

69 SOUTH VILLAGE ROAD, WD (ZBAS-25-41): Thomas Walsh, 797 Highland Avenue #1, Needham, MA (02494), C/O Josh Drohan of Philbrook Construction is seeking a Special Permit for increase in the footprint of a structure in a required minimum setback on a non-conforming lot. Located on a property located in the R-40 Zoning District in the AE Flood zone, at 69 South Village Road

WD (Map 32, Lot 27)

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

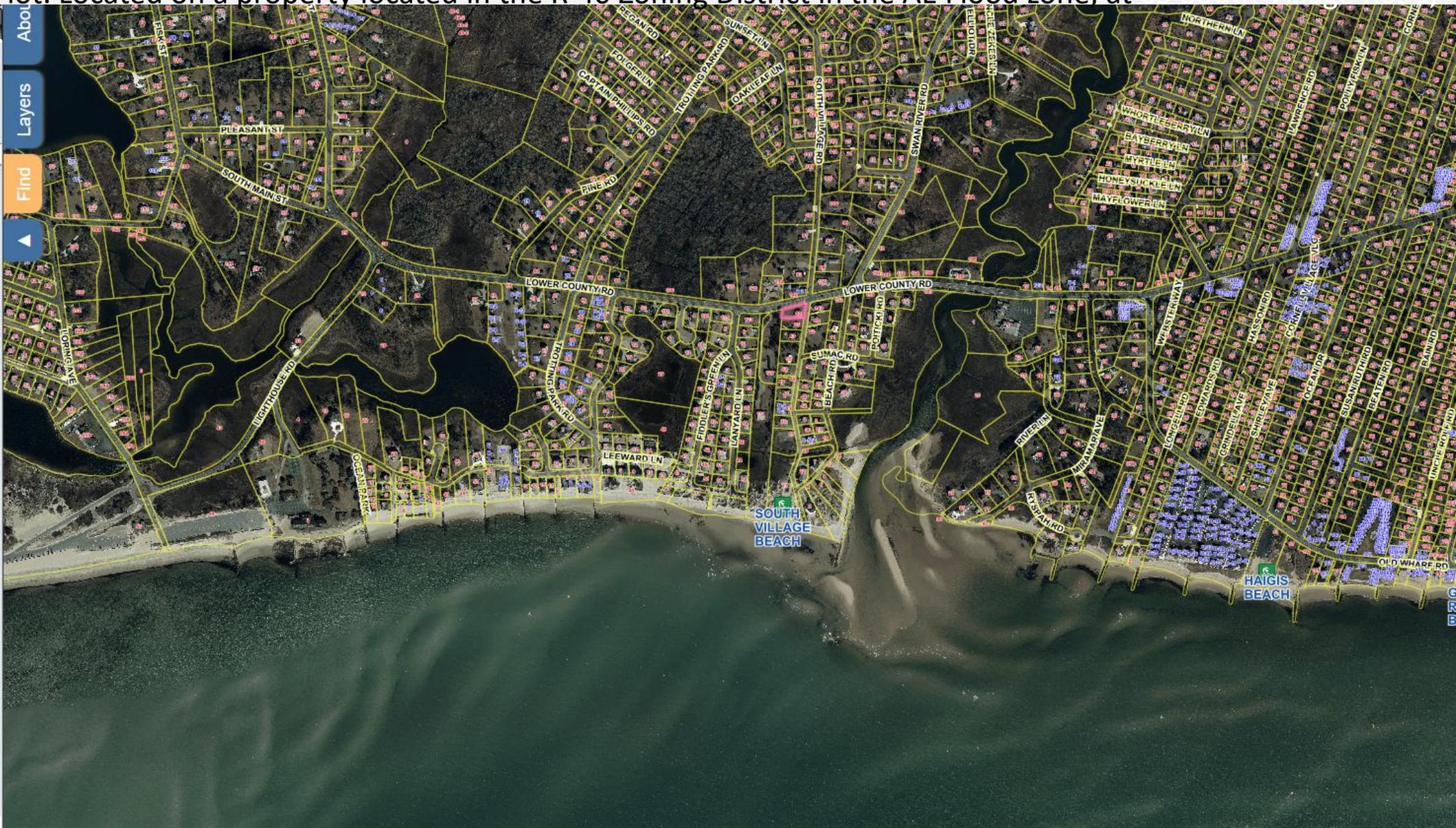
Results Summary

Parcels

Parcel ID	Address	Village	Owner
32-27-0	69 SOUTH VIL	WD	WALSH THOMAS

Detail Information

CAMA ID	32-27-0
MapPar	32-27
Key	1735
Fiscal Year	2026
Extension	0
Address	69 SOUTH VILLAGE ROAD
Village	WD
Property Type	R
Owner	WALSH THOMAS C
Co-Owner	WALSH JEANNIE M
Owner Address	797 HIGHLAND AVENUE
Owner City	NEEDHAM
Owner State	MA
Owner Zip	02494
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	05/18/23 00:00:00
Book	35791
Page	47
Certificate	
Last Sale Price	875000.0000
Total Value	\$814,800.00
Land Value	\$373,500.00
Building Value	\$439,800.00
Detached Building Value	\$1,500.00
Acres	0.21
Prev Year Total Value	\$780,500.00



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Parcel ID:

Address:

[Clear](#)

Condo/Cottage Colony:

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32-27-0	69 SOUTH VIL	WD	WALSH THOM

Detail Information [Zoom To](#)

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Property Card	PK Field Card

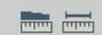
About

Layers

Find



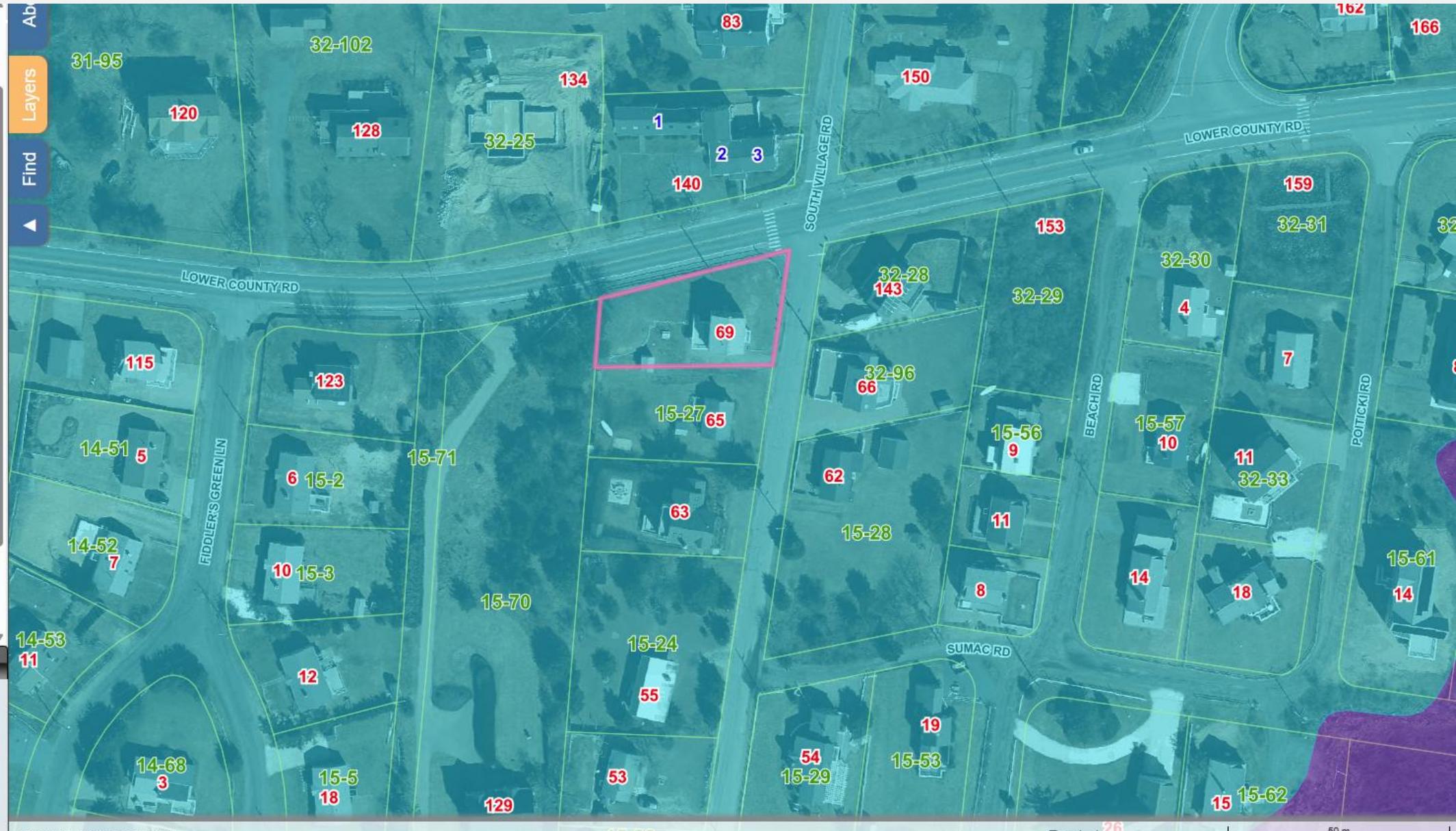
Find Abutters



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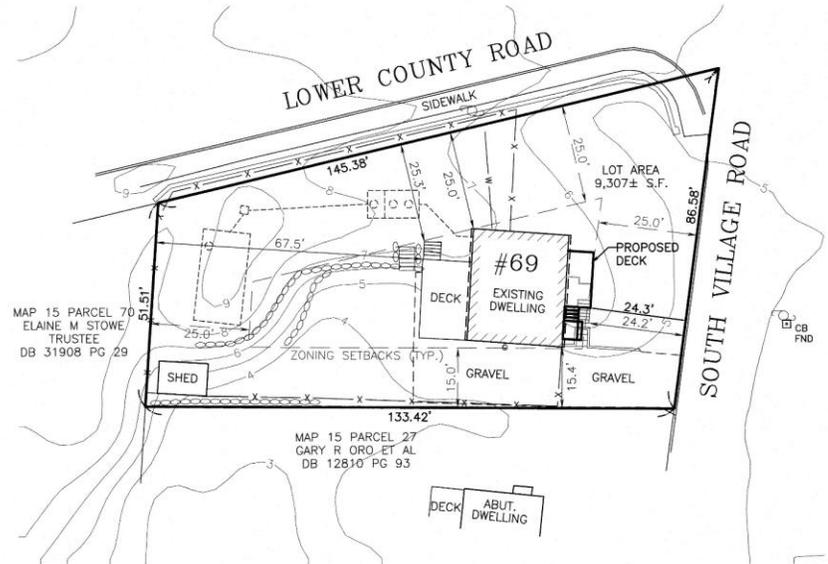
WD (Map 33, Lot 27)

- Hiking/Vegetation Trails
- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
- 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 Spec Dennis
- Land Use (Last Update 2013)
- 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



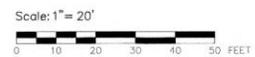
LEGEND	
99	EXISTING CONTOUR
X 82.1	EXIST. SPOT ELEV.
[99]	PROPOSED CONTOUR
[88.4]	PROPOSED SPOT EL.
TH	TEST HOLE
□	CONCRETE BOUND
○	UTILITY POLE
⊕	FIRE HYDRANT
⊙	CATCH BASIN
⊛	LIGHT POST
⊕	WATER SHUT OFF
X	FENCE
— W —	WATER LINE
— G —	GAS LINE
— OE —	OVERHEAD ELECTRIC
— S —	SEWER LINE

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING



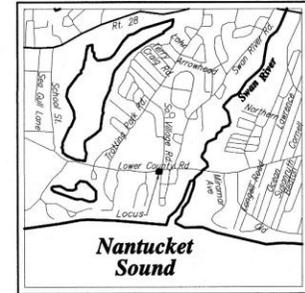
MAP 15 PARCEL 79
ELAINE M STOWE
TRUSTEE
DB 31908 PG 29

MAP 15 PARCEL 27
GARY R ORO ET AL
DB 12810 PG 93



NOTES

1. DATUM IS NAVD88.
2. THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DISSAFE (811) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
4. EXISTING SEPTIC LOCATION PER TIE-CARD ON FILE WITH TOWN.



LOCUS MAP

SCALE 1"=2000'±
ASSESSORS MAP 32 PARCEL 27
LOCUS IS WITHIN FEMA FLOOD ZONE AE (EL. 11)
AS SHOWN ON COMMUNITY PANEL #25001C0593J
DATED 7/16/2014

ZONING SUMMARY

ZONING DISTRICT: R-40 DISTRICT			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	40,000 S.F.	9,307 S.F.	9,307 S.F.
MIN. LOT FRONTAGE	50'	231.96'	31.96'
MIN. LOT WIDTH	100'	80'±	80'±
MIN. FRONT SETBACK	25'	24.2'	24.3'
MIN. SIDE SETBACK	15'	15.4'	15.4'
MIN. REAR SETBACK	25'	67.5'	67.5'
MAX. BUILDING COVERAGE	15%	7.6%	7.6%
MAX. BUILDING HEIGHT	2.5 STORIES	---	---

SITE PLAN
OF
#69 SOUTH VILLAGE ROAD
WEST DENNIS, MA

PREPARED FOR
THOMAS WALSH

DATE: AUGUST 18, 2025



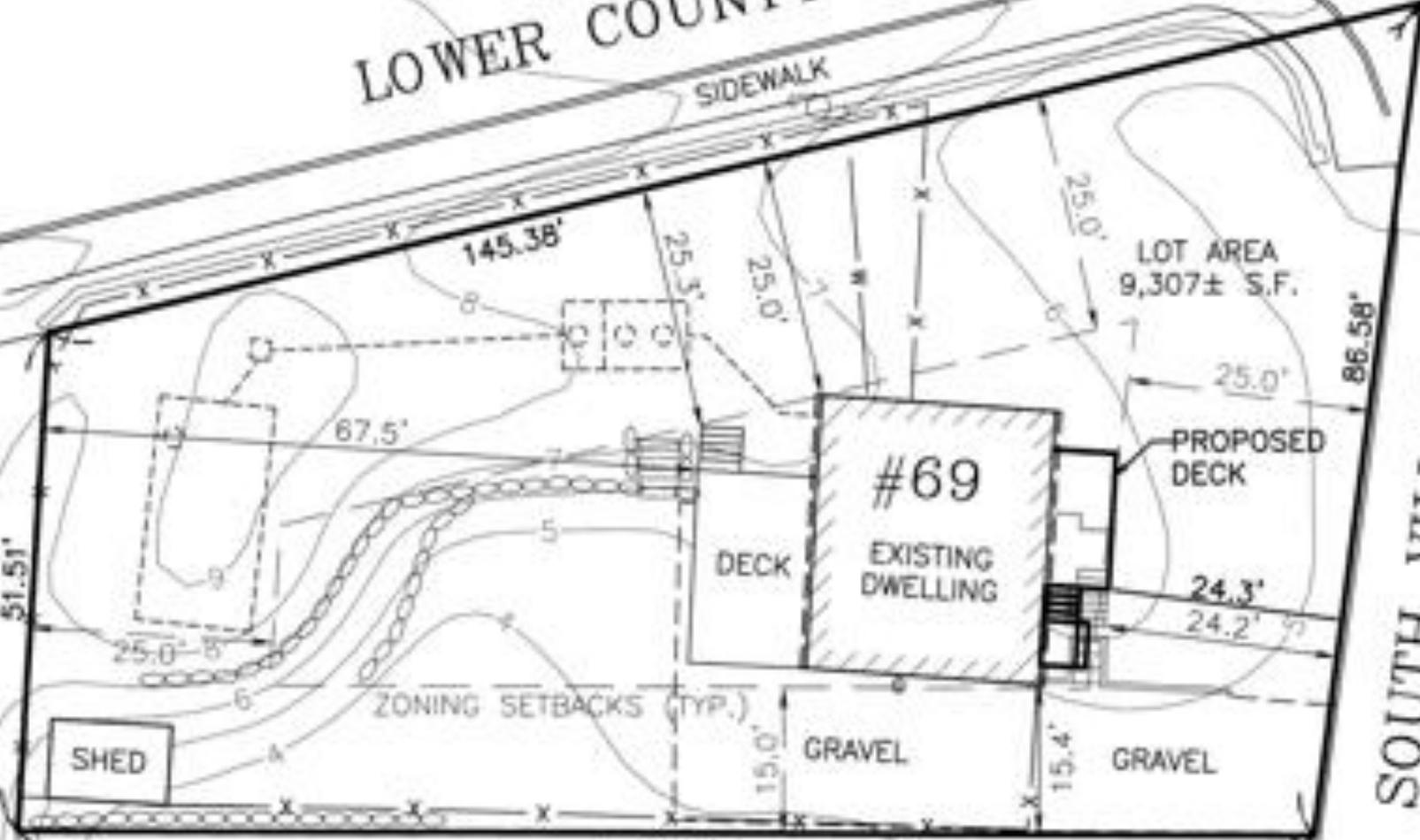
8-18-25
DATE DANIEL A. OJALA, P.E., P.L.S.

508-362-4541
downcape.com @
down cape engineering, inc.
civil engineers
land surveyors
939 Main Street (Rte 6A)
YARMOUTHPORT MA 02675

SURVEY: NHO
DRAFTED BY: CJF
CHECKED BY: VAD
25-127 WALSH.DWG

LOWER COUNTY ROAD

SOUTH VILLAGE ROAD

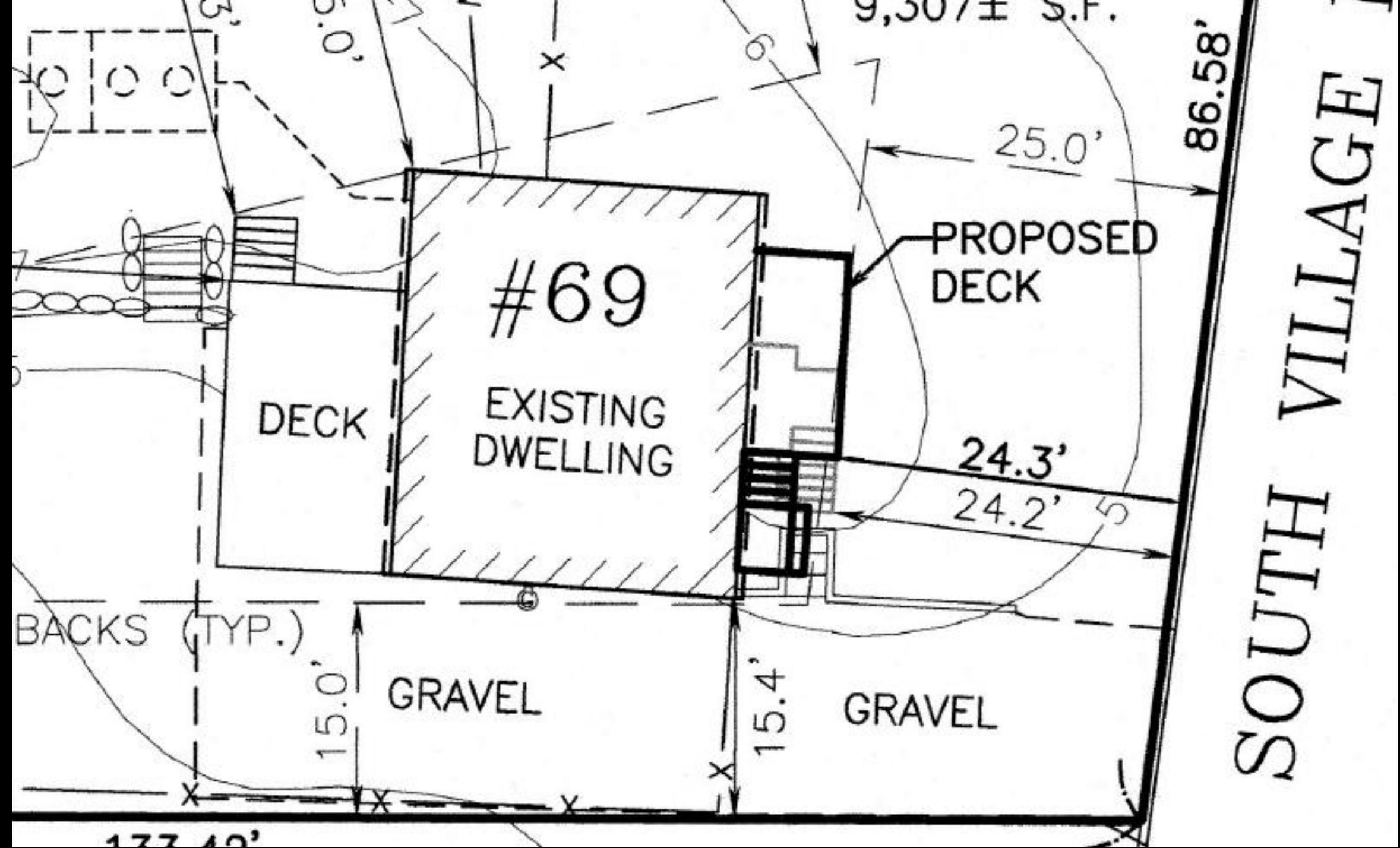


LOT AREA
9,307± S.F.

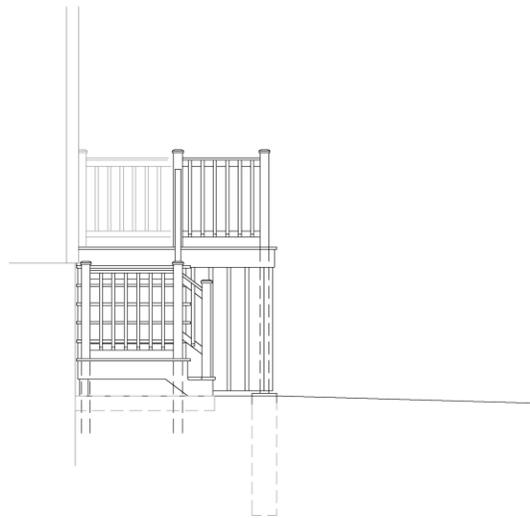
15 PARCEL 70
VE M STOWE
TRUSTEE
11908 PG 29

MAP 15 PARCEL 27
GARY R ORO ET AL
DB 12810 PG 93

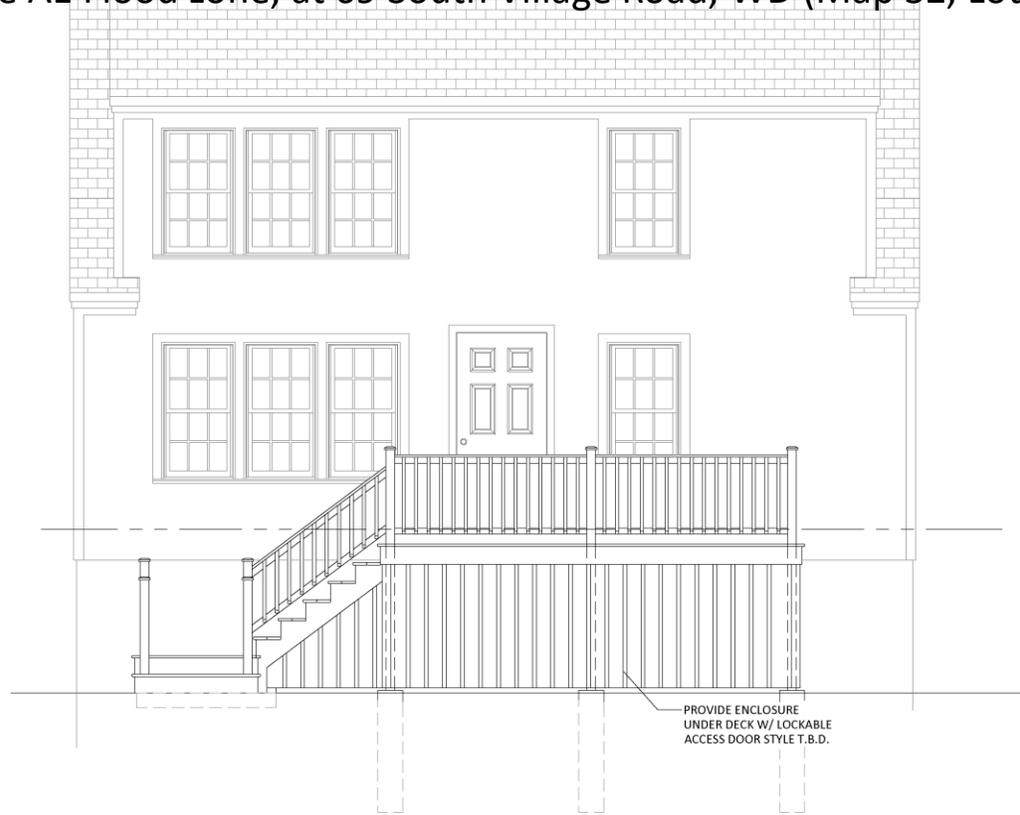




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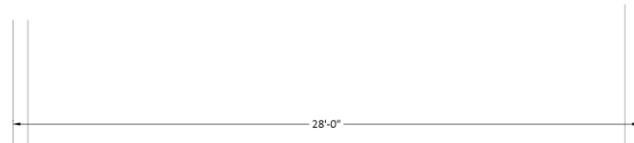
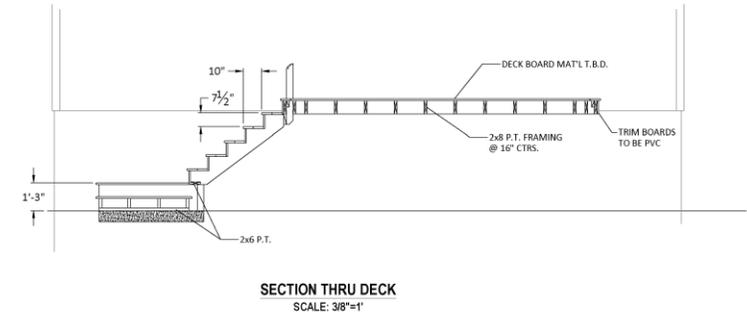
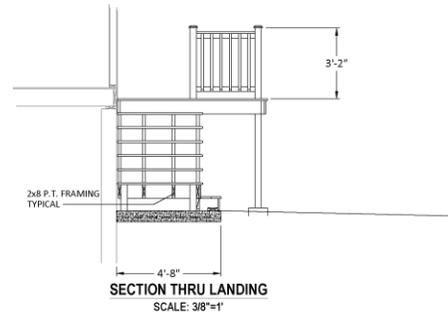
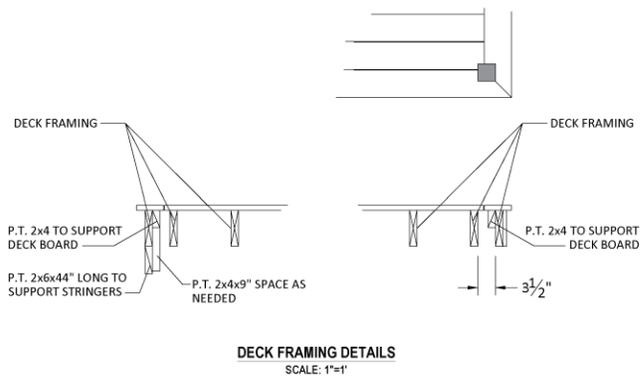


SIDE ELEVATION
SCALE: 1/2"=1'



FRONT ELEVATION
SCALE: 1/2"=1'

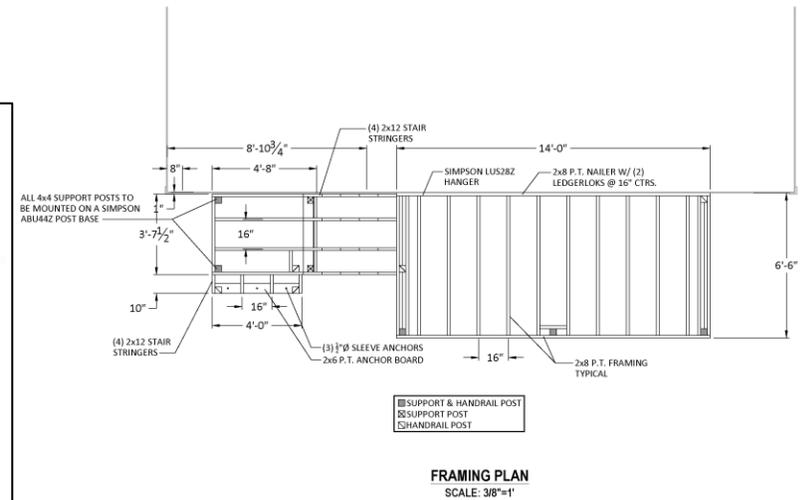
Rev	Date	Description of Revision	Name
		COMBINATION DESIGN 480 MAIN STREET DENNIS, MA 02638 603.344.2013 (CELL)	THOMAS & JEANNIE WALSH 797 HIGHLAND AVE. NEEDHAM, MA 02494 thewalshfamily@verizon.net
		<small>All information, conditions and design contained herein is for informational and planning purposes only and is not intended to constitute a contract. The drawings and specifications, including, without limitation, any notes, shall constitute the entire agreement between the parties and shall govern the project. No verbal or written agreement shall be binding on the parties unless it is in writing and signed by both parties.</small>	NEW FRONT DECK 69 S VILLAGE ROAD WEST DENNIS, MA
<input type="checkbox"/> Existing	<input type="checkbox"/> Conceptual	D 100324-01	A
<input type="checkbox"/> Proposal	<input type="checkbox"/> Approval	DATE: 10/05/24	ELEVATIONS
<input type="checkbox"/> As Built	<input type="checkbox"/> Installation	BY: BEW	NOTED



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		COMBINATION DESIGN	THOMAS & JEANNIE WALSH
		480 MAIN STREET DENNIS, MA 02638 401.944.2013 (CELL)	787 HIGHLAND AVE. NEEDHAM, MA 02454 thwalshfamily@verizon.net
		NEW FRONT DECK	89 S. VILLAGE ROAD WEST DENNIS, MA
<input type="checkbox"/> Existing	<input type="checkbox"/> Conceptual	D 100324-02	A
<input type="checkbox"/> Proposal	<input type="checkbox"/> Approval	DATE: 10/02/24	REVISION: BEC
<input type="checkbox"/> As Built	<input type="checkbox"/> Installation	DATE: 10/02/24	REVISION: NOTED

69 S Village Rd
Dennis, Massachusetts
[View on Google Maps](#)





Left Side View



Front View





NO
OUTLET





03 September 2025

TO: Zoning Board of Appeals

RE: 69 South Village Road – Narrative for Special Permit

Dear Zoning Board of Appeals Members,

We are proposing to demolish the existing deck and stairs and rebuild an updated entry, including a new deck, set of stairs, and storage. The current deck structure encroaches on the minimum front setback. Of note, the new structure reduces that encroachment (but still requires a special permit).

Importantly, the new structure will be a similar style of the existing and will utilize current building code. Other cottages on this road have created similar entries to accommodate the increased height of the front door and our plan is in keeping with the neighborhood. This will be a welcome improvement for the safety of the occupants by updating this primary means-of-egress.

I kindly urge you to approve this Special Permit, as it will enhance safety and accessibility for the homeowners and their guests. Thank you for your consideration.

Respectfully,



Joshua Drohan
Vice President

