

Quick Zooms

Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage

Colony:

Results Summary

Parcels

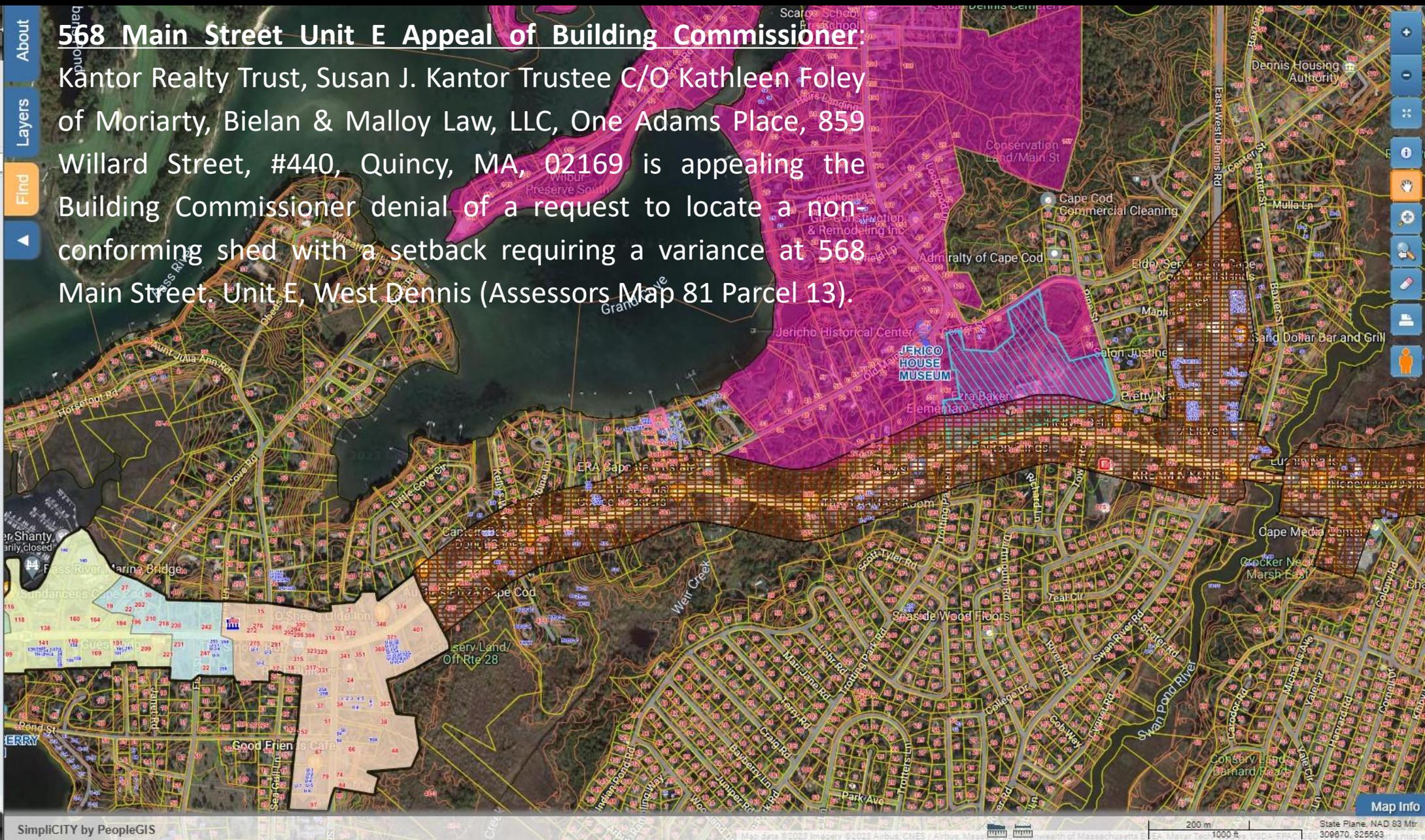
Parcel ID	Address	Village	Owner
81-14-0	568 MAIN STR	WD	GRAND COVER
81-14-1	568 MAIN STR	WD	HOHMANN SC
81-15-0	568 MAIN STR	WD	BOYD BRADFO
81-16-0	568 MAIN STR	WD	ROSENBECK B
81-13-0	568 MAIN STR	WD	KANTOR SUSAN
81-14-2	568 MAIN STR	WD	GREGORY P H

Detail Information Zoom To

CAMA ID	81-13-0
MapPar	81-13
Key	6287
Fiscal Year	2024
Extension	0
Address	568 MAIN STREET E
Village	WD
Property Type	R
Owner	KANTOR SUSAN J TRUSTEE
Co-Owner	KANTOR REALTY TRUST
Owner Address	9 HUNTER LANE
Owner City	CANTON
Owner State	MA
Owner Zip	02021
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	10/11/19 00:00:00
Book	32373

# 568 Main Street Unit E Appeal of Building Commissioner:

Kantor Realty Trust, Susan J. Kantor Trustee C/O Kathleen Foley of Moriarty, Bielan & Malloy Law, LLC, One Adams Place, 859 Willard Street, #440, Quincy, MA, 02169 is appealing the Building Commissioner denial of a request to locate a non-conforming shed with a setback requiring a variance at 568 Main Street, Unit E, West Dennis (Assessors Map 81 Parcel 13).



Find Abutters

Simplicity by PeopleGIS

# 568 Main Street Unit E Appeal of Building Commissioner

APPLICANT:	Kantor Realty Trust, Susan J. Kantor Trustee C/O Moriarty, Bielan & Malloy Law, LLC
PROJECT ADDRESS:	568 Main Street. Unit E, West Dennis
MAP AND LOT NUMBER:	81-13
APPLICANT ADDRESS:	Moriarty, Bielan & Malloy Law, LLC, One Adams Place, 859 Willard Street, #440, Quincy, MA, 02169
CASE NUMBER:	ZBAPP-023269-2023
ZONING:	R-40; 2/3 of property is in the AE Flood and 1/3 in 500-Year.
HEARING DATE:	November 27, 2023; continued to December 18, 2023; continued to January 22, 2024

<b>REQUEST</b>	<b>That the applicant is not subject to Dennis Zoning Bylaw §2.3.3.6.a.i-v (Zoning Compliance for Accessory Structures) for moving a shed.</b>
<b>PLOT PLAN</b>	<b>Existing Conditions Plot Plan prepared for Susan Kantor by Moran Engineering, 941 Main Street, Harwich, MA dated 10/2/2023.</b>

- **PROJECT SUMMARY:**
- 568 Main Street Unit E is a 0.16-acre (6,925 sf) parcel of land created behind 568 Main Street with several other dwellings, possible former cottage colony, is accessed by an unnamed private unpaved Way to the east.
- The site plan shows a “10’ ROW to Beach” along the east side of the property running south to neighbors. **This is used as the access to this property.**
- Site plan also shows a “Private Right of Way for 560 Rte 28 (no legal access for #568 Main Street)” on the west.
- Due to the extreme non-conforming nature of the property without any frontage on a real road, the front and rear of the property is disputed.
  - Access to the house is via the **R.O.W. on the east; not on the west as previously stated in the staff report.**
  - Main Street is to the south;
  - **Throughout Town many properties have multiple fronts and thus multiple sides with front yard setbacks, if they face on more than one Way. In this case, the private way to the west of the house, labelled as “Private Right of Way for 560 Rte 28” and the legal access on the East have apparently been determined by the Building Commissioner to both be front yards subject to front setback rules.**
- **The as-built plan dated 10/2/2023** shows the 8.2’ by 11.8’ shed is currently 12.5’ from the Private Way on the west and 11.8’ from the southern border of the **property but it not consistent with the last aerial photo of the site.**
- A rinsing station, also known as an outdoor shower, appears to have been added in 2023 to the west side of the shed.
- Site plan shows the septic system is partly located in parking area.
- On September 18, 2023 the applicant re-applied for the existing shed. The Building Commissioner denied stating the shed required a variance as it is in the front setback and was “*designated abandoned with Conservation filing and no zoning compliance Certificate (shed) application has been made for a new shed or new shed location*”.

Layers

- Driveway Unpaved
- Driveway Paved
- Hurricane SLOSH
  - Category 1
  - Category 2
  - Category 3
- 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
  - Voting Precincts 2020 - Labels
  - Voting Precincts 2020
    - 1
    - 2
    - 3
    - 4
    - 5
- Zoning
  - Zoning
    - Large Wind Facility Overlay
    - Medium Wind Facility Overlay District
    - Seasonal Resort Community
    - Hotel Resort Districts
    - Scenic Corridors
    - Quiet Neck-Crowes Pasture Rescr Prot

Base Maps

- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo
- Town Base Map

- About
- Layers
- Find



SimpliCITY by PeopleGIS

Layers

- TUFT Contours
- 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
  - Land Use (Last Update 2013)
    - Land Bank
    - Conservation

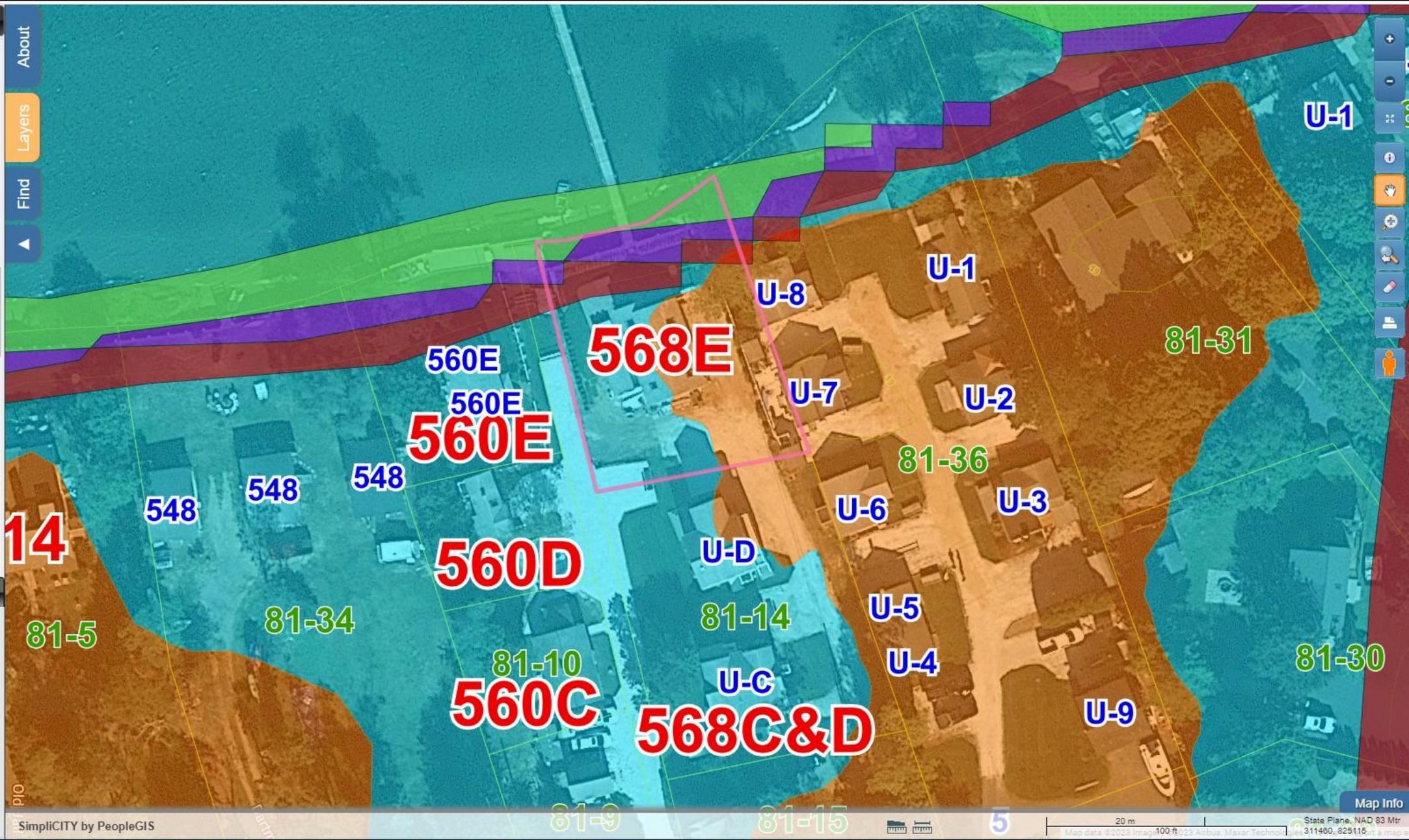
Base Maps

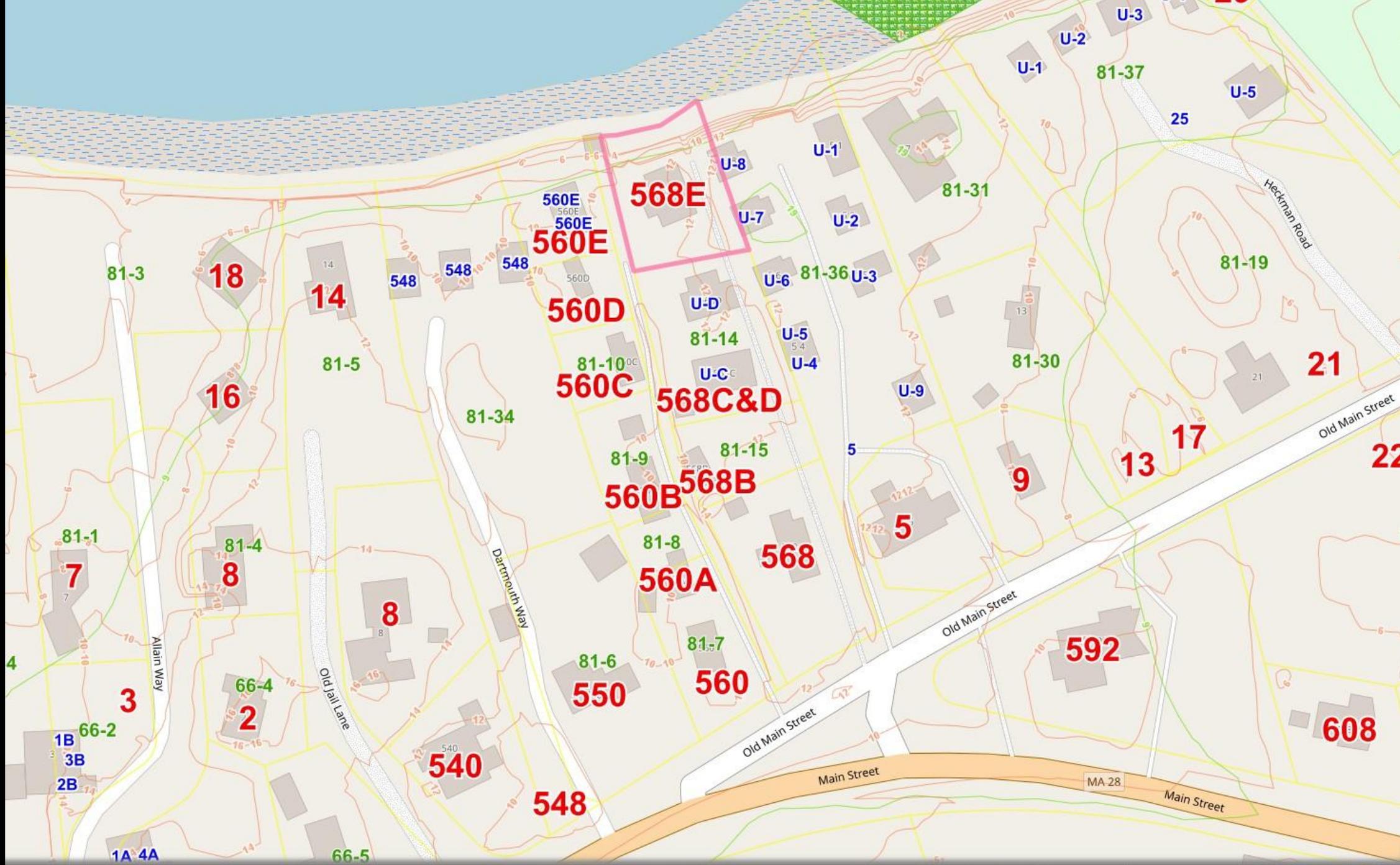
- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo
- Town Base Map

- About
- Layers
- Find



- Layers
  - Driveway Unpaved
  - Driveway Paved
  - Hurricane SLOSH
    - Category 1
    - Category 2
    - Category 3
  - 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
    - Voting Precincts 2020 - Labels
    - Voting Precincts 2020
      - 1
      - 2
      - 3
      - 4
      - 5
  - Zoning
    - Zoning
      - Large Wind Facility Overlay
      - Medium Wind Facility Overlay District
      - Seasonal Resort Community
      - Hotel Resort Districts
      - Scenic Corridors
      - Quivert Neck-Crowes Pasture Resrc Prot
- Base Maps
  - OpenStreetMap
  - Google Street Map
  - Google Hybrid Map
  - 2021 MassGIS Orthos
  - 2020 CCC Regional Aerial Photo
  - 2019 MassGIS Aerial Photo
  - 2014 MassGIS Aerial Photo
  - 2012 MassGIS Aerial Photo
  - 2009 MassGIS Aerial Photo
  - 2005 MassGIS Aerial Photo
  - 2001 MassGIS Aerial Photo
  - 1994 MassGIS Aerial Photo
  - Town Base Map







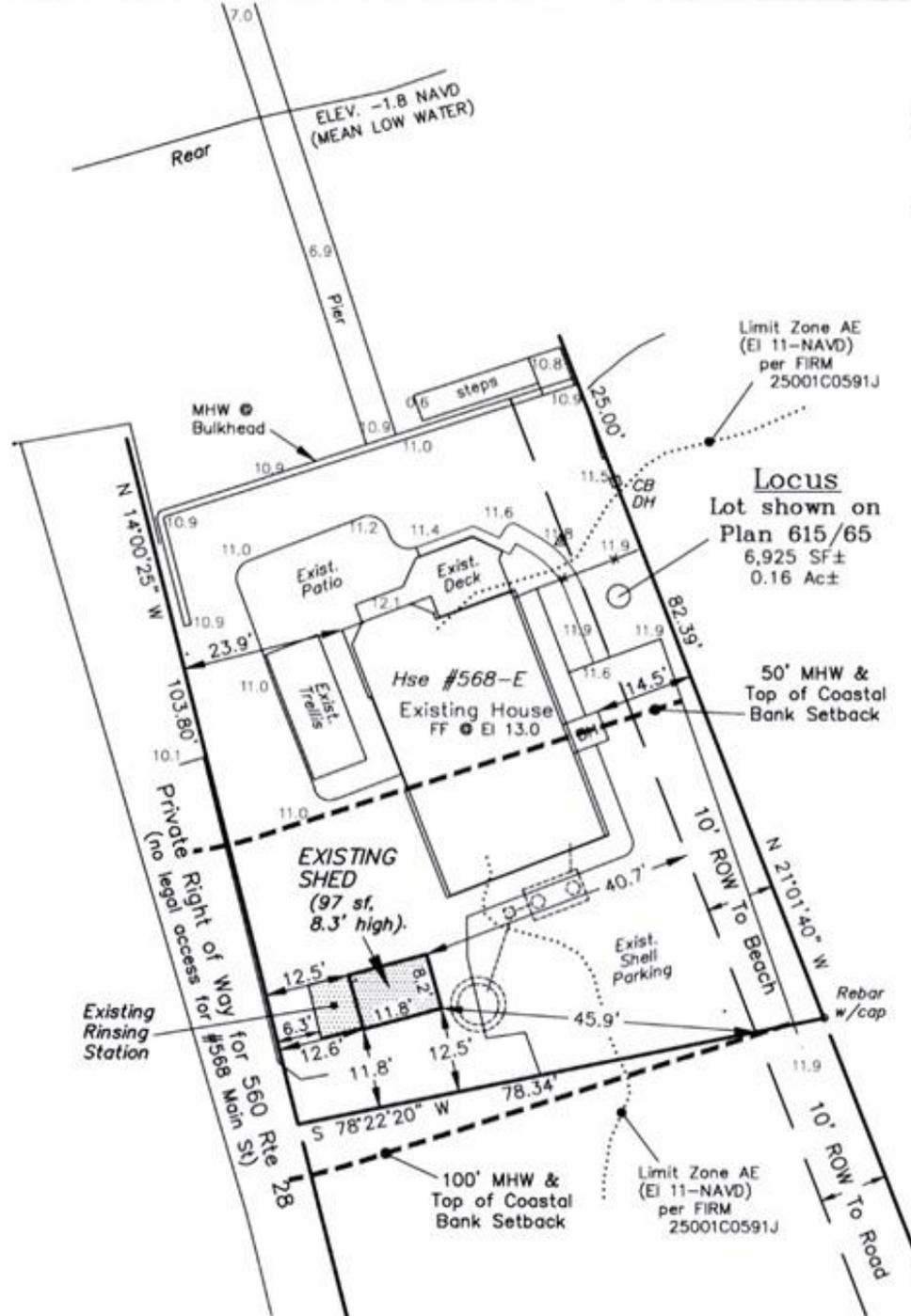
**Layers**

- Driveway Unpaved
- Driveway Paved
- Hurricane SLOSH
  - Category 1
  - Category 2
  - Category 3
- 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
  - Voting Precincts 2020 - Labels
  - Voting Precincts 2020
    - 1
    - 2
    - 3
    - 4
    - 5
- Zoning
  - Zoning
    - Large Wind Facility Overlay
    - Medium Wind Facility Overlay District
    - Seasonal Resort Community
    - Hotel Resort Districts
    - Scenic Corridors
    - Quivet Neck-Crowes Pasture Resrc Prot

**Base Maps**

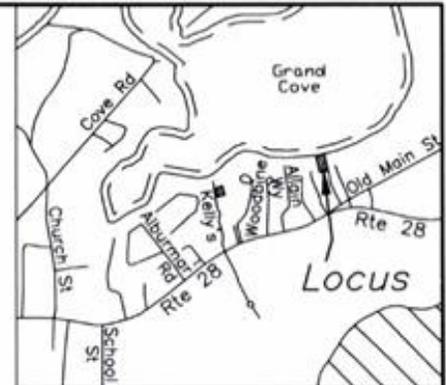
- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo
- Town Base Map





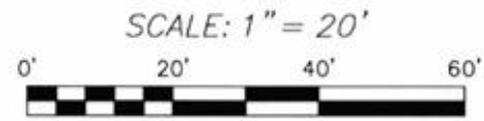
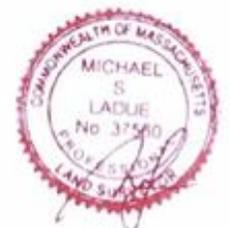
**NOTE:**

- \* This property is located within a Special Flood Hazard Area: Zone AE (EI 11) per FIRM 25001C0591J
- \*\* This property is not located within a Zone II, Drinking Water Protection District



**LOCATION MAP**  
 Parcel ID: 81-13  
 Deed Bk.32373, Pg.108  
 Plan Bk.615, Pg.65

**Locus**  
 Lot shown on  
 Plan 615/65  
 6,925 SF±  
 0.16 Ac±



<b>MORAN ENGINEERING ASSOC., LLC</b>	
508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA	
<b>EXISTING CONDITIONS PLOT PLAN</b>	
Prepared For: Susan Kantor	
568-E MAIN STREET	WEST DENNIS, MA
PROJECT: 22-152	DATE: 10/2/2023





April 8, 2023



April 15, 2016



April 23, 2018



April 14, 2020



March 30, 2021



September 19, 2021



April 21, 2022



September 2, 2022

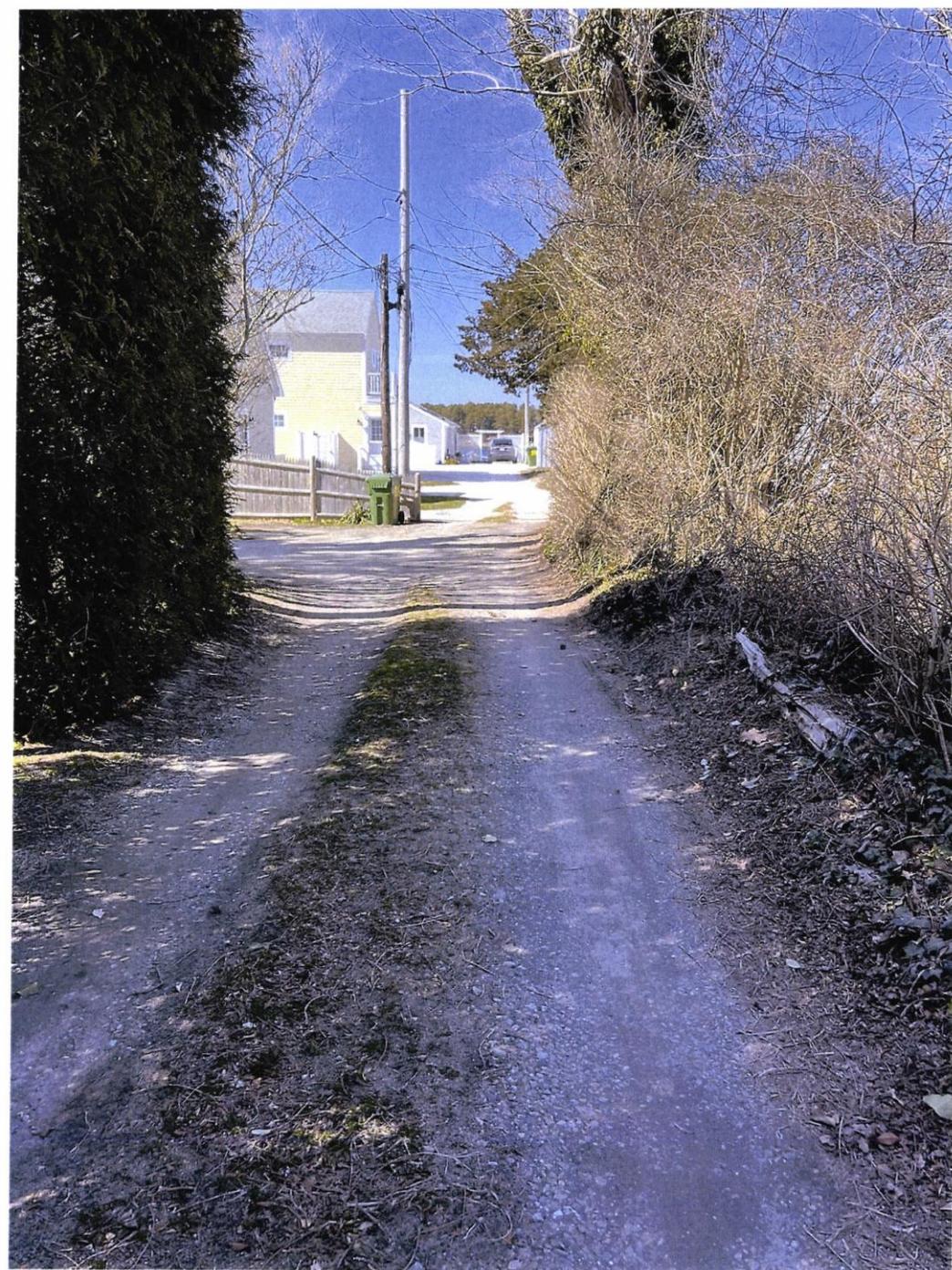


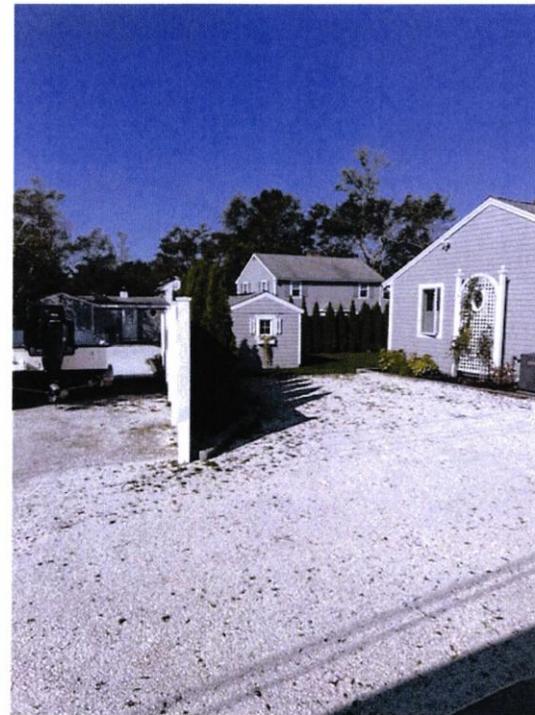
April 8, 2023













Susan Kantor  
Phone: 781 910-8106  
Email: [Susanjkantor@gmail.com](mailto:Susanjkantor@gmail.com)



Susan Kantor  
Phone: 781 910-8106  
Email: [Susanjkantor@gmail.com](mailto:Susanjkantor@gmail.com)



