

16 PETER OLIVER ROAD, SD (ZBAS-25-37): Shirley A Bator Trustee, 16 Peter Oliver Road, South Dennis, MA (02660-2871) C/O Paul Sweetser, Surveyor, is seeking a Special Permit to replace the existing deck and replace it with a sunroom addition, resulting in the increase of building height of a non-conforming structure on a nonconforming lot where the current structure exceeds lot coverage. Located on a property in the R-40 Zoning District, part of Old King's Highway Historic at 16 Peter Oliver Road, Dennis

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

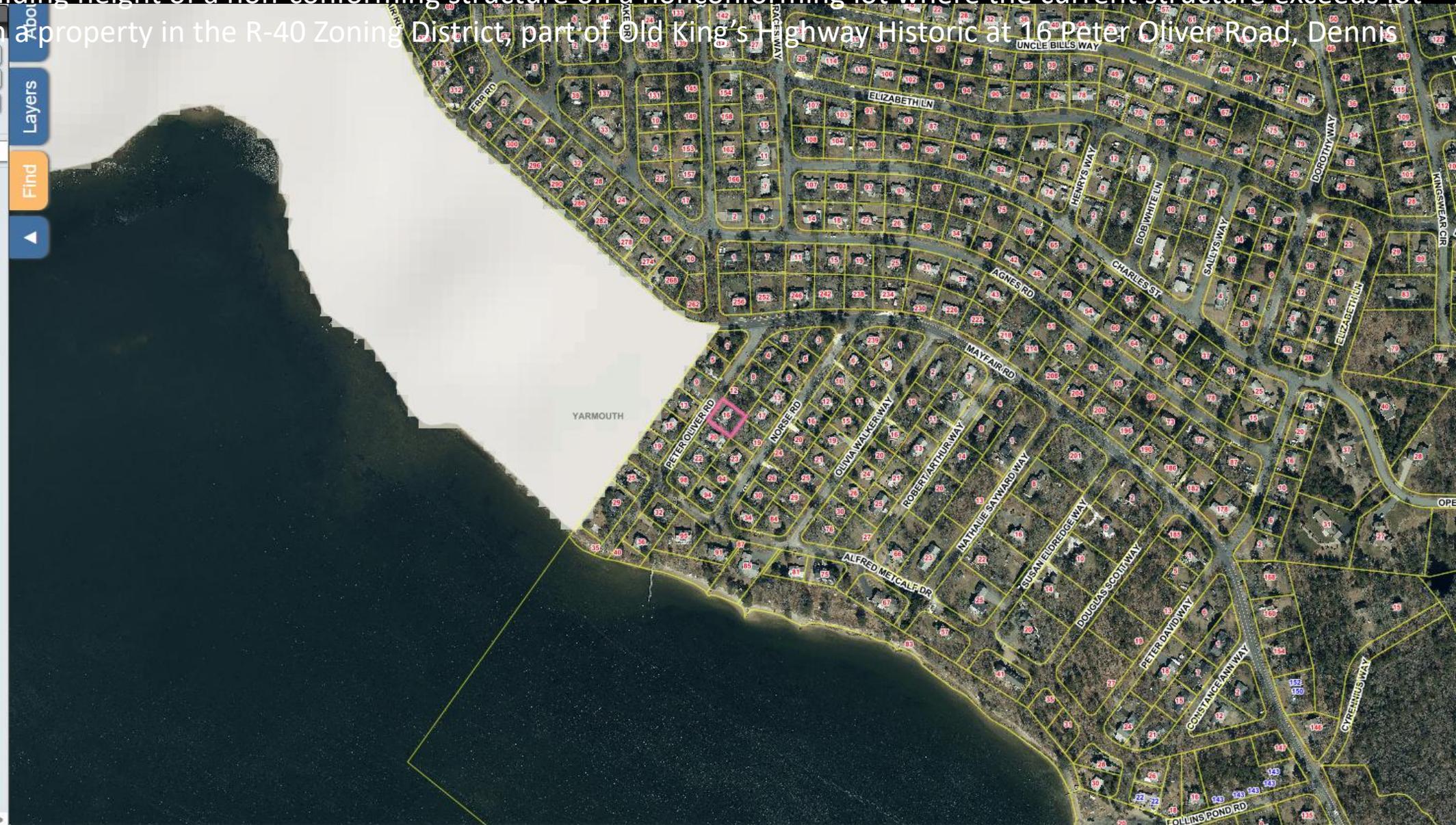
Parcel ID	Address	Village	Owner
183-9-0	16 PETER OLI	SD	BATOR SHIRLE

Detail Information Zoom To

CAMA ID	183-9-0
MapPar	183-9
Key	9329
Fiscal Year	2026
Extension	0
Address	16 PETER OLIVER ROAD
Village	SD
Property Type	R
Owner	BATOR SHIRLEY A TRUSTEE
Co-Owner	SHIRLEY A BATOR TRUST
Owner Address	16 PETER OLIVER ROAD
Owner City	SOUTH DENNIS
Owner State	MA
Owner Zip	02660-2871
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	01/17/19 00:00:00
Book	N/A
Page	N/A
Certificate	218418
Last Sale Price	0.0000
Total Value	\$442,100.00
Land Value	\$127,800.00
Building Value	\$314,300.00
Detached Building Value	\$0.00
Acres	0.15
Prev Year Total Value	\$404,200.00

Layers

Find



Find Abutters

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Find Properties

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Address:

[Clear](#)

Condo/Cottage Colony:

[Find](#)

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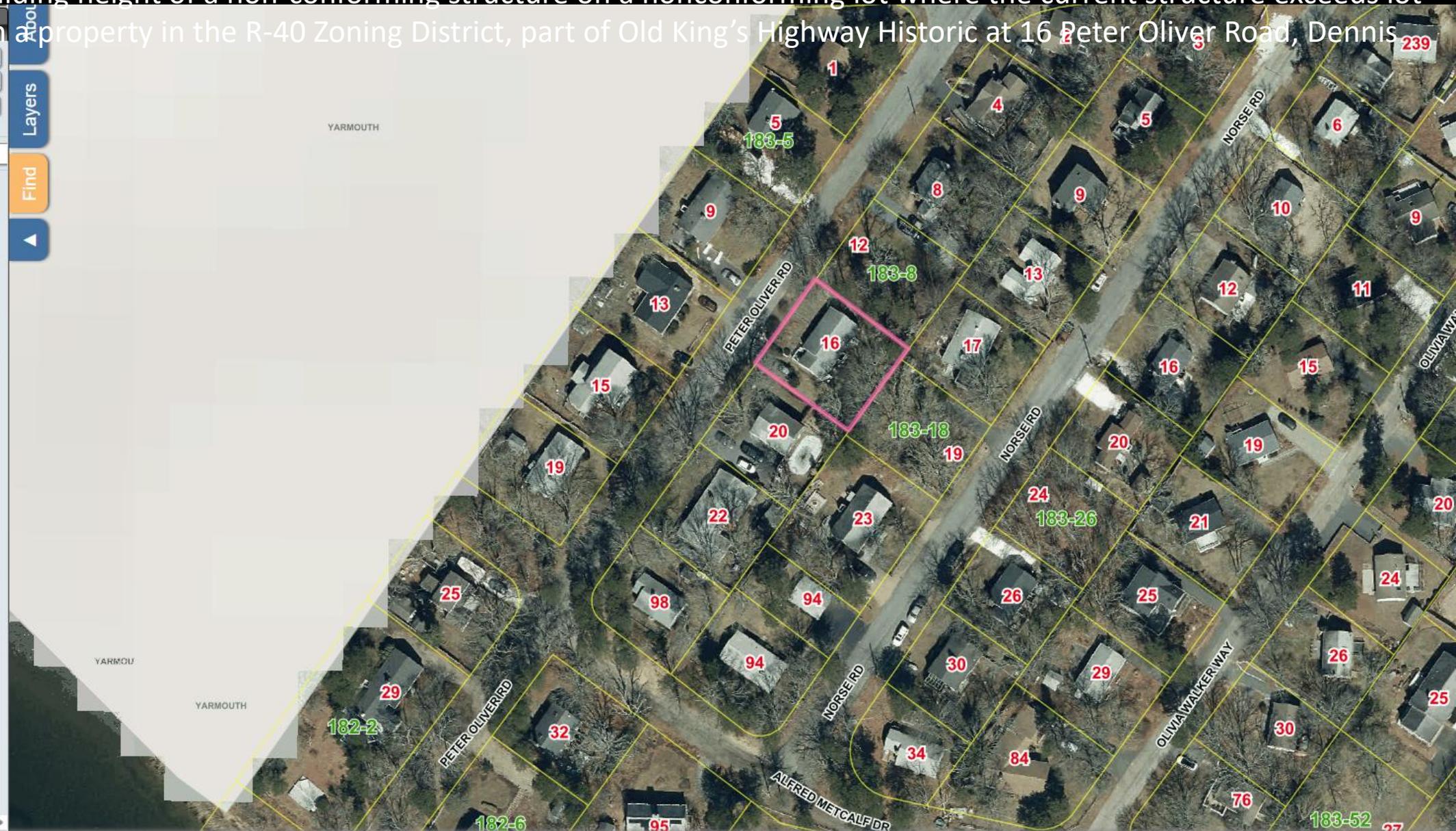
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Property Card	PK Field Card

About

Layers

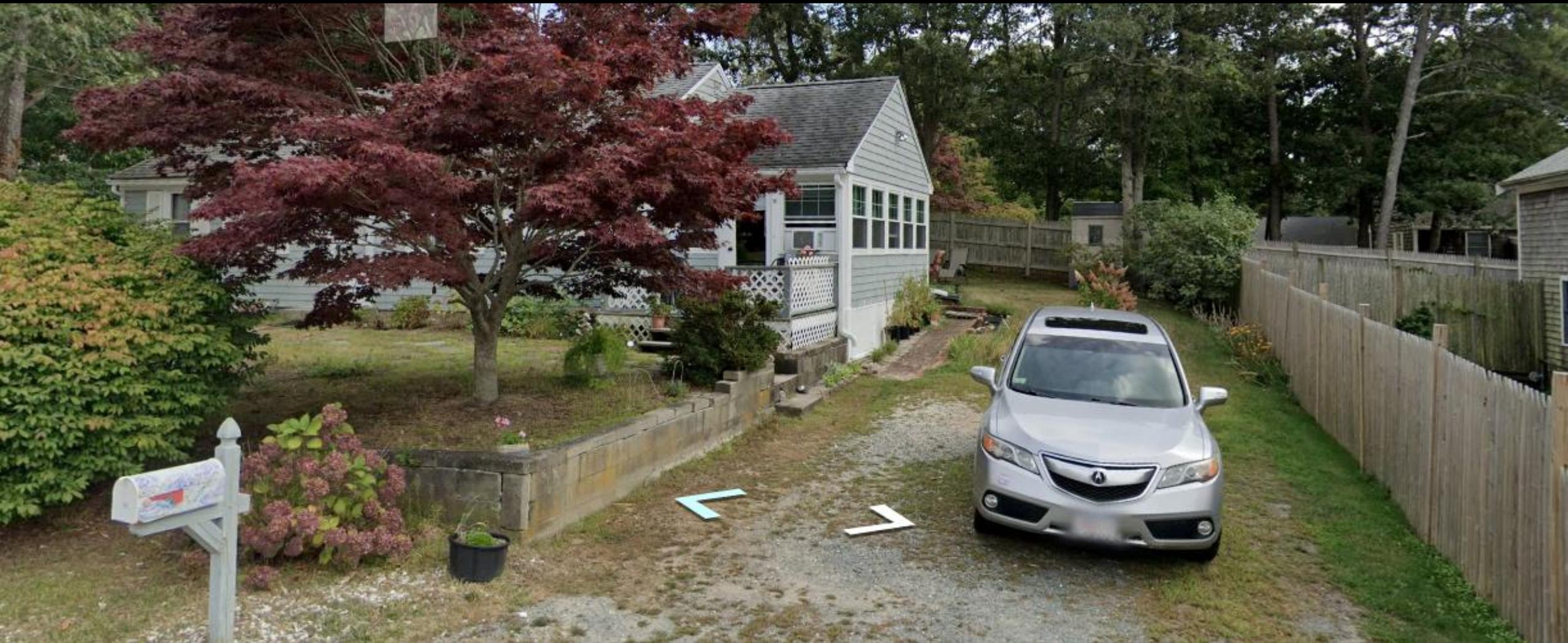
Find



[Find Abutters](#)

16 Peter Oliver Rd
Dennis, Massachusetts
[View on Google Maps](#)







Narrative

To accompany the application for Special Permit for property located at
16 Peter Oliver Road – South Dennis (Assessors Map: 183 Parcel: 9)

August 8, 2025

Special Permit Request under Section 2.4.1.2 of the Dennis Zoning By-Laws

The house was built in 1952 per Town records as a single story, three bedroom dwelling. The existing dwelling footprint is 1,187 square feet to the drip edge and is 18.16% coverage which is 3.16% over the 15% allowed. The proposed addition proposed is to extend the sunroom out over where the existing deck is currently. The total area of the addition is 75 square feet to the drip edge added to the existing 1,187 square feet makes the total building area 1,262 square feet representing 19.31% coverage (a 1.15% increase). We are not proposing any expansion into the setback requirements. The height of the building will not change.

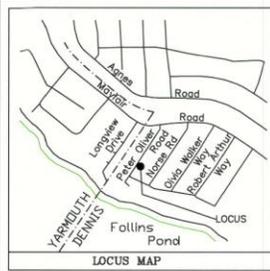
The neighborhood consists of single family residential homes and this house will remain as such. This project will not add any additional traffic or increase the need for additional utilities.

Provided:

EXISTING/PROPOSED CONDITIONS PLAN

By Paul E. Sweetser, PLS at a scale of 1"=20'

Floor plan by Daniel Garte Architect (DGA).



BUILDING COVERAGE—
HOUSE TO DRIPEDGE 1,187 S.F.± 18.16%

LOT 14
6,537 SQ.FT.±
0.15 ACRES±

ZONING DISTRICT(S) R40			
SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA(SQUARE FEET)	6,537±	40,000	NO CHANGE
FRONTAGE(LINEAR FEET)	75.00'	100'	NO CHANGE
YARD SETBACK-FRONT(FEET)	21.35' (DECK)	25'	21.40'
YARD SETBACK-SIDE(FEET)	16.42(R)/10.63(L)	15'	NO CHANGE
YARD SETBACK-REAR(FEET)	37.22'	25'	NO CHANGE
BUILDING COVERAGE(%)	18.16%	15%	19.31%
BUILDING HEIGHT (ACTUAL)	18.29'	30'	NO CHANGE
BUILDING HEIGHT (ELEVATION)	127.74	141.45(1)	NO CHANGE

(1) AVERAGE GRADE= $\frac{112.04+113.45+110.82+109.49}{4}=111.45+30=141.45$ ALLOWED HEIGHT (HOUSE ONLY)(ACTUAL HEIGHT=13.32')

NOTES:

SEPTIC LOCATION PER PLAN ON RECORD IN THE DENNIS BOARD OF HEALTH.

ACCORDING TO ASSESSORS DATA BASE: HOUSE BUILT IN 1952.

CONTOURS ARE AT ONE FOOT INTERVALS. VERTICAL DATUM IS ASSUMED.

ON THE GROUND SURVEY PERFORMED BETWEEN MARCH 20, 2024 AND JULY 14, 2025.

THERE ARE NO STREAMS OR WETLANDS WITHIN 100- FEET OF THE PROPOSED WORK.

ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED. DIGSAFE AND LOCAL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO ANY EXCAVATION OCCURRING.

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C0583J DATED JULY 16, 2014.

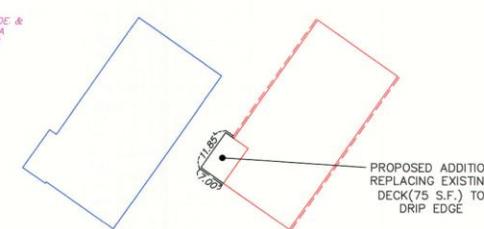


EXISTING CONDITIONS

EXISTING HOUSE TO DRIPEDGE
1,187 SQ. FT. ±



PROPOSED CONDITIONS



HOUSE W/ADDITION TO DRIPEDGE
1,262 SQ. FT. ±

EXISTING/PROPOSED CONDITIONS PLAN
OF LAND IN SOUTH DENNIS, MASSACHUSETTS
AS PREPARED FOR SHIRLEY A. BATOR TRUST



TO: SHIRLEY A. BATOR TRUST
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HEREON.

AUG. 2, 2025
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
LCP 20742-F
(LOT 14)

LOCUS ADDRESS:
16 PETER OLIVER
RD.
SOUTH DENNIS

SCALE: 1"=20'
DATE DRAWN:
JULY 15, 2025
REV. 08/02/25
FILE: 3377-00

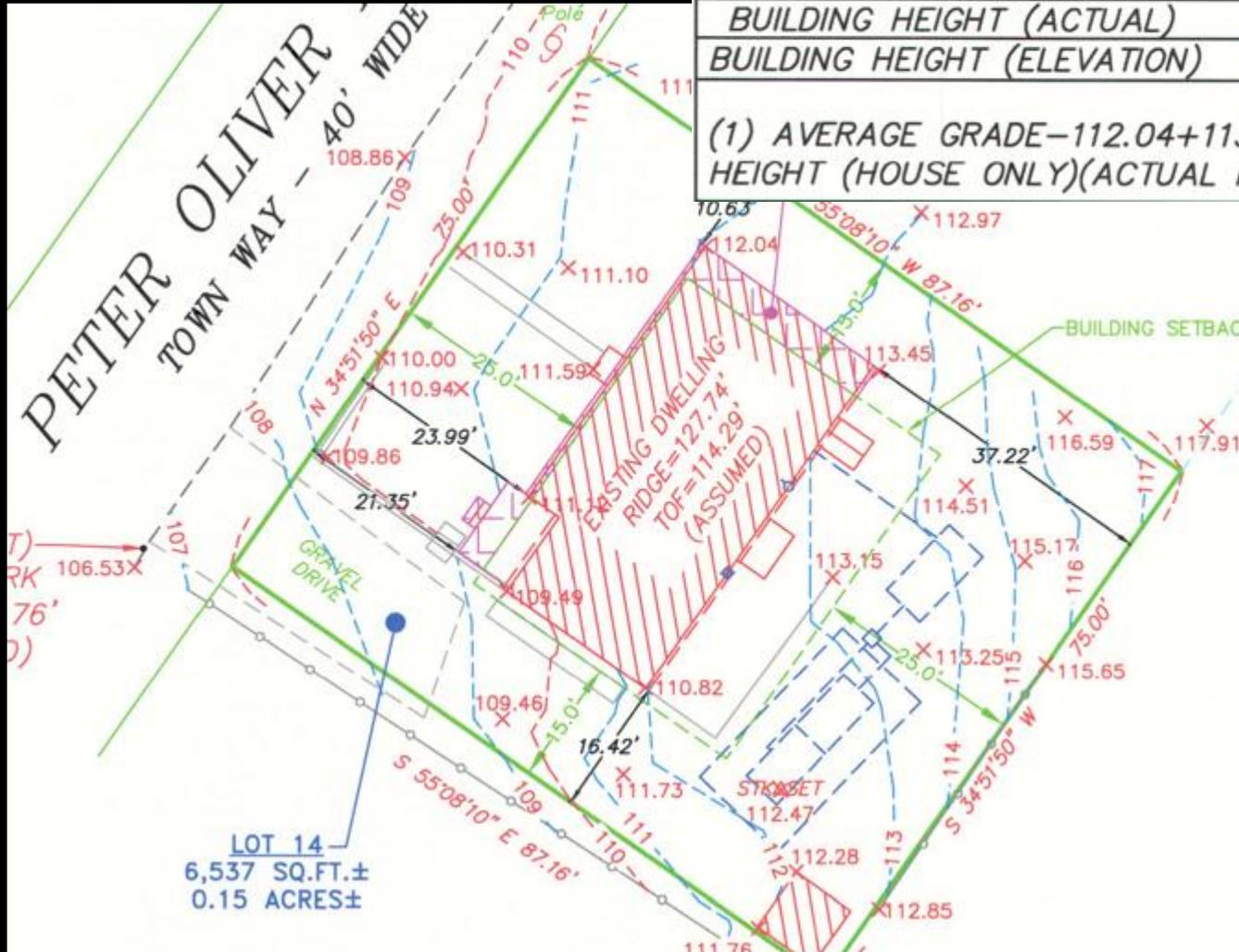


PAUL E. SWEETSER
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1148
DENNISPORT, MA 02639
(508)737-7580

ZONING DISTRICT(S) R40

SUBJECT	EXISTING	REQUIRED	PROPOSED
LOT AREA(SQUARE FEET)	6,537±	40,000	NO CHANGE
FRONTAGE(LINEAR FEET)	75.00'	100'	NO CHANGE
YARD SETBACK-FRONT(FEET)	21.35' (DECK)	25'	21.40'
YARD SETBACK-SIDE(FEET)	16.42(R)10.63(L)	15'	NO CHANGE
YARD SETBACK-REAR(FEET)	37.22'	25'	NO CHANGE
BUILDING COVERAGE(%)	18.16%	15%	19.31%
BUILDING HEIGHT (ACTUAL)	16.29'	30'	NO CHANGE
BUILDING HEIGHT (ELEVATION)	127.74	141.45'(1)	NO CHANGE

(1) AVERAGE GRADE- $112.04+113.45+110.82+109.49=445.8/4=111.45+30=141.45$ ALLOWED HEIGHT (HOUSE ONLY)(ACTUAL HEIGHT=13.32')



NOTES:

SEPTIC LOCATION PER PLAN ON RECORD IN THE DENNIS BOARD OF HEALTH.

ACCORDING TO ASSESSORS DATA BASE: HOUSE BUILT IN 1952.

CONTOURS ARE AT ONE FOOT INTERVALS. VERTICAL DATUM IS ASSUMED.

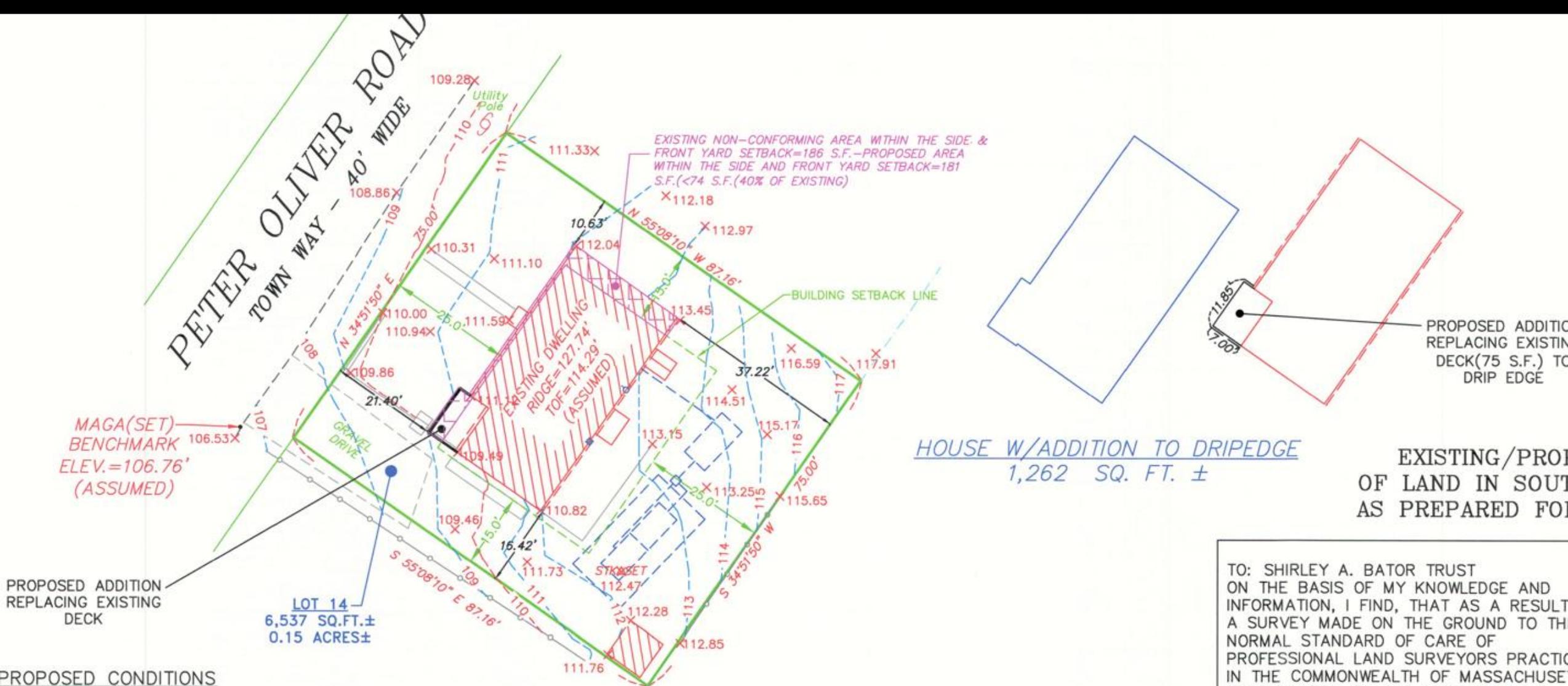
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16 PETER OLIVER ROAD, SD (ZBAS-25-37): PROPOSAL - Replace the existing deck and replace it with a sunroom addition



PROPOSED CONDITIONS

TO: SHIRLEY A. BATOR TRUST
 ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS

PETER OLIVER ROAD
TOWN WAY - 40' WIDE

MAGA (SET)
BENCHMARK
ELEV. = 106.76'
(ASSUMED)

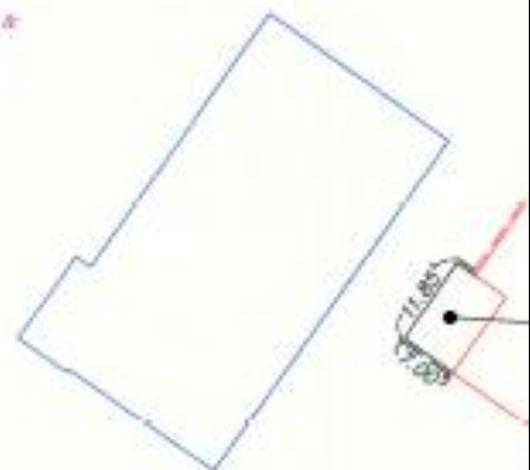
PROPOSED ADDITION
REPLACING EXISTING
DECK

LOT 14
6,537 SQ. FT. ±
0.15 ACRES ±

PROPOSED CONDITIONS



EXISTING NON-CONFORMING AREA WITHIN THE SIDE & FRONT YARD SETBACK = 186 S.F. - PROPOSED AREA WITHIN THE SIDE AND FRONT YARD SETBACK = 181 S.F. (<74 S.F. (40% OF EXISTING))



HOUSE W/ADDITION TO DRIPEDG
1,262 SQ. FT. ±

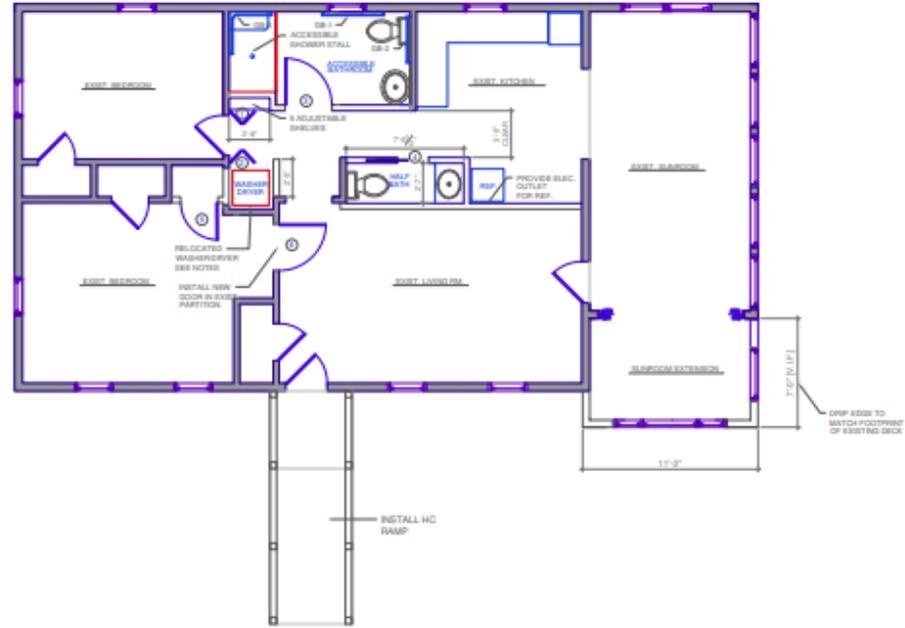
TO: SH
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INFORM
A SURV
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SHOWN

AUG. 2,
DATE

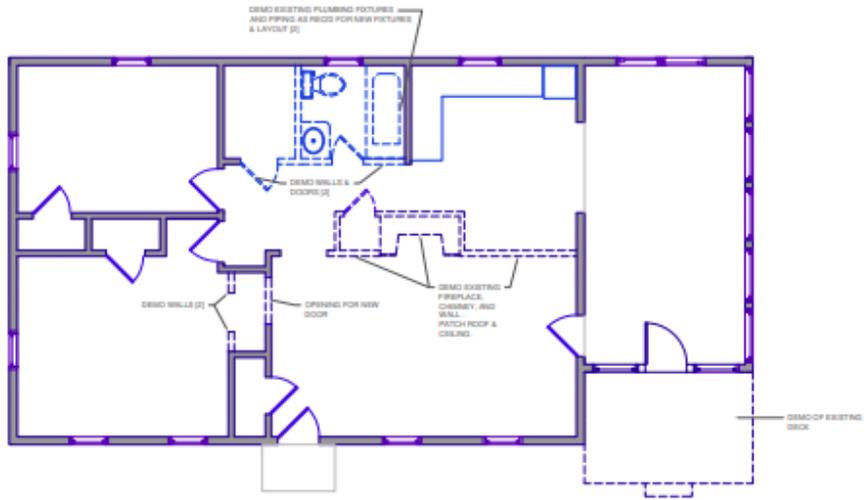
FNAME

REVDATE

USER



FLOOR PLAN



EXISTING CONDITIONS/DEMO PLAN

General Notes

EXISTING CONSTRUCTION SHOWN SHADED.

No.	Revision/Issue	Date

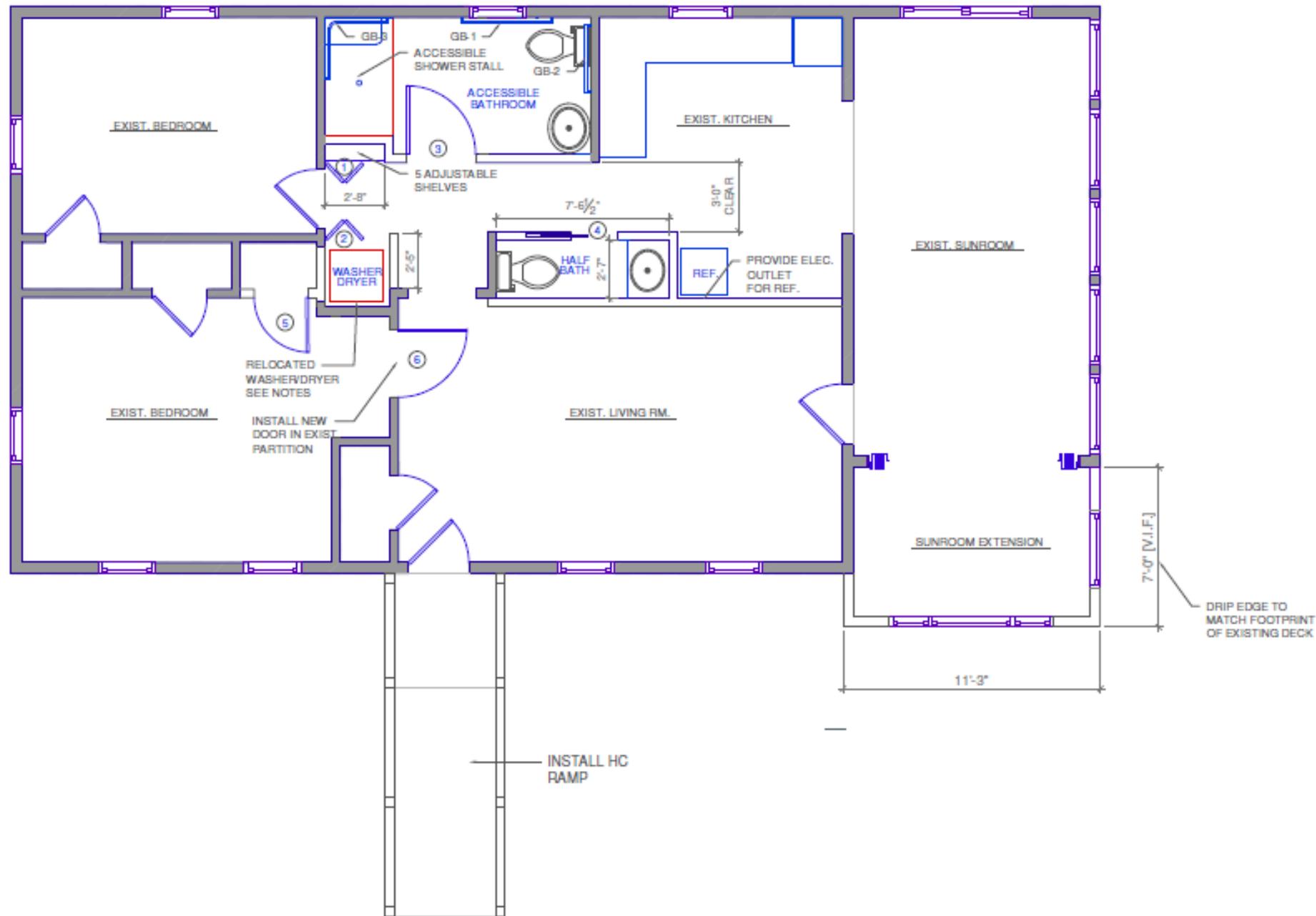


EDWARD J. LARSEN ARCHITECT
200 SOUTH 20th STREET
DENNIS, MA 01926

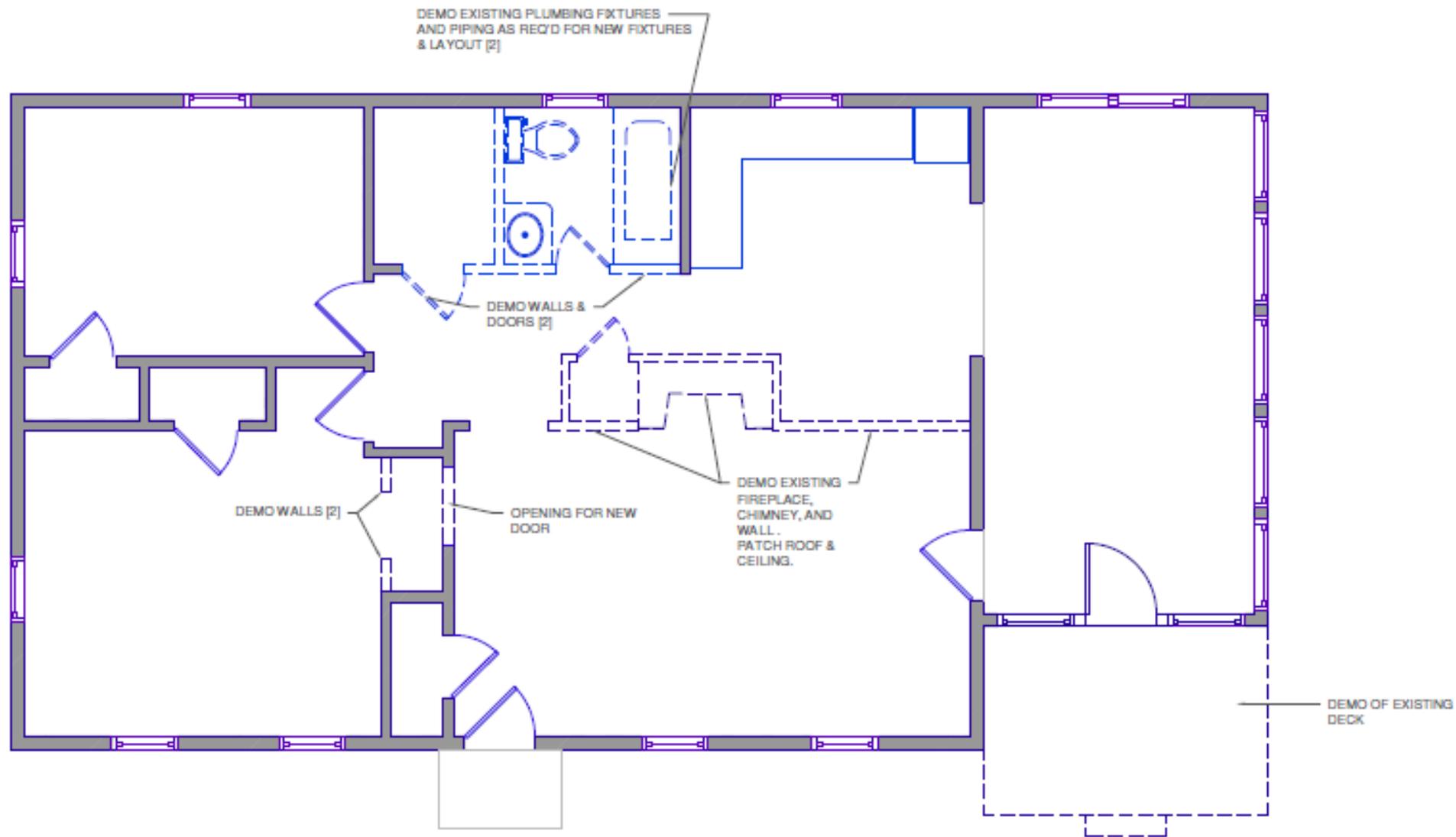
Project Name and Address
ALTERATIONS & ADDITION TO
16 PETER OLIVER RD.
DENNIS, MA.

FLOOR PLAN
EXISTING/DEMO PLAN

Project	Sheet
Date: 7-23-2025	A-1
Scale	



FLOOR PLAN



EXISTING CONDITIONS/DEMO PLAN

Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-25-49

DATE OF REFERRAL:
August 6, 2025

FEES PAID:
\$50.00

OWNERS NAME:

BATOR SHIRLEY A TRUSTEE

PROPERTY ADDRESS OF WORK:

16 PETER OLIVER ROAD, SOUTH DENNIS, MA, 02660

MAP & PARCEL:

183-9-0

DETERMINATION OF
REFERRAL:

Zoning Board of Appeals Special Permit required per
2.4.1.2.(b.3) for the increase building height and
coverage for a non-conforming structure on a non-
conforming lot where the current structure exceeds lot
coverage.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:

Addition to pre-existing non-conforming house over existing front deck area. Seeking relief to increase the height of a building withing a setback

A handwritten signature in black ink, appearing to read "Paul [unclear]", is written over the "ISSUED BY:" label.