

Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

Results Summary

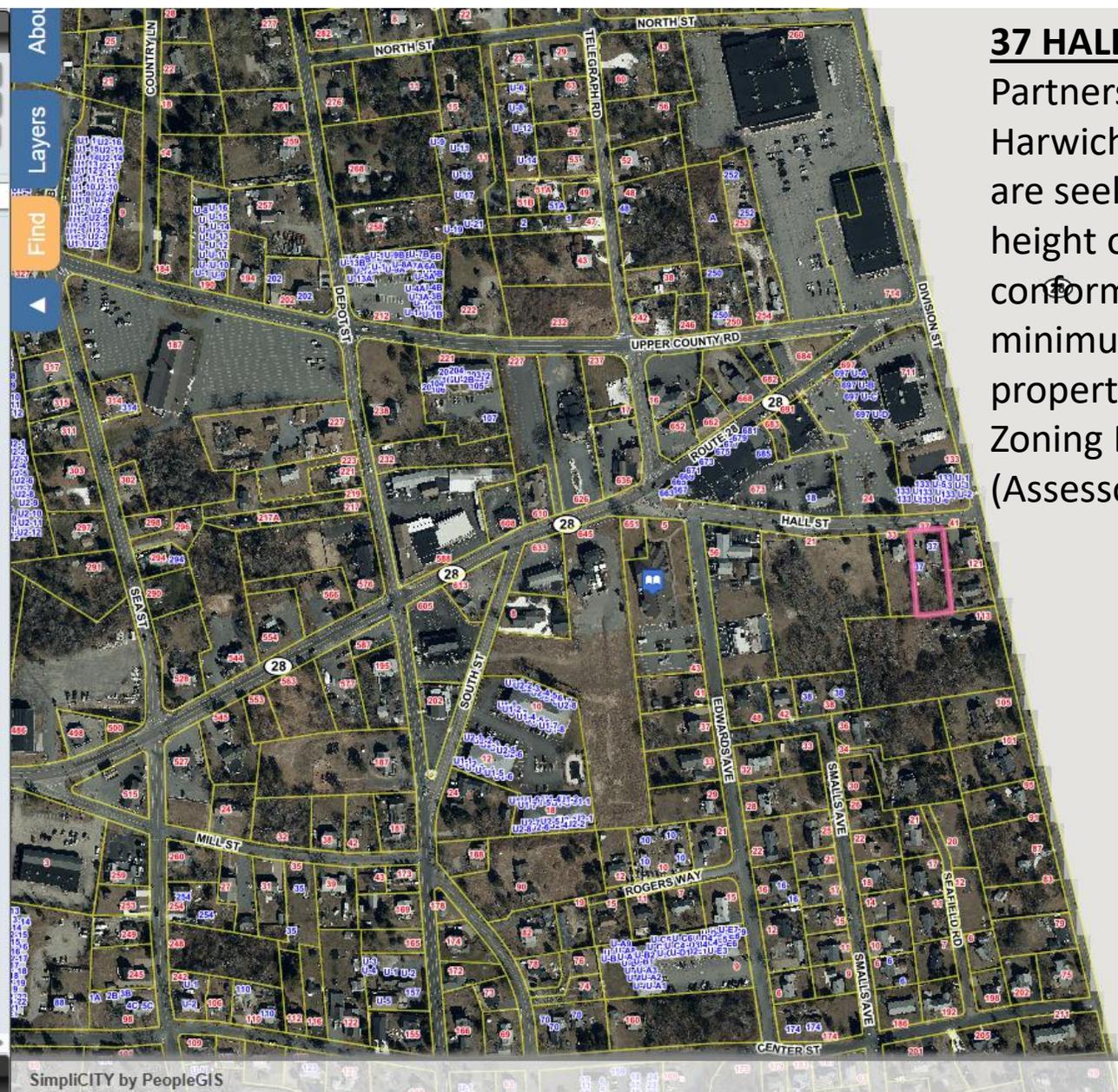
Parcels

Parcel ID	Address	Village	Owner
91-27-0	37 HALL STRE	DP	SAO FAMILY P

Detail Information Zoom To

CAMA ID	91-27-0
MapPar	91-27
Key	6871
Fiscal Year	2026
Extension	0
Address	37 HALL STREET
Village	DP
Property Type	R
Owner	SAO FAMILY PARTNERSHIP L
Co-Owner	
Owner Address	139 RIVERSIDE DRIVE
Owner City	WEST HARWICH
Owner State	MA
Owner Zip	02671-1511
Owner Country	
State Class #	1090
State Class Desc	MULTI HOUSES
Deed Date	12/21/22 00:00:00
Book	35555
Page	178
Certificate	
Last Sale Price	327000.0000
Total Value	\$591,700.00
Land Value	\$199,500.00
Building Value	\$391,400.00
Detached Building Value	\$800.00
Acres	0.38
Prev Year Total Value	\$546,000.00

Find Abutters



**37 HALL STREET, DP (ZBAS-25-19):** SAO Family Partnership LLC, 139 Riverside Drive, West Harwich, MA, 02671-1511 C/O Tina McCormack are seeking a Special Permit for the increase in height of a non-conforming structure on a non-conforming lot that increases height in a minimum required setback. Located on a property in the Dennisport Village Center Area B Zoning District at 37 Hall Street, Dennisport, MA (Assessor's Map 91, Parcel 27).



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Property Card	PK Field Card

Find Abutters



**Zoning**

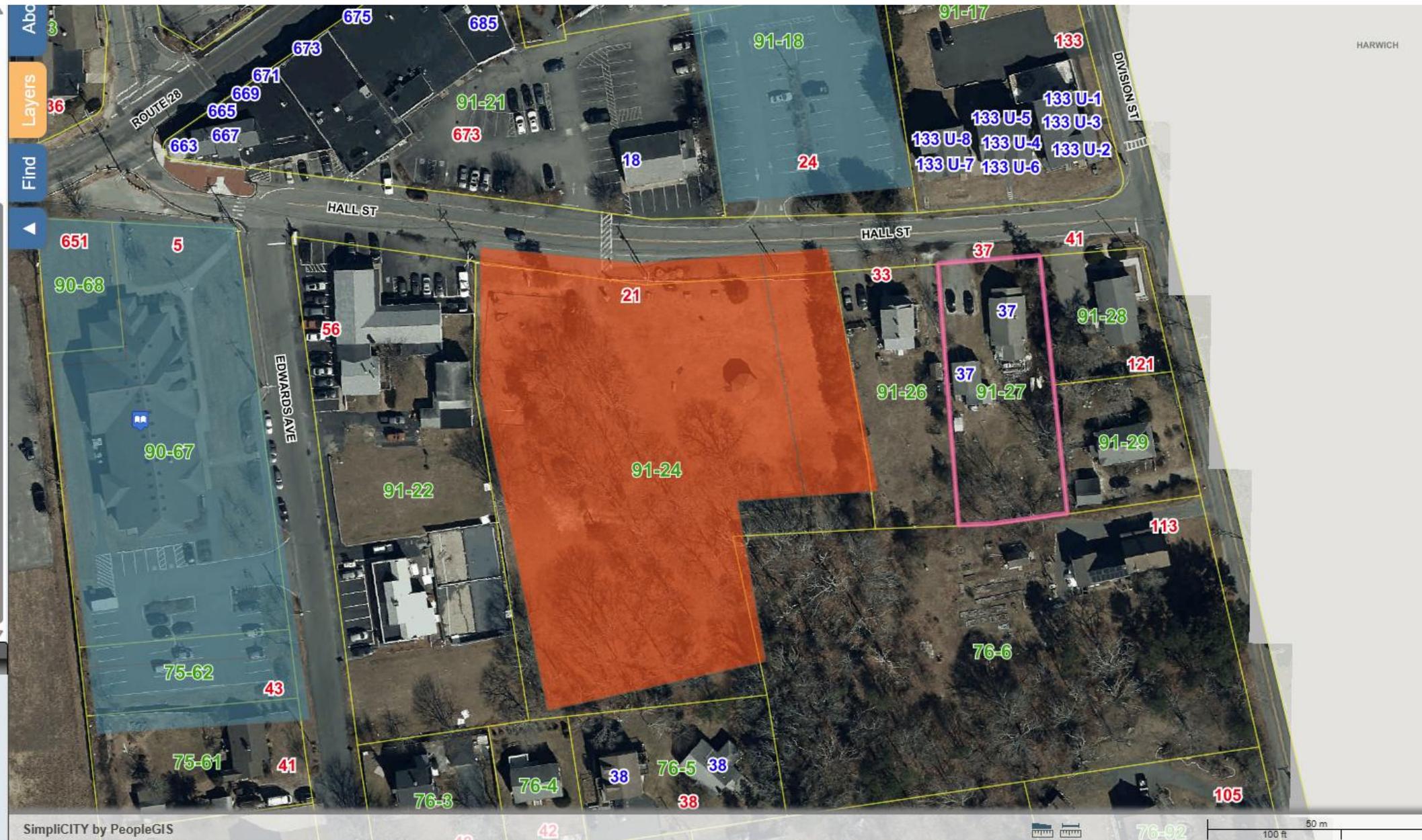
- Zoning (2025)
  - Medium Wind Facility Overlay District
  - Large Wind Facility Overlay District
  - Med. & Large Wind Facility Overlay Distr
  - Scenic Corridor
  - Residential 40
  - Residential 60
  - General Commercial I
  - General Commercial II
  - General Commercial III
  - Limited Business
  - 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
- Hurricane SLOSH
- FEMA Flood Zones

**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



- 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)
  - Land Bank
  - Conservation
  - Municipal
  - Beach
  - Town Landings
  - Parks & Rec
  - Cemetery
  - Commonwealth
  - Water District
  - Housing Authority
- Private Access Ways
- Parcels
- Parcels w/Aerials
- Basemap - CCC 2020 Aerial Imagery  
Hillshade Donut
- Base Maps
  - Google Hybrid Map
  - Google Street Map
  - 2023 MassGIS Orthos
  - CCC 2020 Aerial Imagery
  - MassGIS 2014 Orthos
  - MassGIS 2005 Orthos
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  - Town Base Map



HARWICH

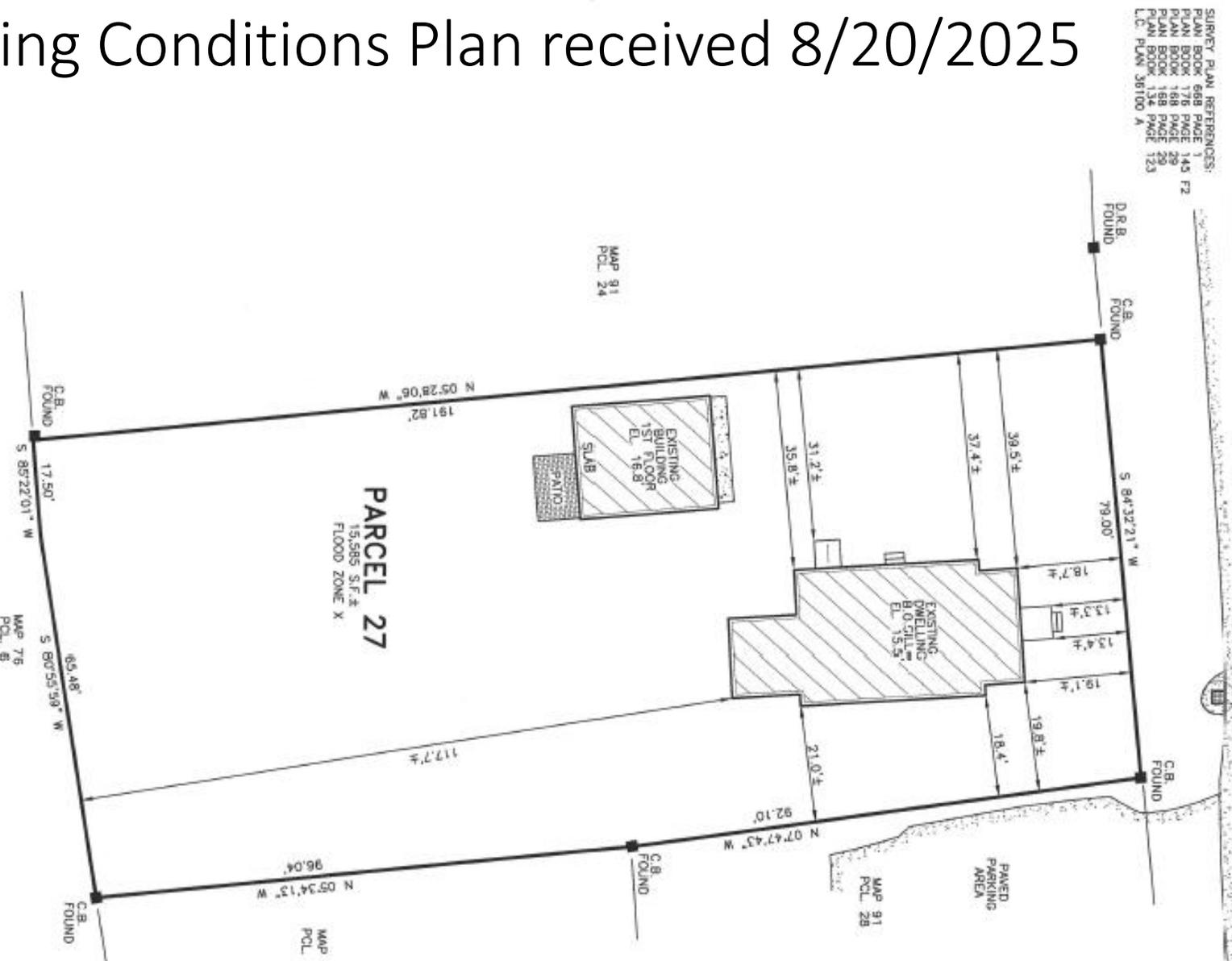
Simplicity by PeopleGIS



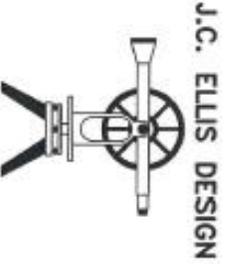
# Existing Conditions Plan received 8/20/2025



SURVEY PLAN REFERENCES:  
 PLAN BOOK 688 PAGE 1 145 FZ  
 PLAN BOOK 176 PAGE 28  
 PLAN BOOK 188 PAGE 29  
 PLAN BOOK 134 PAGE 123  
 L.C. PLAN 36100 A



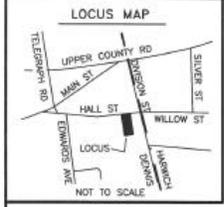
MICHAEL LADUE, P.L.S.  
 LADUE LAND SURVEYING



P.O. BOX 81  
 NORTH EASTHAM, MA 02851  
 Email: jca@jcelldesign.com

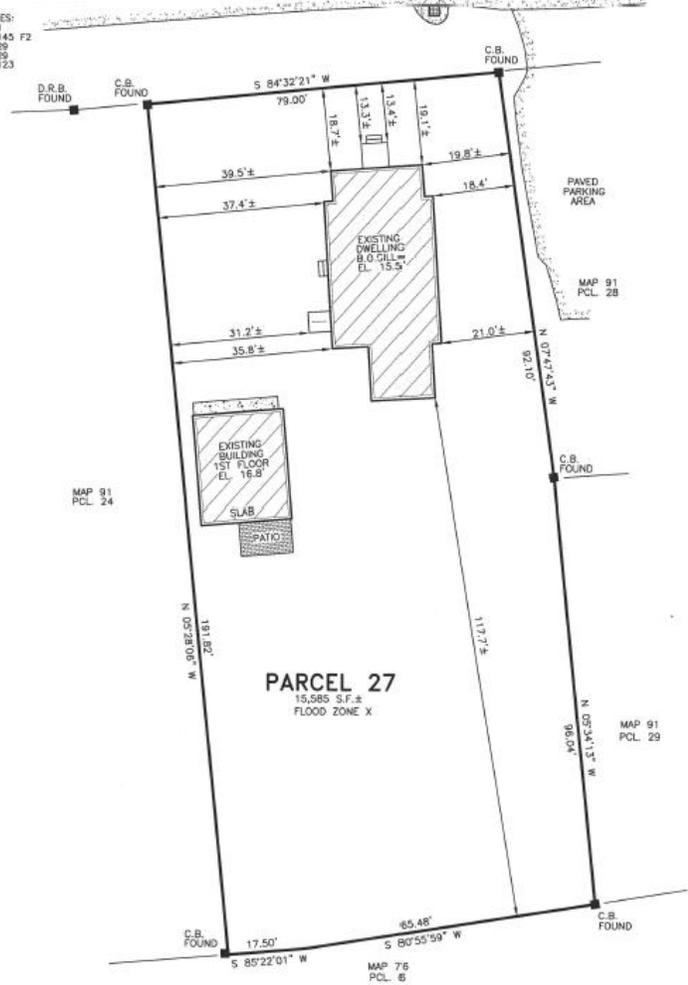
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PREPARED FOR:		<b>37 HALL STREET</b> DENNISPORT, MA	
ASSESSOR'S:		MAP 91 PARCEL 27	
DATE:		JULY 29, 2025	
SCALE:		1"=20'	
SHEET:		1 OF 1	

**SAO FAMILY PARTNERSHIP LLC**  
 139 RIVERSIDE DRIVE  
 WEST HARBORCH, MA 02671-1511



HALL STREET

SURVEY PLAN REFERENCES:  
 PLAN BOOK 668 PAGE 1  
 PLAN BOOK 176 PAGE 145 F2  
 PLAN BOOK 188 PAGE 29  
 PLAN BOOK 188 PAGE 29  
 PLAN BOOK 134 PAGE 123  
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**PARCEL 27**  
 15,585 S.F.±  
 FLOOD ZONE X



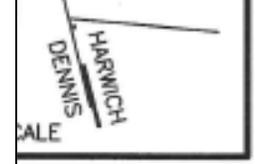
MICHAEL LADUE, P.L.S.  
 LADUE LAND SURVEYING

**J.C. ELLIS DESIGN**

P.O. BOX 81  
 NORTH EASTHAM, MA 02651  
 (508)240-2220  
 Email: jason@jcellisdesign.com

**CERTIFIED PLOT PLAN**

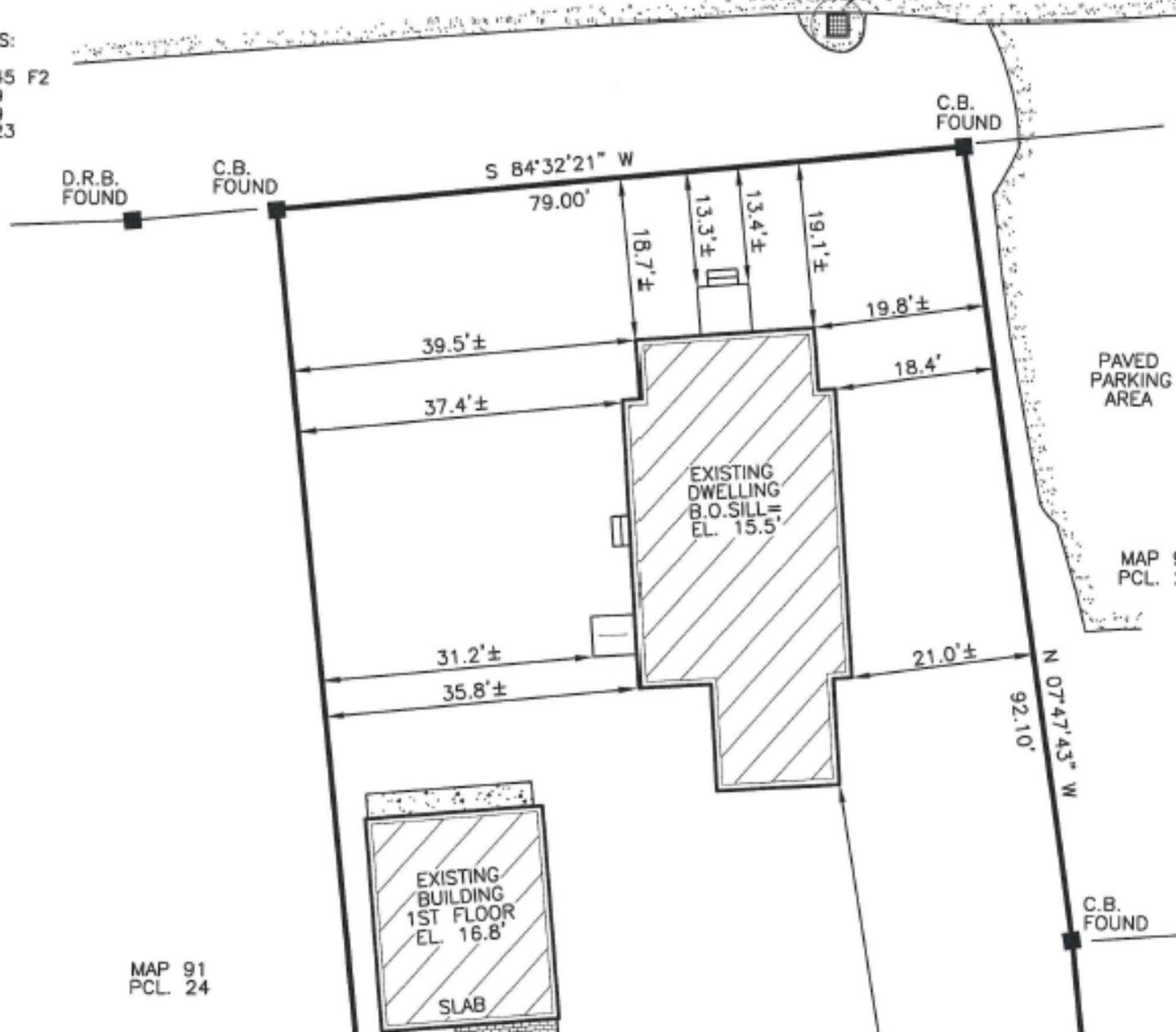
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PREPARED FOR: <b>SAO FAMILY PARTNERSHIP LLC</b> 139 RIVERSIDE DRIVE WEST HARWICH, MA 02671-1511	
ASSESSOR'S MAP 91 PARCEL 27	SCALE: 1"=20'
DATE: JULY 29, 2025	SHEET 1 OF 1



HALL STREET

CATCH BASIN

ANCES:  
 1  
 145 F2  
 29  
 29  
 123



**EXISTING DWELLING**  
 B.O. SILL =  
 EL. 15.5'

**EXISTING BUILDING**  
 1ST FLOOR  
 EL. 16.8'  
 SLAB

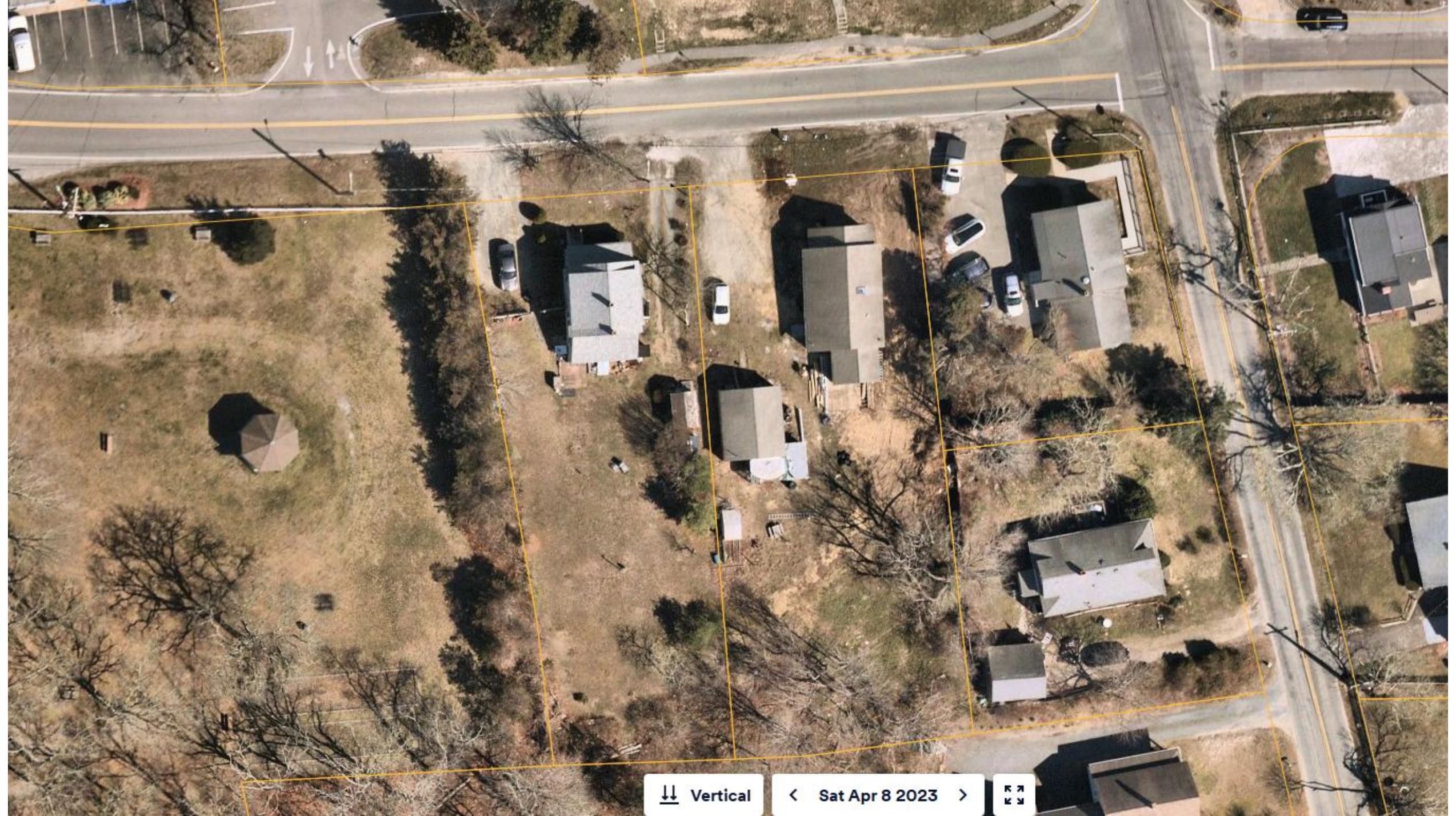
MAP 91  
 PCL. 24



Vertical

< Fri Sep 2 2022 >

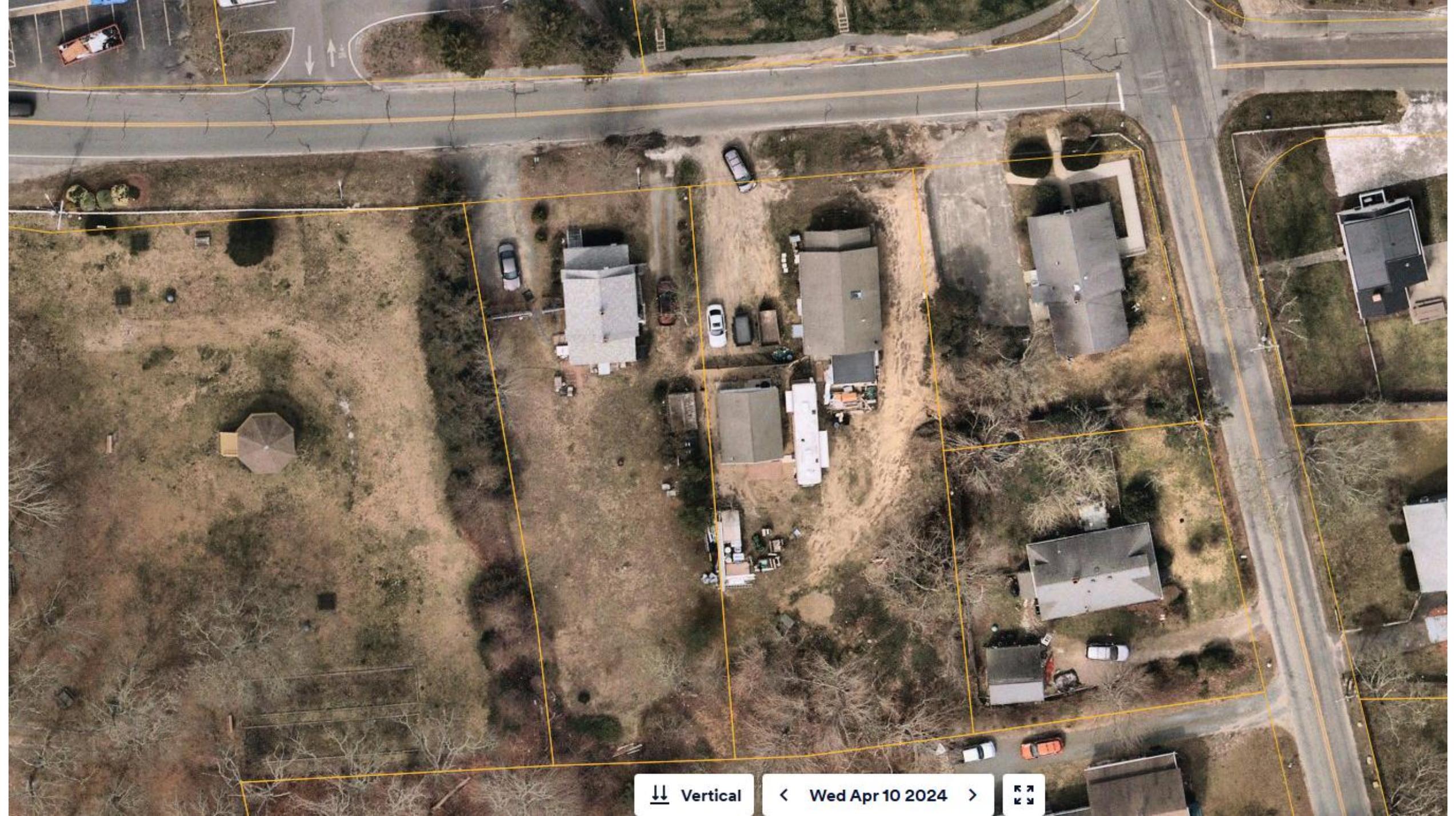
Zoom control icon



Vertical

< Sat Apr 8 2023 >

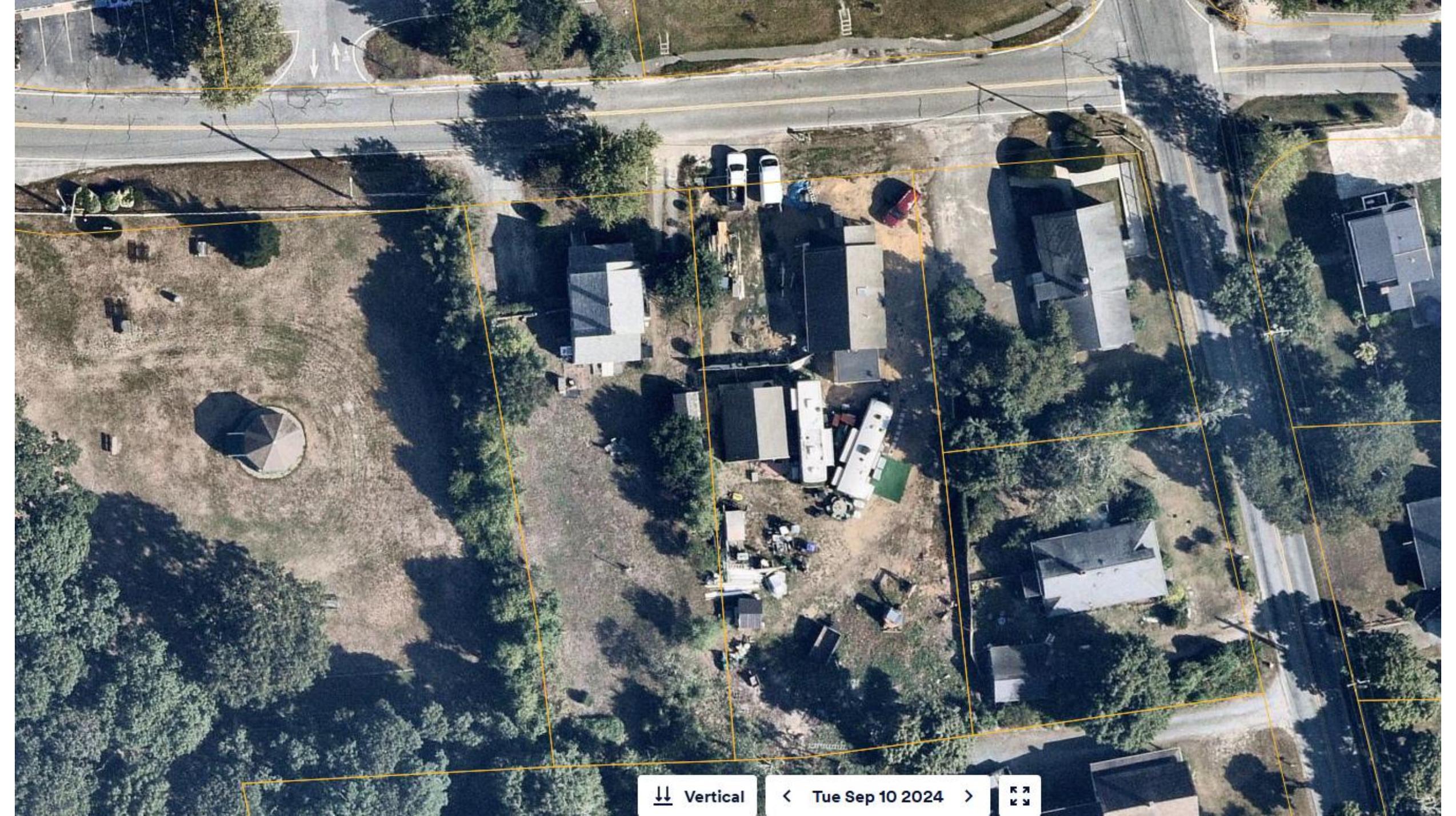




⇓ Vertical

< Wed Apr 10 2024 >

⏏



Vertical

Tue Sep 10 2024





Vertical

Thu Apr 10 2025



37 Hall St  
Dennis, Massachusetts  
[View on Google Maps](#)

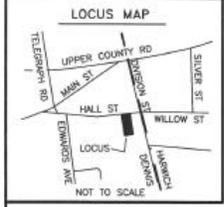






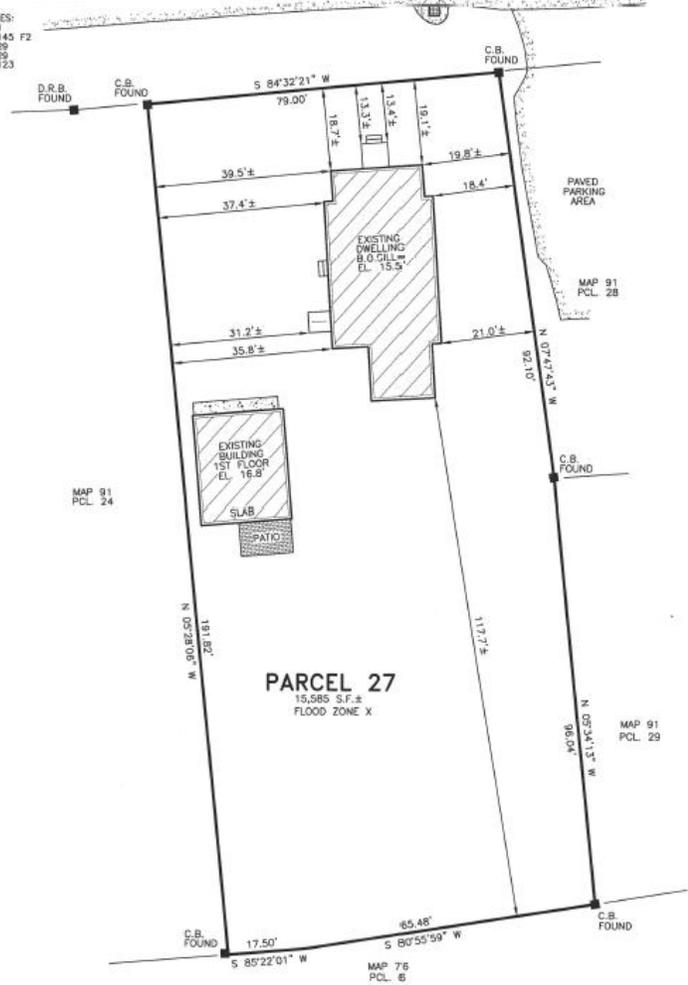






HALL STREET

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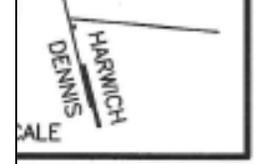
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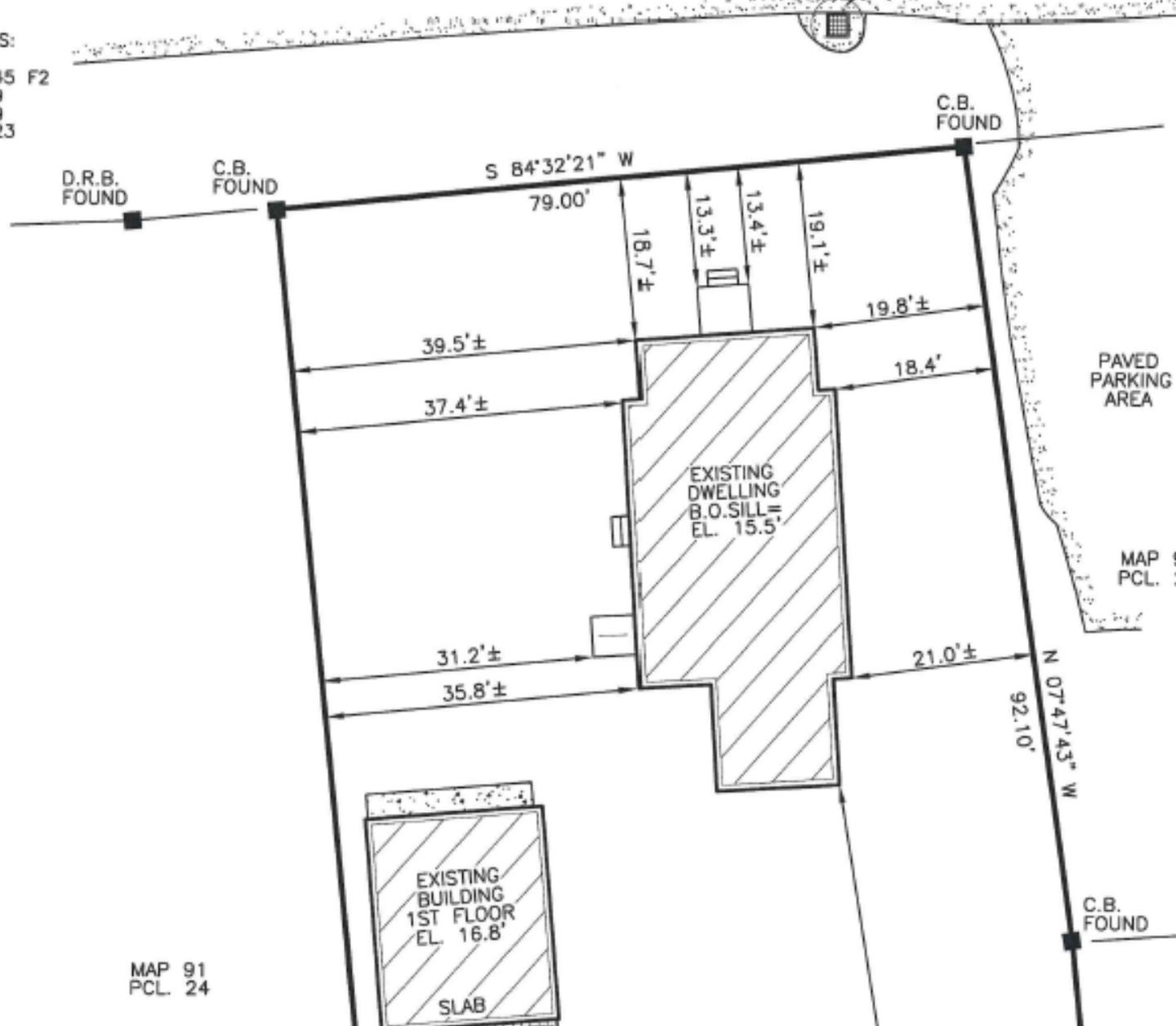
SUBJECT: <b>37 HALL STREET</b> DENNISPORT, MA	
PREPARED FOR: <b>SAO FAMILY PARTNERSHIP LLC</b> 139 RIVERSIDE DRIVE WEST HARWICH, MA 02671-1511	
ASSESSOR'S MAP 91 PARCEL 27	SCALE: 1"=20'
DATE: JULY 29, 2025	SHEET 1 OF 1



HALL STREET

CATCH BASIN

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**EXISTING DWELLING**  
 B.O. SILL =  
 EL. 15.5'

**EXISTING BUILDING**  
 1ST FLOOR  
 EL. 16.8'  
 SLAB

MAP 91  
 PCL. 24





33 Hall St  
Dennis, Massachusetts  
View on Google Maps



Commonwealth of Massachusetts



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

**PERMIT NUMBER:**  
ZDET-25-15

**DATE OF REFERRAL:**  
March 27, 2025

**FEES PAID:**  
\$50.00

**OWNERS NAME:** SAO FAMILY PARTNERSHIP LLC

**PROPERTY ADDRESS OF WORK:** 37 HALL STREET, DENNIS PORT, MA, 02639

**MAP & PARCEL:** 91-27-0

**DETERMINATION OF REFERRAL:** **ZBA Special Permit required for increase in height of a non-conforming structure on a non-conforming lot that increases height in a minimum required setback**

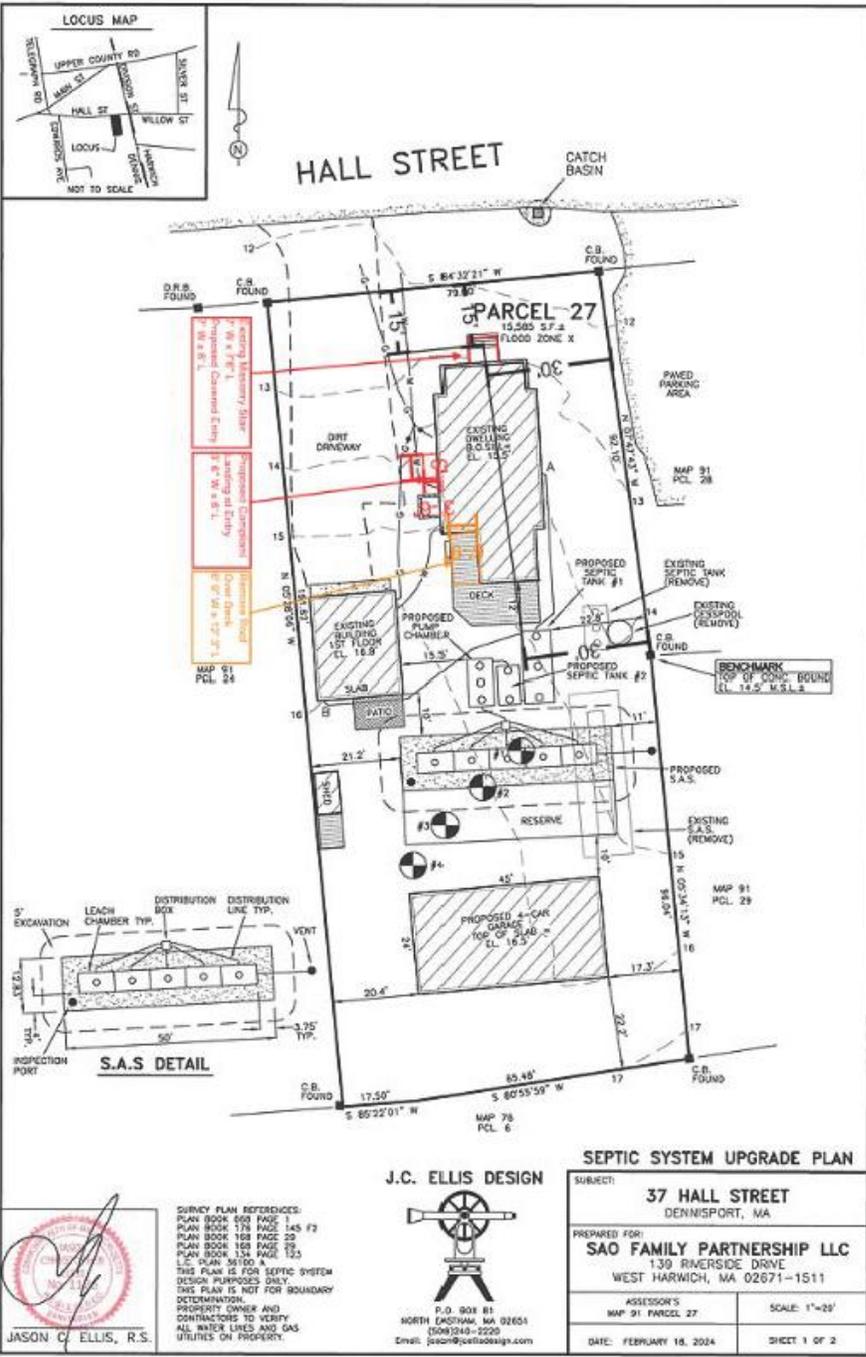
**ISSUED BY:**

**DESCRIPTION OF WORK BY APPLICANT:**

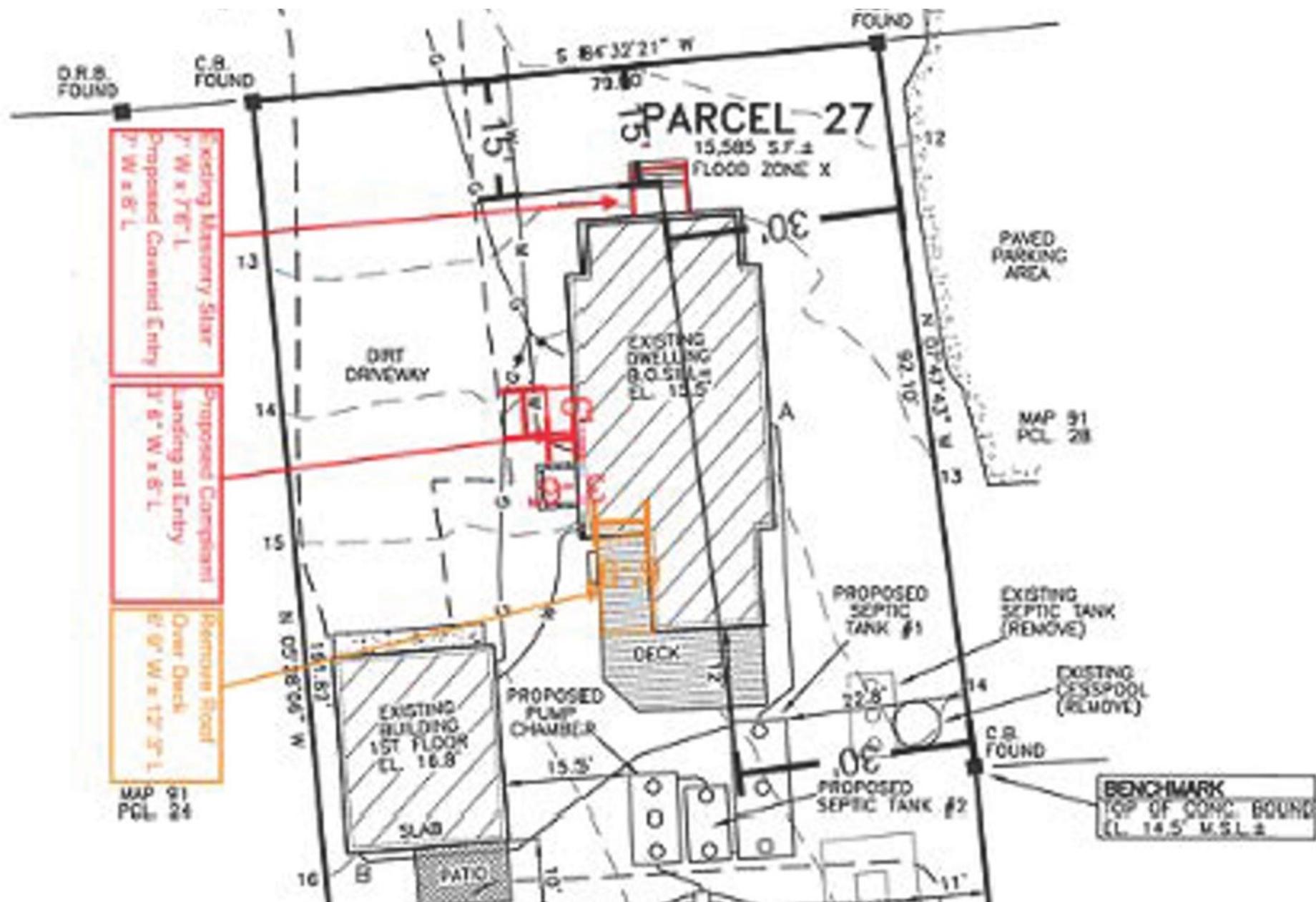
Replace previously existing front landing and stairs with new landing and stair down, reducing non-conformancy. Add roof above to provide weather protection for entrance. Remove previous covered entry in rear, reducing lot coverage. Add landing at side entrance for code compliance.







- The current proposal, an awning over front stoop not to exceed previously existing non-conforming area, is in itself a very small and acceptable project.
- However, in the meantime, Applicant has performed unauthorized work on Town property.
- Originally submitted plans were hand drawn by applicants on a stamped plan. Eventually we received an Existing Conditions plan that did not contain all of the relevant site data. It is unclear exactly what the proposal is beyond the covered front stoop.
- Applicants have purchased the neighboring property at 33 Hall Street and eventually plan to submit a multi-unit housing project in the rear of the property to the Planning Board.
- Unfortunately, they got ahead of themselves and paved a 60-foot wide and 25' to 40' deep apron and parking area in front, largely on Town Property.
- Width of opening is not allowed and Road Opening Permit is required for new access or expansion. This needs to be resolved.
- Applicant needs a proposed plan with the proposal and all required basic site data.
- Town Planner is reviewing Zoning Bylaws to see what can be allowed and whether this infringement of the public right of way, expansion of front parking, and removal of vegetative buffer can be resolved without ripping it all out.
- Applicant hopes to resolve when bigger project goes to Planning Board for Affordable Housing Special Permit. ZBA should not proceed until resolution agreed. Cannot depend on project eventually going to Planning Board.
- **Recommendation at this time:** A plan or agreement on final resolution to the infringement of the public right of way and road opening that is too wide should be provided before the Board may find that a lawful pre-existing non-conforming structure exists on the property and the proposed addition, as conditioned, will not be substantially more detrimental to the neighborhood than the existing structure.



## Front entry - original

We seek to replace the previously existing larger front landing and stairs with a smaller version, and add a roof overhead for weather protection. The previously existing landing and stairs were not only a visual eyesore, but were dangerous. The stairs and landing, made of a mix of concrete block and brick, had been built in place with no support or foundation below, so they were not only crumbling but the bricks were also collapsing down in the middle due to erosion over time of the soil underneath.



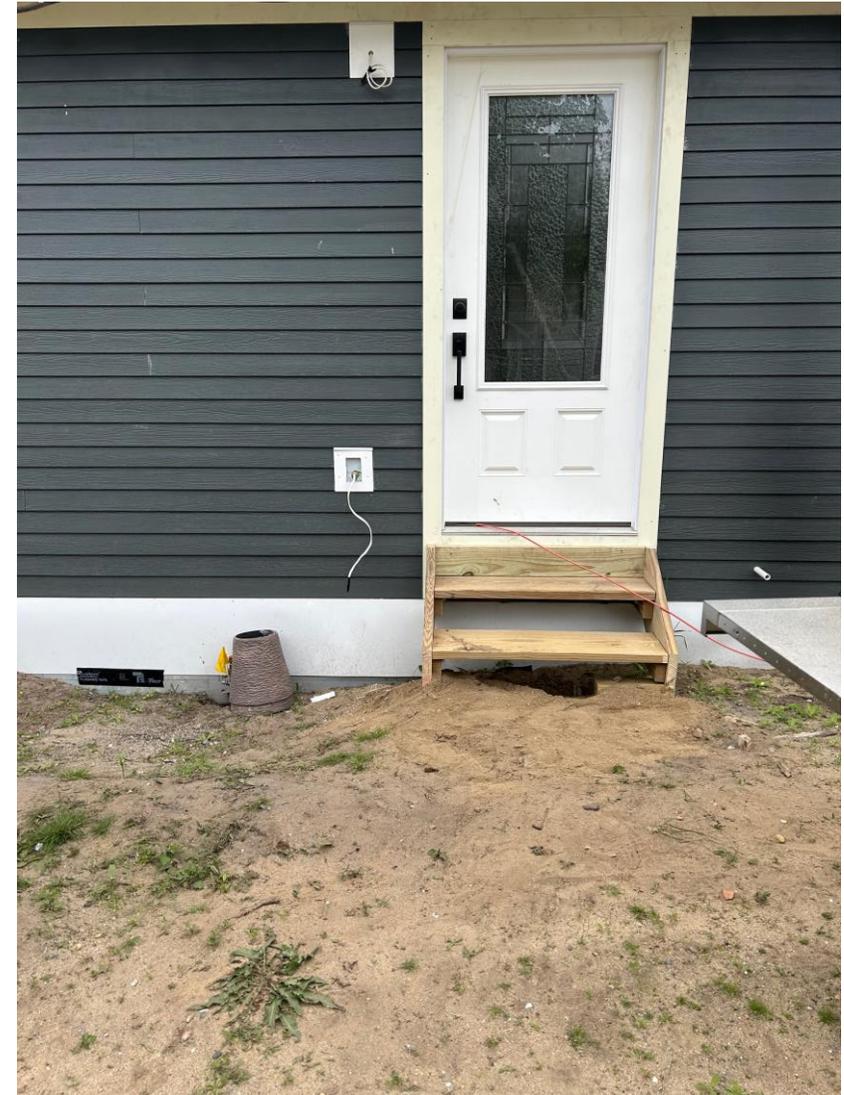
## Front entry - new

The replacement will be safely and solidly built according to building code standards as well as being significantly more aesthetically pleasing. The roof will provide much needed weather protection to the front door. The original front door area had sustained a significant moisture intrusion and rot, an issue which will not be an issue with a roof in this location.



## Side entry

We seek to install a landing at the side entry to be code compliant, as one single step down to grade is not possible from that door.



## Work in rear of house

Now having these 2 exits from the main house, we are removing the previously existing (somewhat large) covered entry in the rear, thus reducing total lot coverage.

We seek to install a stair case down from the deck above in the rear to provide egress. This will be far smaller than the covered deck that had previously existed, again reducing lot coverage.