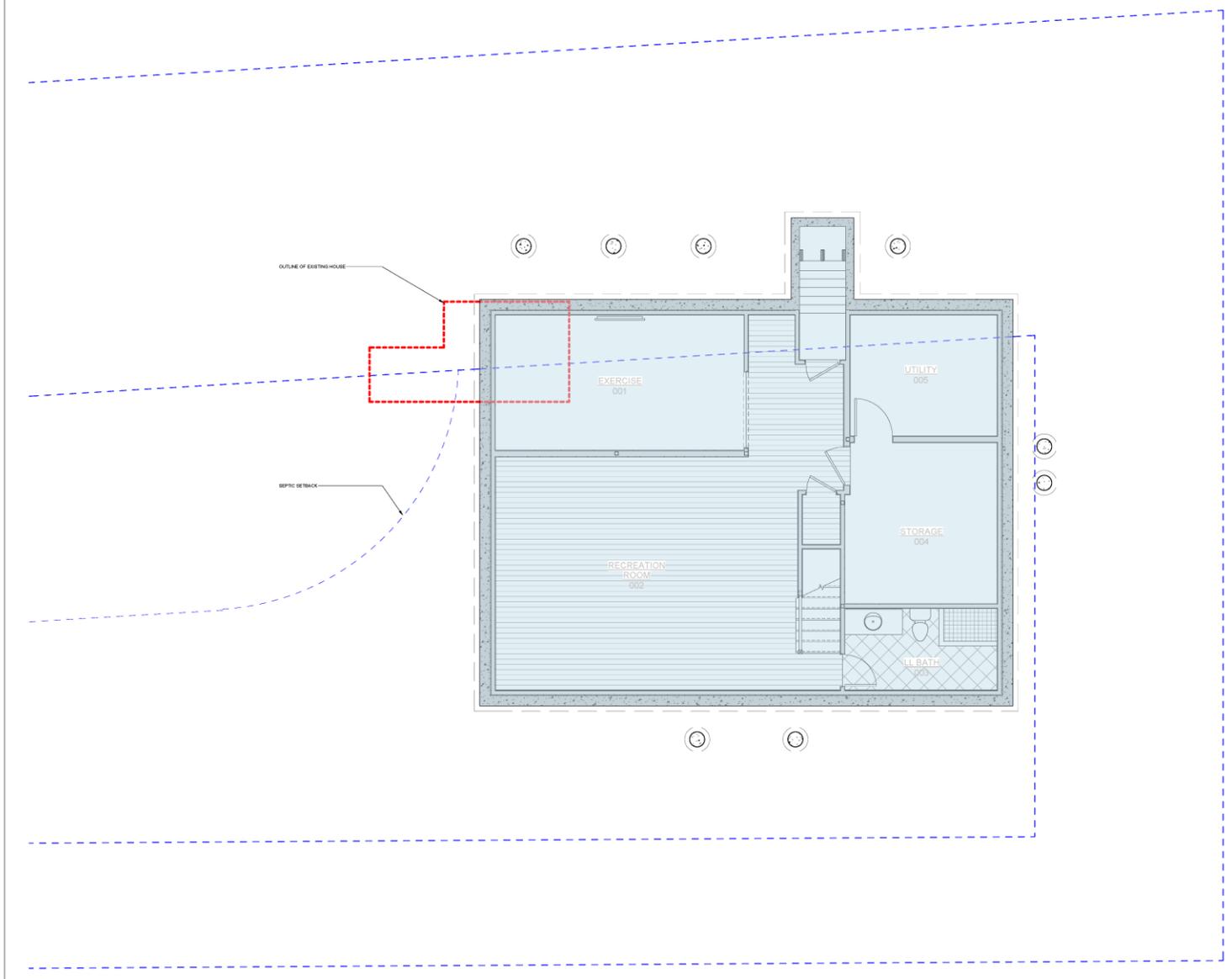
TITLE:  
**LOWER LEVEL PLAN**

File No.	PSD-1223
Date	JUNE 18, 2025
Sheet No	

**ZBA-100**

- GROSS FLOOR AREA
- PERM EDGE OUTLINE
- EXISTING HOUSE OUTLINE
- SETBACKS/PROPERTY LINES

- PROPOSED LOWER LEVEL - 1,414 SF**
- EXISTING FIRST FLOOR - 106 SF
- PROPOSED FIRST FLOOR - 1,414 SF**
- EXISTING FIRST FLOOR - 951 SF
- PROPOSED SECOND FLOOR - 1,279 SF**
- EXISTING SECOND FLOOR - 735 SF



1 LOWER LEVEL PLAN\_ZBA  
1/4" = 1'-0"

SCHEMATIC DESIGN JUNE 18, 2025





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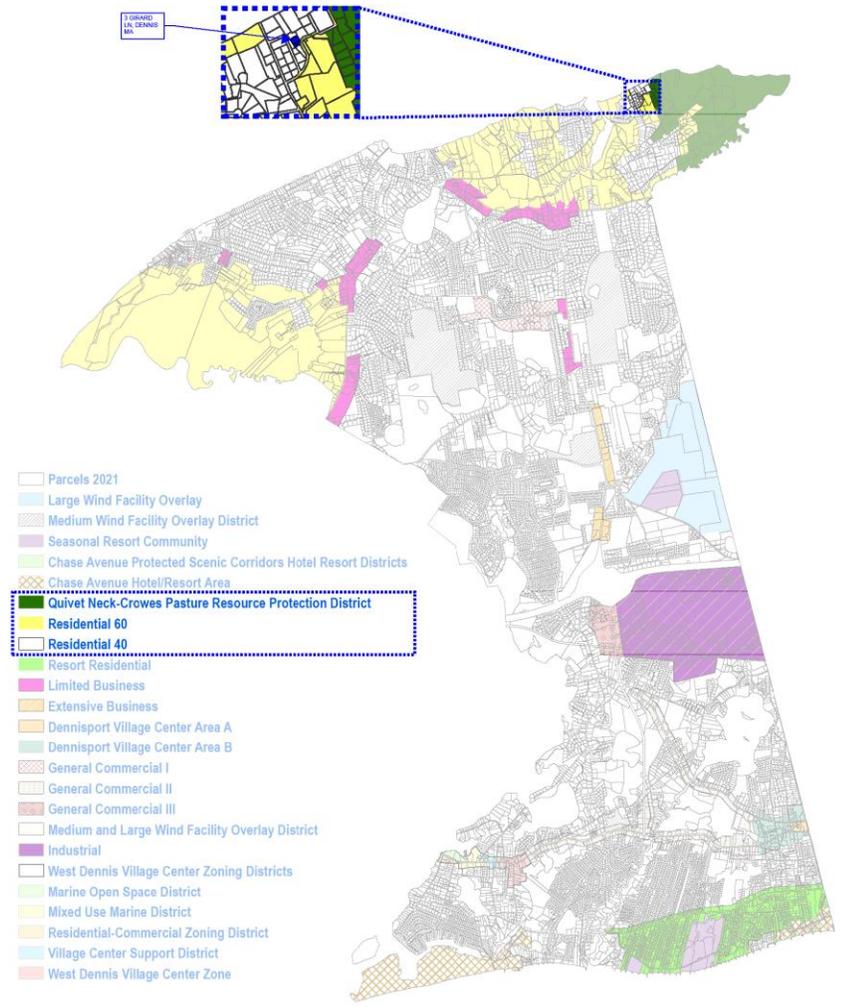
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TITLE:  
**ZONING MAP**

File No. PSD-1223  
 Date JUNE 18, 2025  
 Sheet No

**ZBA  
 000**



**Town of Dennis Zoning Map**  
 OCTOBER 26, 2021  
 AS AMENDED AT THE OCTOBER 26, 2022  
 SPECIAL TOWN MEETING

Commonwealth of Massachusetts



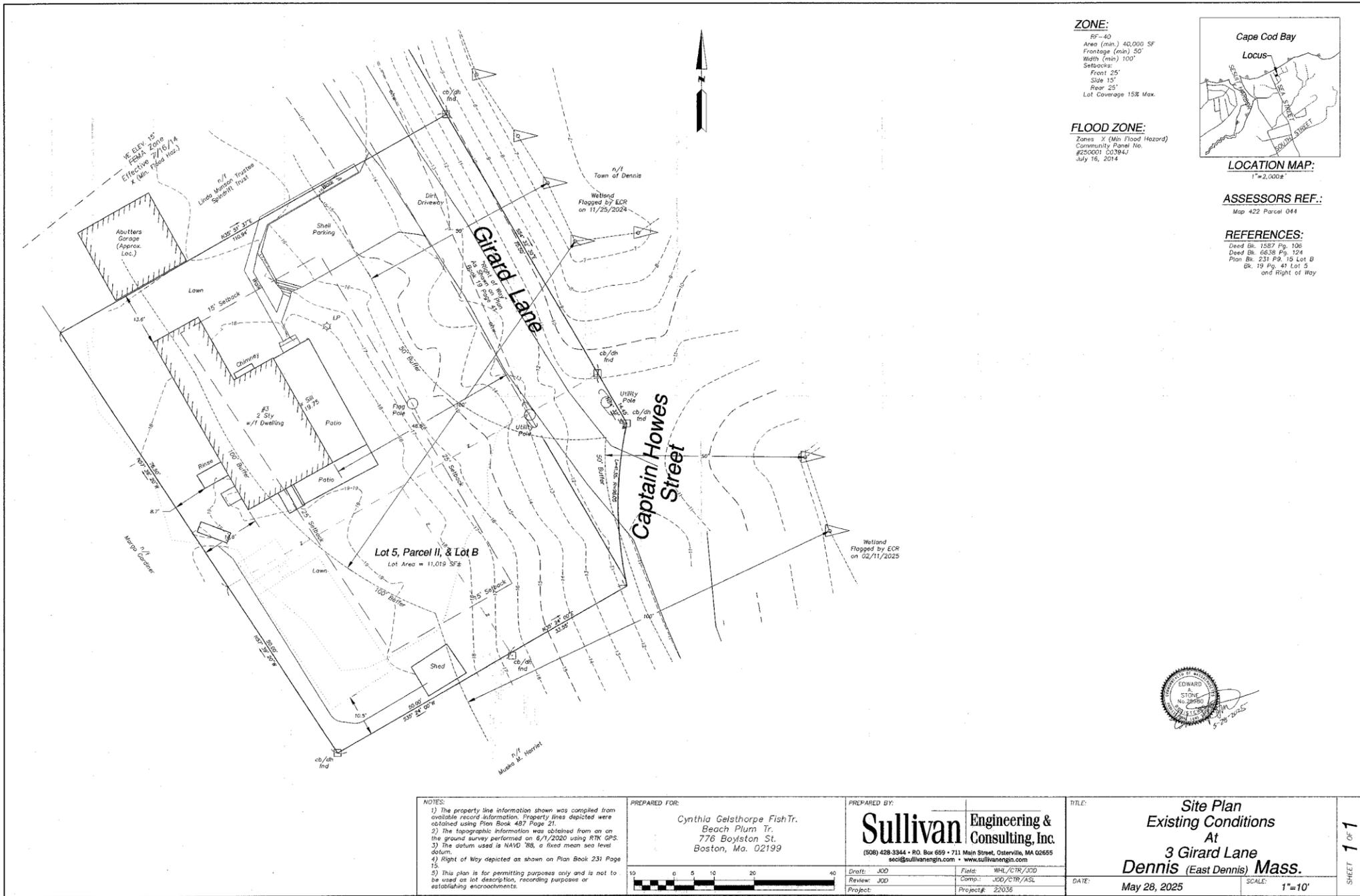
TOWN OF DENNIS  
BUILDING DEPARTMENT  
ZONING REFERRAL LETTER  
685 Route 134, South Dennis, MA 02660  
(508) 760-6157

PERMIT NUMBER:  
ZDET-25-35  
DATE OF REFERRAL:  
June 13, 2025  
FEES PAID:  
\$50.00

OWNERS NAME: FISH CYNTHIA GELSTHORPE TRUSTE  
PROPERTY ADDRESS OF WORK: 3 GIRARD LANE, EAST DENNIS, MA, 02641  
MAP & PARCEL: 422-44-0  
DETERMINATION OF REFERRAL: Zoning Board of Appeals (ZBA) Special Permit required per 2.4.1.2.(c.2) for Demolition and reconstruction of a non-conforming structure on a non-conforming lot.

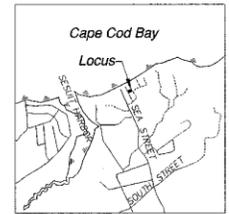
DESCRIPTION OF WORK BY APPLICANT:  
As per plans attached, Applicant is preparing to file with the Zoning Board of Appeals to raze and replace a pre-existing nonconforming structure on a pre-existing non-conforming lot. As a result Zoning Relief is required for the project which requires a determination from the Building Commissioner to be attached. The Applicant has also filed with OKH for both a Certificate of Demolition and Appropriatness.

ISSUED BY:



**ZONE:**  
 SF-40  
 Area (min.) 40,000 SF  
 Frontage (min) 50'  
 Width (min) 100'  
 Setbacks:  
 Front 25'  
 Side 15'  
 Rear 25'  
 Lot Coverage 15% Max.

**FLOOD ZONE:**  
 Zones X (Min Flood Hazard)  
 Community Panel No. #250001 00794J  
 July 16, 2014



**LOCATION MAP:**  
 1"=2,000'

**ASSESSORS REF.:**  
 Map 422 Parcel 044

**REFERENCES:**  
 Deed Bk. 1587 Pg. 106  
 Deed Bk. 6638 Pg. 124  
 Plan Bk. 231 Pg. 15 Lot B  
 Bk. 19 Pg. 43 Lot 5 and Right of Way



**NOTES:**  
 1) The property line information shown was compiled from available record information. Property lines depicted were obtained using Plan Book 487 Page 21.  
 2) The topographic information was obtained from an on the ground survey performed on 6/1/2020 using RTK GPS.  
 3) The datum used is NAVD '88, a fixed mean sea level datum.  
 4) Right of Way depicted as shown on Plan Book 231 Page 15.  
 5) This plan is for permitting purposes only and is not to be used as lot description, recording purpose or establishing encroachments.

**PREPARED FOR:**  
 Cynthia Celsthorpe Fish Tr.  
 Beach Plum Tr.  
 776 Boylston St.  
 Boston, Ma. 02199

**PREPARED BY:**  
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Draft: JOD  
 Review: JOD  
 Project: 22036

Field: WHL/CTR/JOD  
 Comp.: JOD/CTR/ASL  
 Project#: 22036

**TITLE:**  
 Site Plan  
 Existing Conditions  
 At  
 3 Girard Lane  
 Dennis (East Dennis) Mass.

**DATE:** May 28, 2025  
**SCALE:** 1"=10'

SHEET 1 OF 1