

**118 TAUNTON AVENUE (ZBAS-25-39):** Robert Langway, 123 Carriage Hill Circle, Southborough, MA (01772) C/O Tullio Pereira of Imagine Building Solutions is seeking a Special Permit for alterations that will extend lot coverage and increase height and footprint of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District, part of Old King's Highway Historic, partially in the AE Flood Zone, at 118 Taunton Avenue Dennis MA (Assessor's Map 344, Parcel 122).

Find Properties

Owner:

Parcel ID:

Address:   [Clear](#)

Condo/Cottage Colony:

**Results Summary**

**Parcels**

Parcel ID	Address	Village	Owner
344-122-0	118 TAUNTON	DE	LANGWAY ROE

**Detail Information** [Zoom To](#)

Key	14151
Fiscal Year	2026
Extension	0
Address	118 TAUNTON AVENUE
Village	DE
Property Type	R
Owner	LANGWAY ROBERT
Co-Owner	LANGWAY NANCY
Owner Address	123 CARRIAGE HILL CIRCLE
Owner City	SOUTHBOROUGH
Owner State	MA
Owner Zip	01772
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	01/10/25 00:00:00
Book	36775
Page	336
Certificate	
Last Sale Price	1200000.0000
Total Value	\$1,255,300.00
Land Value	\$976,300.00
Building Value	\$271,900.00
Detached Building Value	\$7,100.00
Acres	0.13
Prev Year Total Value	\$1,114,400.00
Property Card	<a href="#">PK Field Card</a>



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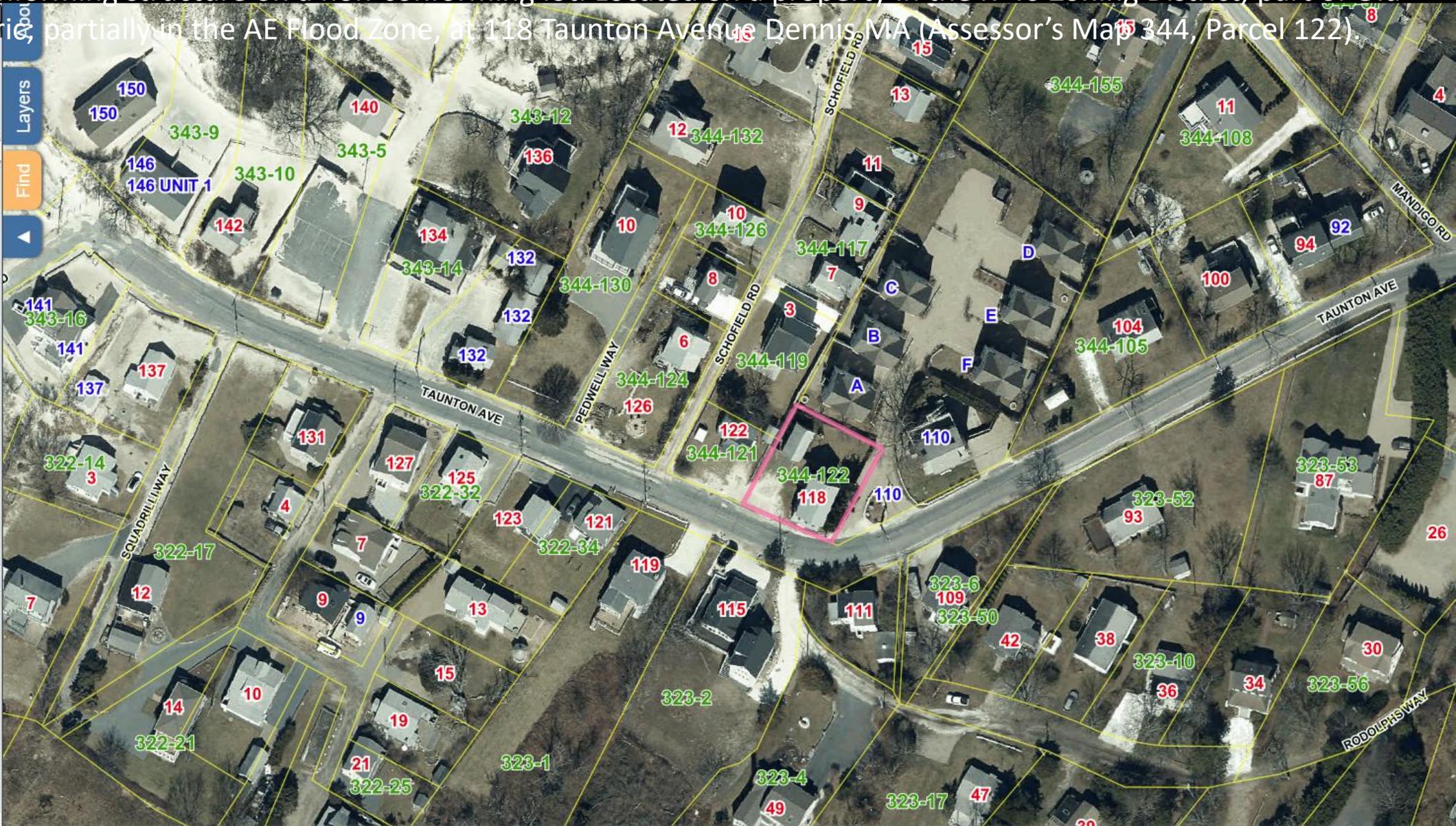
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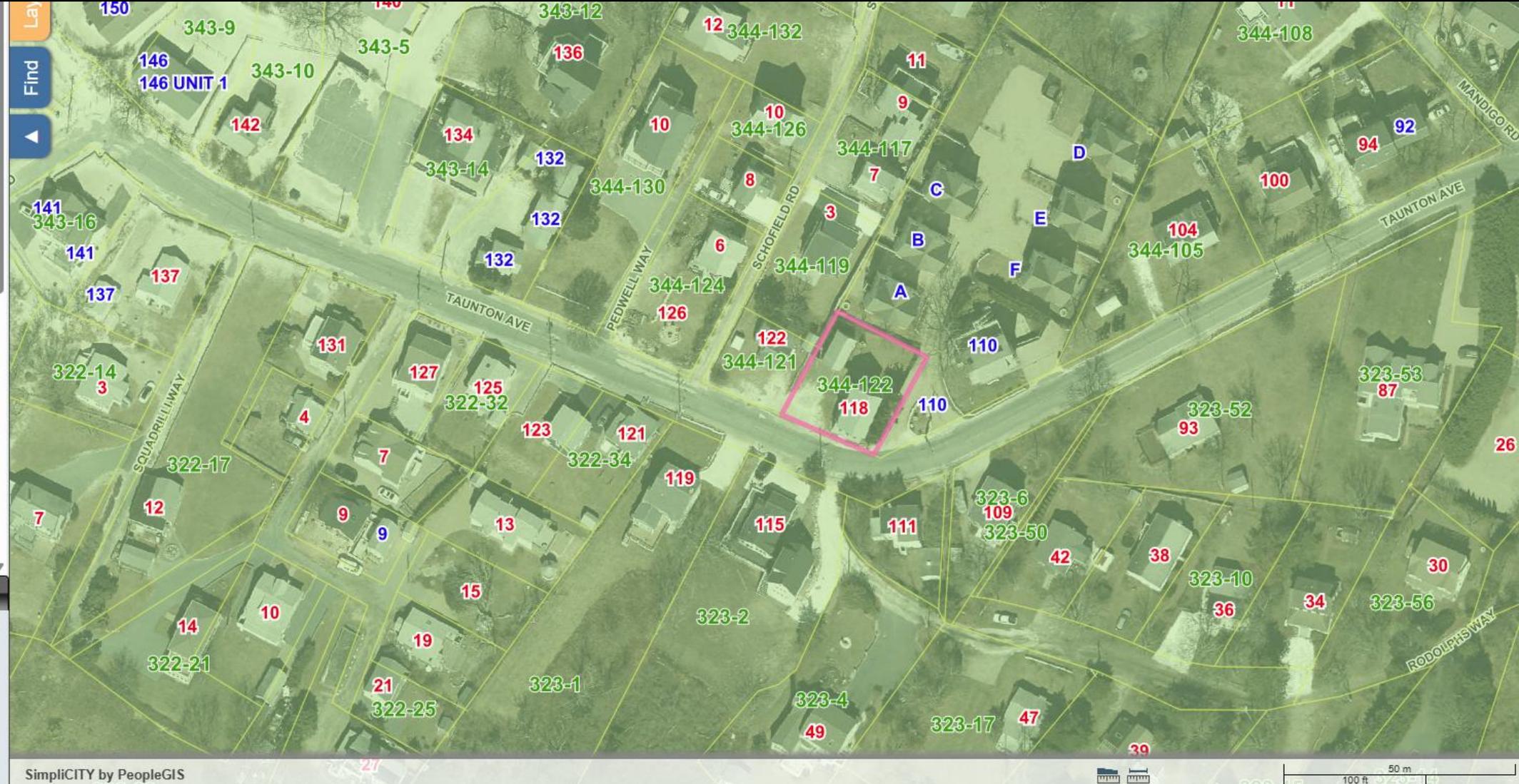
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Find Layer

- 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
  - 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
      - Zone II Area (New)
    - DEP Zone II - June 10 2022
      - Zone II Area (New)
  - MA DEP Wetlands
    - Marsh/Bog
    - Wooded Swamp

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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Layers

- Village Boundaries (updated 2023)
- Historic Districts
- Environmental Justice 2020 (updated 2021)
- Zoning
- 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 Species Dennis
- NHESP 8-1-2021 Priority Habitat Rare Species Dennis
- Land Use (Last Update 2013)

Find

Base Maps

- Google Hybrid Map
- Google Street Map
- 2023 MassGIS Orthos
- CCC 2020 Aerial Imagery
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Key: 14151

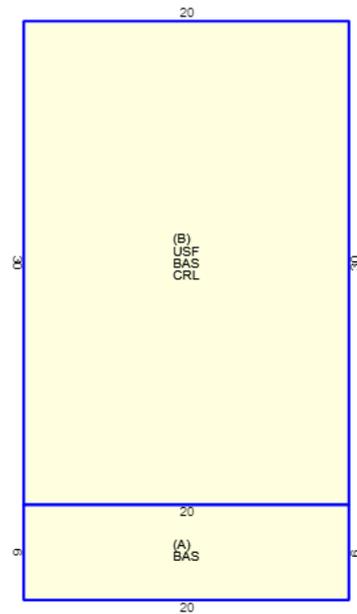
Town of DENNIS - Fiscal Year 2025

11/12/2024

5:56:51PM

SEQ #: 14,493

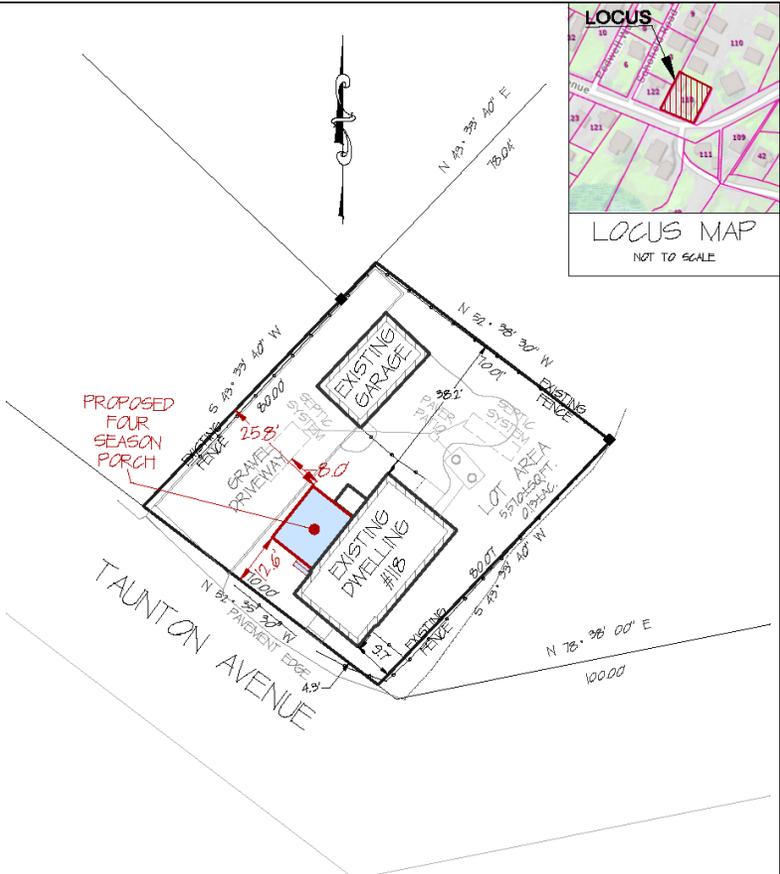
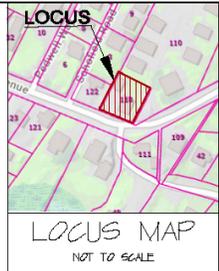
Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card								
VALENTE MARCIAL		344-122-0		118 TAUNTON AVENUE DE		1010	100	SINGLE FAMILY			1		1 of 1								
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%					
VALENTE MARCIAL 6 WYETH CIRCLE SOUTHBORO, MA 01772-1112		VALENTE MARCIAL MAHON GEOFFREY LET AL CARNEY		06/20/2001	QS	400,000	13958-172			41	FOL-RECEIVED		04/22/2020	FOL	0	0					
				12/01/1986	QS	140,000	5428-121	2015-0835	06/30/2015	99	N/A	5,000	06/30/2015	EMZ	100	100					
				04/29/1985	QS	95,000	N/A/N/A			77	CYCLICAL REV		03/12/2015	AGF	0	0					
								2013-0641	05/24/2013	3	ALTERATIONS	3,000	06/16/2013	APK	100	100					
									07/01/2010	25	RENTAL PERMI		07/01/2010		0	0					
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chrt	CREDIT AMT	ADJ VALUE									
100	A	0.130	23	1.00	R	1.00	1	1.00	1,808,800	4.15	1	1.00	V17	7.00			976,320				
TOTAL		5,663 SF		LOC = PROX TO BEACH LC PLAN 36447-B PLAN 36/129				Photo Date		12/11/2015		BLDG #		1							
Nbhd		TAUNTON																			
FEMA		OLD PK CODE																			
Int1		AVERAGE																			
TY	QUAL	COND	DIM NOTE	YB	UNITS	ADJ PRICE	RCNLD														
DGF	A	1.00	A- 0.70	14 X 24		336	30.20	7,100													
YrBlt		1950		NET AREA		1,320															
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																	
SINGLE FAMILY																					
BLDG		ADJ		DESC		LAND		976,300		838,300											
STYLE		1.50		COLONIAL [100%]		BUILD.		271,900		269,300											
QUALITY		1.00		AVERAGE [100%]		DETACH		7,100		6,800											
FRAME		1.00		WOOD FRAME [100%]		OTHER		0		0											
TOTAL		1,255,300		1,114,400																	
BldgID	MODEL	YR_BLT	EFF_YR	DLCU	OVCLU	MEASURE	BY	LIST	BY	REVIEW	BY	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD			
1		1950	1996 / 27		1.000	1,530	8/16/2013	APK		8/16/2013	APK	8.0	1,320	1.020	\$271.07	357,819	76	271,900			
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,819	
STORIES(FAR)		2	1.00	FOUNDATION		3	CONTIN WALL		1.00	+	BAS	L	BASE AREA		720	1950	248.64	179,021	CONDITION ELEM		CD
ROOMS		6	1.00	EXT. COVER		1	WOOD SHINGLES		1.00	B	CRL	N	CRL		600		48.80	29,280	EXTERIOR		G
BEDROOMS		2	1.00	ROOF SHAPE		1	GABLE		1.00	B	USF	L	UPPER STORY FIN		600	1950	198.69	119,211	INTERIOR		A
BATHROOMS		1	1.00	ROOF COVER		1	ASPHALT SHINGLE		1.00	FPL	O	FPL	FIREPLACE		1		11,242.60	11,243	KITCHEN		G
FIXTURES		4	\$6,000	FLOOR COVER		1	HARDWOOD		1.00	GFP	O	GAS	FIREPLACE		1		9,191.90	9,192	BATHS		A
RES UNIT CNT		1	1.00	INT. FINISH		2	DRYWALL		1.00	ODS	O	OUT	DOOR SHOWER		1		3,871.80	3,872	HVAC/ELEC		G
				HEATING/COOLING		9	WARM/COOL AIR		1.03												
				FUEL SOURCE		2	GAS		1.00												
				SEASONAL		1	YES		1.00												
				PRIVATE ROAD		1	NO		1.00												
				HISTORIC DST		3	OLD KINGS		1.00												
				GENERATOR		1	USE		1.00												
				USE		1			1.00												
EFF_YR/AGE		1996 / 27																			
COND		24 24 %																			
FUNC		0																			
ECON		0																			
DEPR		24 % GD		76																	
RCNLD		\$271,900																			



## **Narrative Statement**

A brief written description of the project for the **Zoning Board of Appeals (ZBA)**, explaining:

- **The scope of the project (construction of a four-season porch addition to an existing two-unit dwelling)**
- **That the lot is undersized (5,662 sf vs. 40,000 sf required), already non-conforming in frontage, setbacks, and coverage**
- **That the project improves the front setback non-conformity (from 4 ft to 12.6 ft), and while lot coverage and FAR increase slightly, the addition is not substantially more detrimental to the neighborhood**
- **Why the ZBA should find the proposal either:**
  - **Not substantially more detrimental than the existing non-conforming structure**
  - **Or that it is a less non-conforming expansion (front yard condition improved)**



THE EXISTING SEPTIC SYSTEM SHOWN WAS PLOTTED BY USING THE TIE DISTANCES FOUND ON THE AS-BUILT CARD FILED AT THE DENNIS BOARD OF HEALTH.

THE EXISTING DWELLING SHOWN WAS LOCATED BY AN INSTRUMENT SURVEY ON 08/01/2015 AND EXISTS ON THE GROUND AS SHOWN.

ASSESSORS MAP 344 PARCEL 122



*Richard J. Hood, PLS*  
PROFESSIONAL LAND SURVEYOR

PLOT PLAN  
SHOWING A PROPOSED PORCH  
#118 TAUNTON AVENUE  
DENNIS, MASSACHUSETTS

CANAL LAND SURVEYING and PERMITTING INC.  
Land Surveyors - Engineers  
300 Old Plymouth Road, Seabrook Beach, MA 01962  
Ph: (508) 866-9266 Email: canal\_survey@verizon.net  
DRAWN FOR: [redacted]  
CHECK: [redacted]

MAP No. 25-04  
DATE: 08/20/15  
SCALE: 1" = 20'  
DRAWN FOR: [redacted]  
CHECK: [redacted]



© 2014 Google







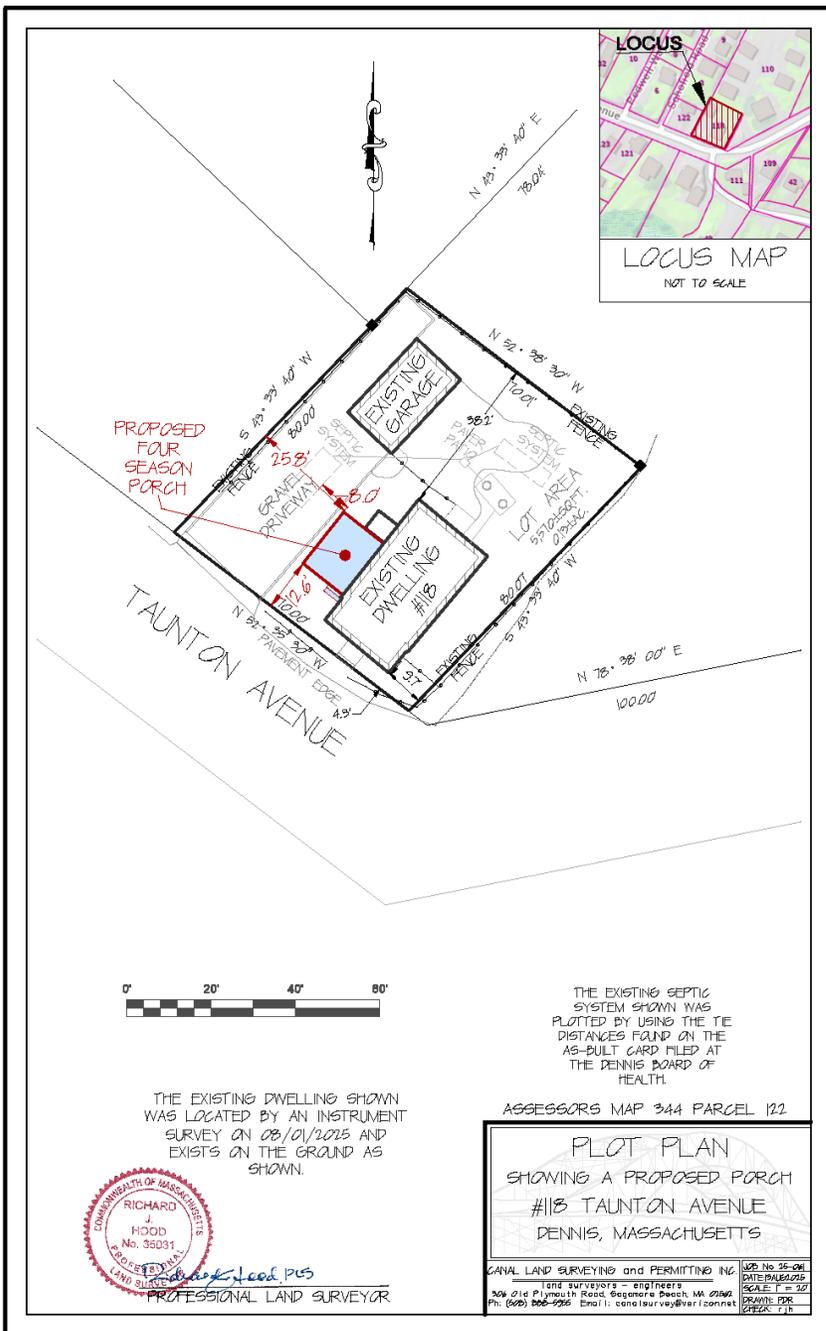






# Plan Deficient at time – Needs to be revised

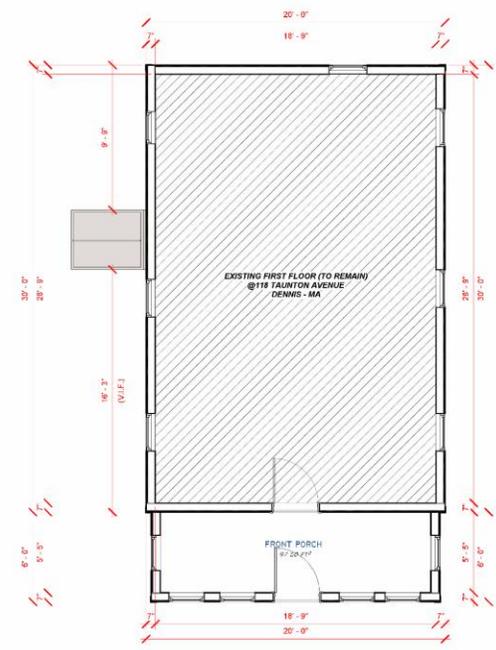
- The proposal is a small addition on a small lot. However, the plans submitted do not include all of the required existing and proposed basic site data including lot coverage and floor area ratio or accurate flood plain information.
- Staff measured the plans and finds the Lot Coverage in Gross Square Feet (20' by 30' times 2 floors, plus a 120-sf porch (20' by 6') and a 375-sf garage (25' by 15') is 1,095-sf or 19.5% of the 5,570-sf lot.
- For the Floor Area Ratio, the livable area with the exterior walls on all floors was removed for the calculation. {First Floor 539 sf (18.75' by 28.75') plus Second Floor 539 sf (18.75' by 28.75') plus Porch (18.75' by 5.5') plus garage (24' by 11') plus new porch (11.5' by 14.5'). Total of 1,683.75-sf or 30.2 % of 5,570 sf. The plan needs to be reduced by approximately 14 square feet to get under 30% F.A.R.
- The site plan shows two septic systems for this small 2-bedroom, 1-bathroom house. Why? Assessor notes narrative describes this as a two-unit dwelling whereas Assessing has listed as two-bedroom single-family. Assessing is requesting an interior site visit.
- **Recommendation at this time:** The plan needs to be revised and include all relevant information 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. The Board should wait for a revised site plan with all of the required information accurately included on the stamped plan and showing the revised proposal under 30% so that the Decision contains the proper plan citation. The issue of the number units as listed by Assessing and why there are two septic systems needs to be resolved.





NOTE:  
SOME FEATURES ARE NOT SHOWN FOR CLARITY.  
SEE ALL PROJECT PLANS, SECTIONS AND DETAILS FOR  
COMPLETE UNDERSTANDING. CONTACT ENGINEER FOR  
CLARIFICATIONS IF NECESSARY.

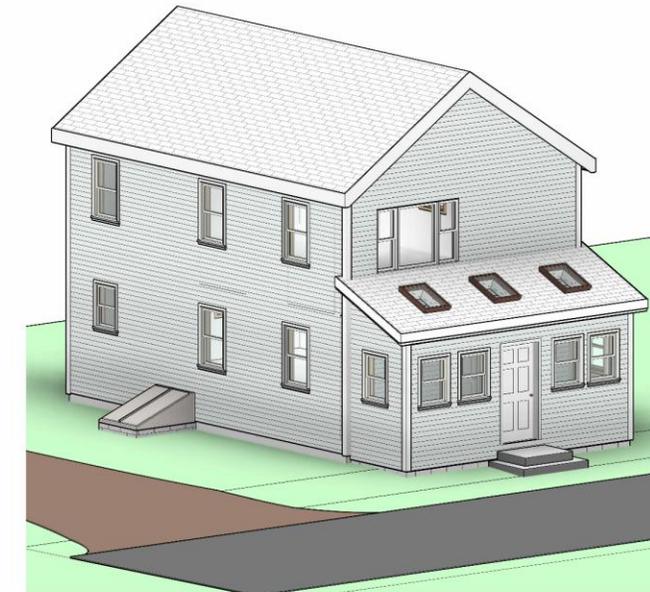
SHORING NOTE:  
THE CONTRACTOR IS REQUIRED TO INSTALL ADEQUATE  
TEMPORARY SHORING TO FULLY SUPPORT ALL AFFECTED  
STRUCTURAL ELEMENTS PRIOR TO THE COMMENCEMENT OF  
DEMOLITION. THE SHORING SYSTEM MUST CARRY SAFELY ALL  
IMPOSED LOADS AND REMAIN IN PLACE UNTIL PERMANENT  
STRUCTURAL SUPPORT IS INSTALLED.



EXISTING FIRST FLOOR PLAN VIEW  
SCALE: 1/4" = 1'-0"



EXISTING SECOND FLOOR PLAN VIEW  
SCALE: 1/4" = 1'-0"



EXISTING ISOMETRIC  
NOT TO SCALE



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



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



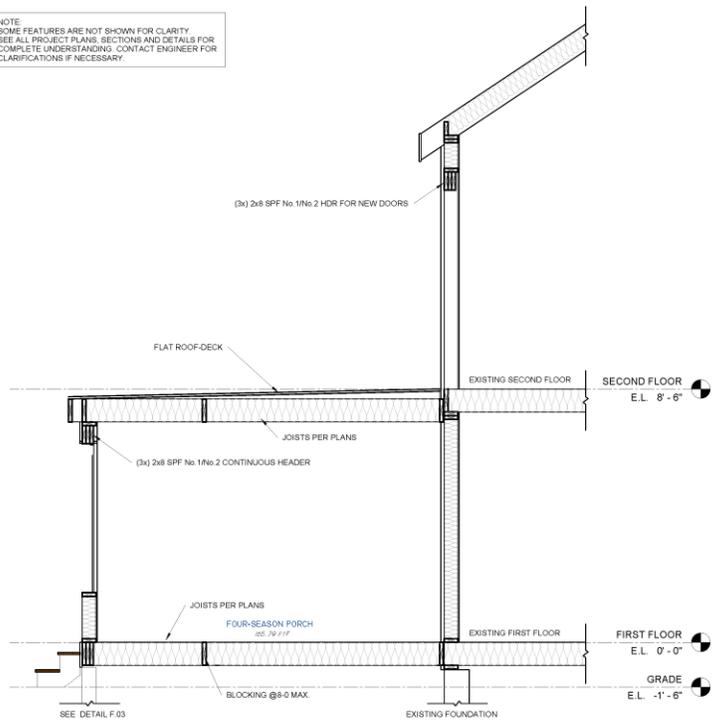
DRAWING TITLE  
**STRUCTURAL**  
EXISTING PLANS AND ELEVATION  
VIEWS, ISOMETRIC

NO.	REVISION	DATE
1	REVISION 1	06/19/2025

DATE: JUL 10 2025 SHEET NO: 2 OF 5  
DRAWN BY: FS CHECKED BY: FH  
BY: BH

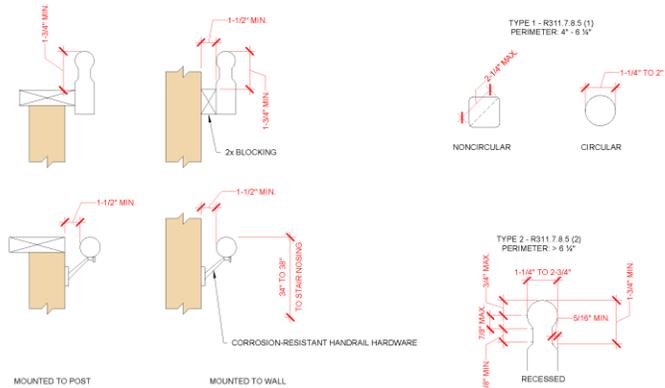


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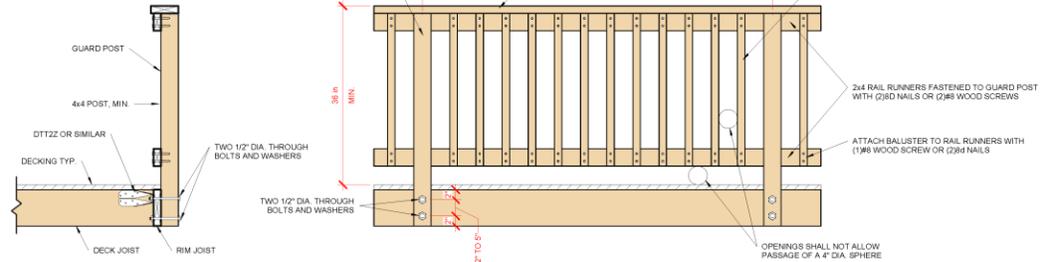
**SCHMATIC SECTION**

SCALE: 1/2" = 1'-0"



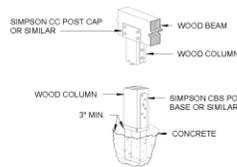
**HANDRAIL MOUNT & GRIP**

NOT TO SCALE



**D.03 - DECK HANDRAIL TYP. DETAIL**

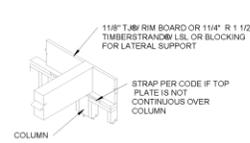
NOT TO SCALE



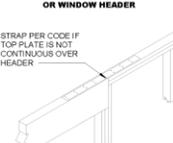
**POST BASE + CAP DETAIL**

NOT TO SCALE

**BEARING AT WALL**

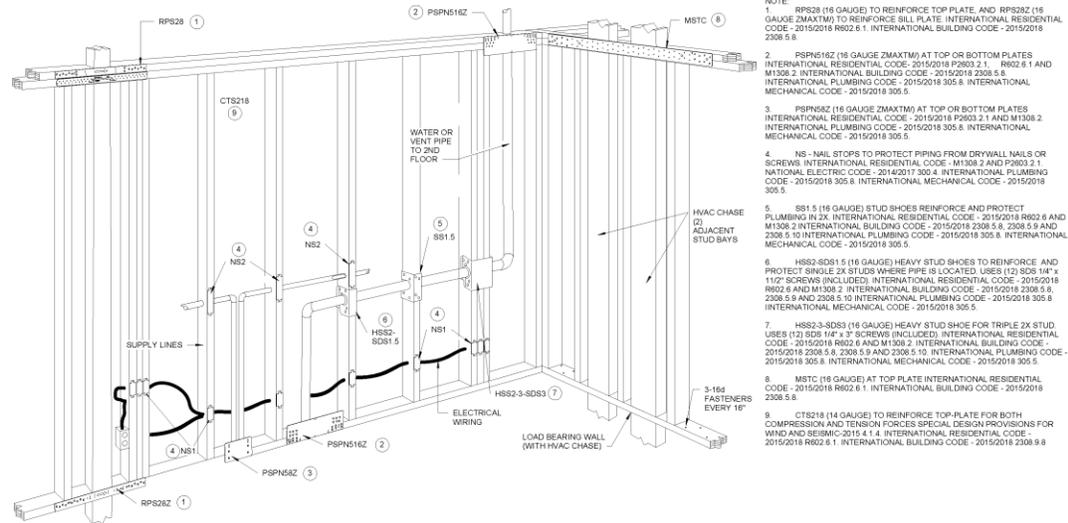


**BEARING FOR DOOR OR WINDOW HEADER**



**BEAM CONNECTION TYP. DETAILS**

NOT TO SCALE



**OPENINGS ASSEMBLY**

NOT TO SCALE

- NOTE:
- 1. RPS28 (16 GAUGE) TO REINFORCE TOP PLATE, AND RPS28Z (16 GAUGE 2MAXTM) TO REINFORCE SILL PLATE. INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R802.6.1. INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8.
  - 2. PSPN516Z (16 GAUGE 2MAXTM) AT TOP OR BOTTOM PLATES INTERNATIONAL RESIDENTIAL CODE - 2015/2018 P2603.2.1. R802.6.1 AND M1308.2 INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8. INTERNATIONAL PLUMBING CODE - 2015/2018 305.8. INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5.
  - 3. RPS28Z (16 GAUGE 2MAXTM) AT TOP OR BOTTOM PLATES INTERNATIONAL RESIDENTIAL CODE - 2015/2018 P2603.2.1 AND M1308.2 INTERNATIONAL PLUMBING CODE - 2015/2018 305.8. INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5.
  - 4. NS - NAIL STOPS TO PROTECT PIPING FROM DRYWALL NAILS OR SCREWS. INTERNATIONAL RESIDENTIAL CODE - M1308.2 AND P2603.2.1. NATIONAL ELECTRIC CODE - 2014/2017 300.4. INTERNATIONAL PLUMBING CODE - 2015/2018 305.8. INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5.
  - 5. SS1.5 (16 GAUGE) STUD SHOES REINFORCE AND PROTECT PLUMBING IN 2X INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R802.6 AND M1308.2 INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8, 2308.5.9 AND 2308.5.10. INTERNATIONAL PLUMBING CODE - 2015/2018 305.8. INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5.
  - 6. HSS2-SDS1.5 (16 GAUGE) HEAVY STUD SHOES TO REINFORCE AND PROTECT SINGLE 2X STUDS WHERE PIPE IS LOCATED. USES (12) SDS 1/4" x 1 1/2" SCREWS (INCLUDED). INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R802.6 AND M1308.2 INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8, 2308.5.9 AND 2308.5.10. INTERNATIONAL PLUMBING CODE - 2015/2018 305.8. INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5.
  - 7. HSS2-3-SDS3 (16 GAUGE) HEAVY STUD SHOE FOR TRIPLE 2X STUDS. USES (12) SDS 1/4" x 3" SCREWS (INCLUDED). INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R802.6 AND M1308.2 INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8, 2308.5.9 AND 2308.5.10. INTERNATIONAL PLUMBING CODE - 2015/2018 305.8. INTERNATIONAL MECHANICAL CODE - 2015/2018 305.5.
  - 8. MSTC (16 GAUGE) AT TOP PLATE INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R802.6.1. INTERNATIONAL BUILDING CODE - 2015/2018 2308.5.8.
  - 9. CTS218 (14 GAUGE) TO REINFORCE TOP-PLATE FOR BOTH COMPRESSION AND TENSION FORCES. SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC-2015 4.1.4. INTERNATIONAL RESIDENTIAL CODE - 2015/2018 R802.6.1. INTERNATIONAL BUILDING CODE - 2015/2018 2308.9.8.

PROJECT NAME:

**118 TAUNTON AVE**  
DENNIS - MA



DRAWING TITLE

**STRUCTURAL**  
SCHEMATIC SECTION AND  
TYPICAL DETAILS

No.	REVISION	DATE
1	REVISION 1	06/15/2025

DATE: JUL 10 2025 SHEET # 5 OF 5  
DRAWN BY: FS CHECKED BY: FH

SHEET

**S-300**