

217 OLD WHARF ROAD, DP (ZBAS-25-47): Old Wharf Dennis LLC, Boston, MA (02108) C/O Jeffrey Ford of Ford & Ford Attorneys, are seeking a Special Permit to demolish an existing non-conforming structure on a non-conforming lot in Chase's Ocean Grove, a cottage colony established in 1930, and construct a new structure on the same footprint and convert the use from a Manager's Office to a residential cottage (shown as Cottage # 2 of 80 at 217 OWR) resulting in an additional rental unit. Chase's Ocean Grove is approximately 320 seasonal cottages in the entire complex including across Old Wharf Road. Cottage 2 is located in the Cottage Colony in the Seasonal Resort Community Zoning District and in the AE Flood zones at 217 Old Wharf Road, Boston MA (Assessor's Map 20, Parcel 45).

Office Properties

Owner:

Parcel ID:

Address:

City/County:

Colony:

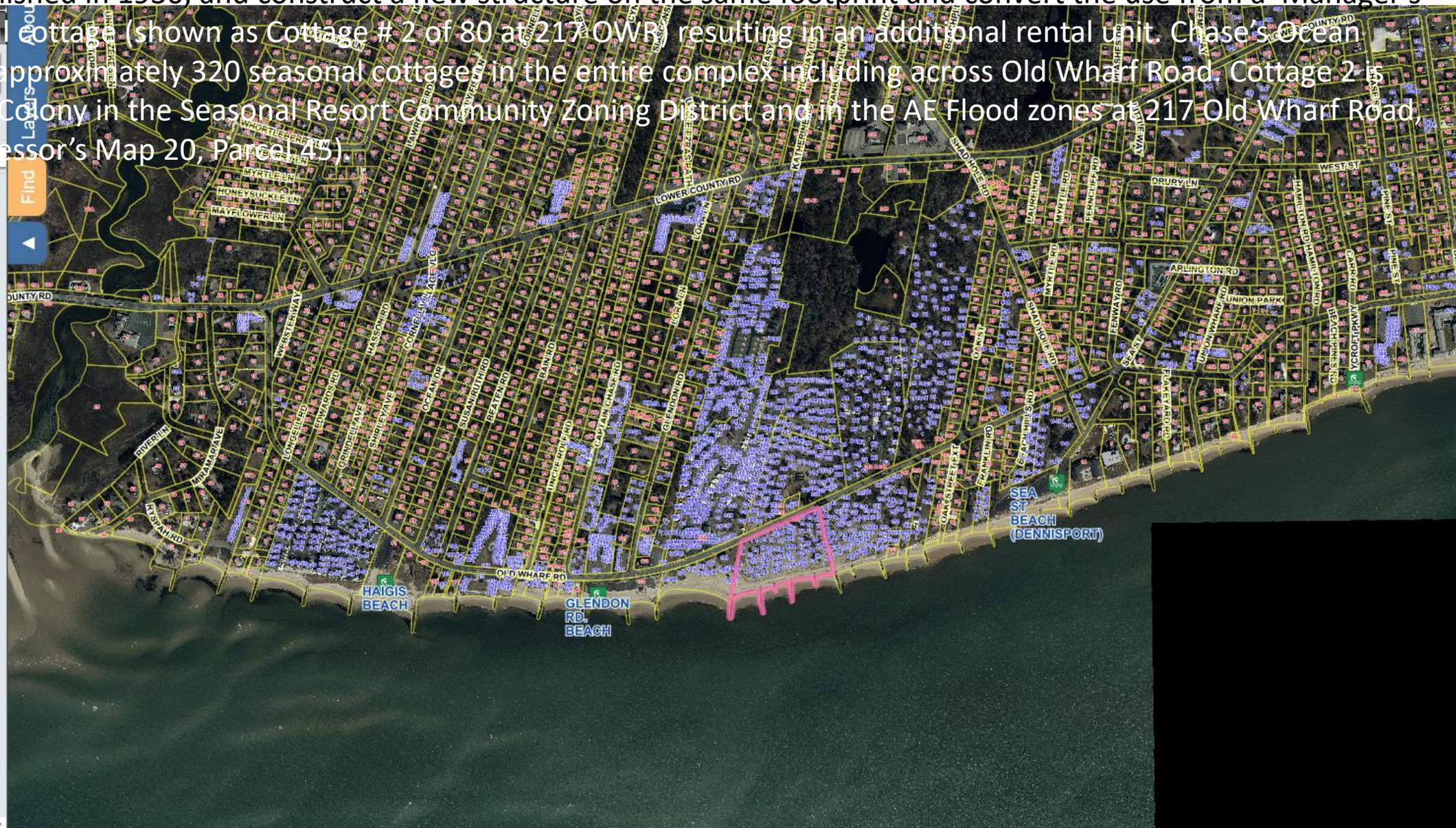
Results Summary

Parcels

Parcel ID	Address	Village	Owner
20-45-0	217 OLD WHA	DP	OLD WHARF D

Detail Information

CAMA ID	20-45-0
MapPar	20-45
Key	1021
Fiscal Year	2026
Extension	0
Address	217 OLD WHARF ROAD
Village	DP
Property Type	R
Owner	OLD WHARF DENNIS LLC
Co-Owner	
Owner Address	C/O FAROS PROPERTIES
Owner City	BOSTON
Owner State	MA
Owner Zip	02108
Owner Country	
State Class #	1090
State Class Desc	MULTI HOUSES
Deed Date	03/14/23 00:00:00
Book	35679
Page	263
Certificate	232473
Last Sale Price	29150000.0000
Total Value	\$14,187,100.00
Land Value	\$6,250,300.00
Building Value	\$7,930,200.00
Detached Building Value	\$6,600.00
Acres	4.76
Prev Year Total Value	\$12,261,400.00



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Layers

- Walk and Trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
- Zoning (2025)

Find Labels

- Medium Wind Facility Overlay District
- Large Wind Facility Overlay District
- Med. & Large Wind Facility Overlay District
- 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

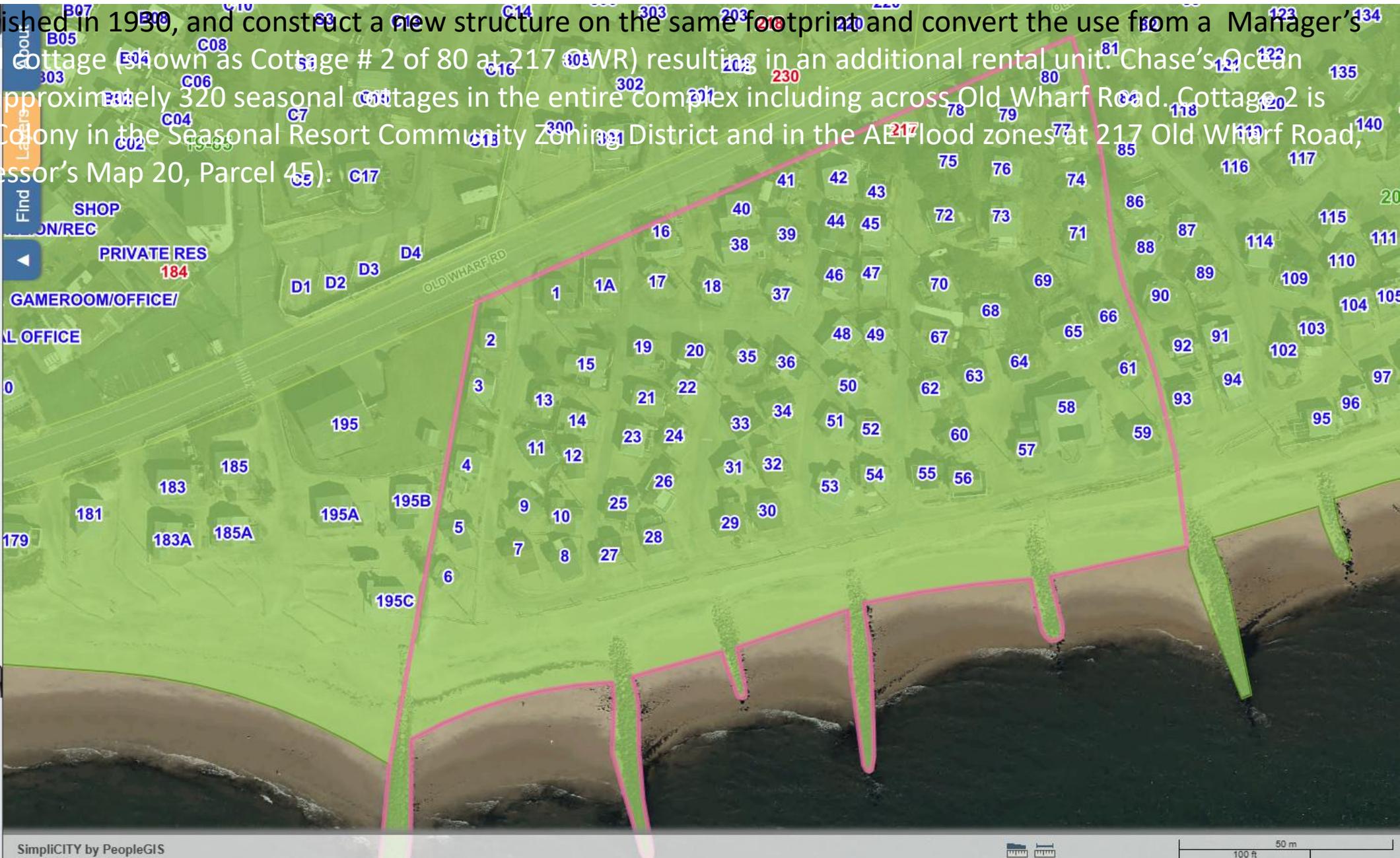
Condo and Cottage Colonies

Infrastructure Points

2020 Aerial Planimetrics

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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Find Properties

Owner:

Parcel ID:

Address:

City/State:

County:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
20-45-0	217 OLD WHA	DP	OLD WHARF D

Detail Information [Zoom To](#)

Key	1021
Fiscal Year	2026
Extension	0
Address	217 OLD WHARF ROAD
Village	DP
Property Type	R
Owner	OLD WHARF DENNIS LLC
Co-Owner	
Owner Address	C/O FAROS PROPERTIES
Owner City	BOSTON
Owner State	MA
Owner Zip	02108
Owner Country	
State Class #	1090
State Class Desc	MULTI HOUSES
Deed Date	03/14/23 00:00:00
Book	35679
Page	263
Certificate	232473
Last Sale Price	29150000.0000
Total Value	\$14,187,100.00
Land Value	\$6,250,300.00
Building Value	\$7,930,200.00
Detached Building Value	\$6,600.00
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Property Card	PK Field Card



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Hiking/Walking Trailways

Environmental Justice 2021 (Updated 2021)

Zoning

Historic Districts

Demographic Characteristics

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

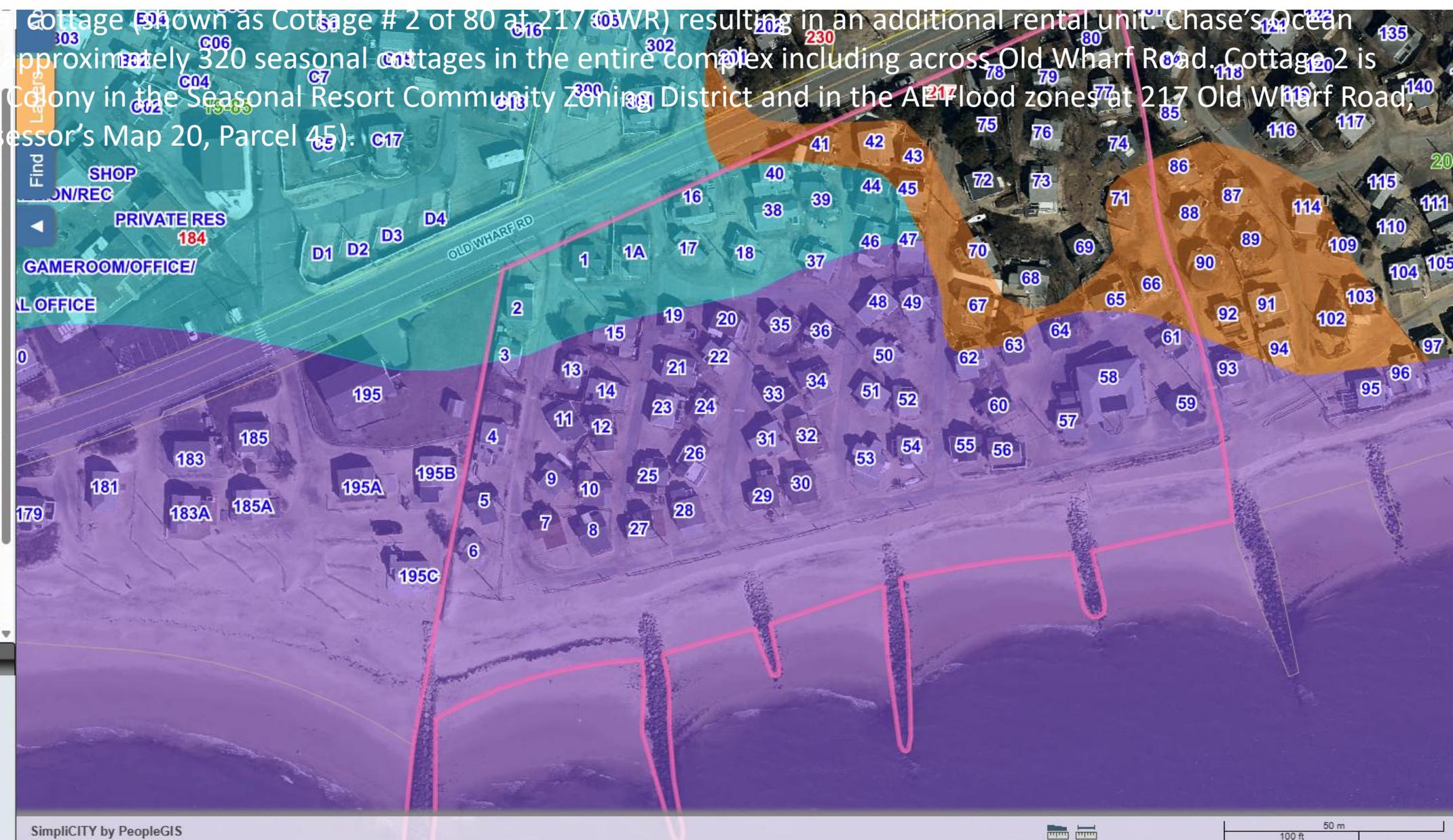
NHESP 8-1-2021 Estimated Habitat Rare Species Dennis

NHESP 8-1-2021 Priority Habitat Rare Species Dennis

Land Use (Last Update 2013)

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





OLD WHARF RD

1

2

3

10

13

14

11

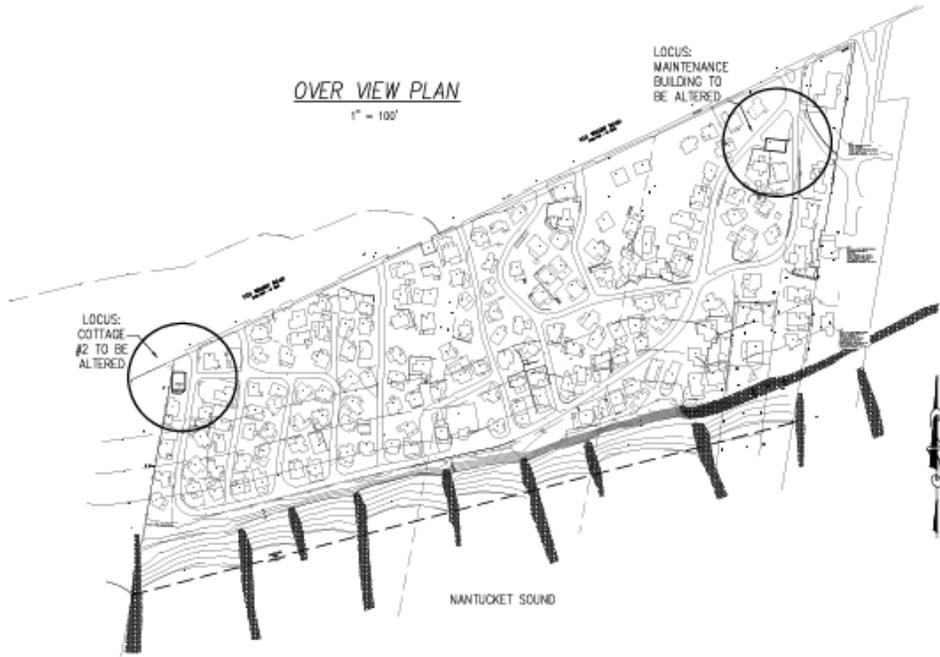
12

4



OVER VIEW PLAN

1" = 100'



GENERAL NOTES

- ELEVATIONS REFER TO NAVD83. SEE THE BENCHMARKS AT EACH WORK SITE. CONTACT CAPE COD ENGINEERING, INC. FOR ADDITIONAL ELEVATION INFORMATION.
- PLAN REFERENCE: COTTAGE # 2 - LOT 74* LIP 12322 AS MAINTENANCE BUILDING - LOT B3, LCP 12322B. ELEVATION SURVEY DURING SEPTEMBER, 2025.
- APPLICABLE ZONING DISTRICTS - SRC - SEASONAL RESORT DISTRICT; COTTAGE # 2 IS WITHIN THE FLOOD PLAN DISTRICT.
- FLOOD ZONE - COTTAGE # 2 SITE IS WITHIN COASTAL FLOOD ZONE AE WITH BASE FLOOD ELEVATION = 13 AS SHOWN ON FEMA FIRM PANEL 25001C0994I FOR DENNIS, MA. THE MAINTENANCE BUILDING IS NOT LOCATED IN A FLOOD HAZARD AREA.
- PLAN DETAIL ON LOCUS IS LIMITED TO THE SOUTH SIDE OF OLD WHARF ROAD.
- THE REPLACEMENT COTTAGE # 2 FOUNDATION AND ENCLOSURES BELOW THE DESIGN FLOOD ELEVATION OF 15 SHALL MEET THE FLOOD CODE PROVISIONS OF THE MA BUILDING CODE, 10TH EDITION AS AMENDED.
- BOTH BUILDINGS TO BE ALTERED SHALL BE SITUATED WITHIN THEIR EXISTING PROJECTIONS AS DEPICTED ON THE SITE PLAN AND BUILDING DESIGN PLANS.
- BUILDING - TO - BUILDING DIMENSIONS ARE BASED ON FIELD MEASUREMENTS DURING THE WEEK OF SEPTEMBER 21, 2025. FURTHER DOCUMENTATION OF EXISTING BUILDING LOCATIONS IN CONNECTION WITH NEW BUILDING CONSTRUCTION STAKING MAY BE REQUIRED.
- PLEASE REFER TO THE COTTAGE # 2 BUILDING DESIGN PLANS FOR LOCATION AND NUMBER OF FLOOD VENTS FOR THE ENCLOSURE BELOW THE DESIGN FLOOD ELEVATION.
- THE 2 BUILDINGS INDICATED FOR ALTERATION ARE MORE FULLY DETAILED ON PROPOSED BUILDING DESIGN PLANS PREPARED BY SANDOZ ASSOCIATES, ARCHITECTS - 9 SHEPHERDSON WAY, HARMON, MA - PH. 617-272-5402.
- ALL EXISTING BUILDING SEWER PIPES SHALL BE CUT, CAPPED AND PROTECTED DURING THE CONSTRUCTION. REFER TO SUBSURFACE SEWAGE SEWER PIPE RECONNECTION PLAN AS AVAILABLE. ALL UTILITIES, WATER, SEWER, GAS, ELECTRIC SHALL BE FORMALLY DISCONNECTED WITH RESPECTIVE UTILITY COMPANY DOCUMENTATION PRIOR TO ANY DEMOLITION WORK.
- THE SOUTH WALL OF THE PROPOSED OFFICE / STORE SHALL BE OF A REINFORCED CONCRETE CONSTRUCTION TO CONFINE THE APPROX. 3 FT. GRADE CHANGE ON THAT BUILDING SIDE.
- EXCESS EXCAVATED SOIL FROM FOUNDATION WORK SHALL BE REMOVED FROM THE SITE.
- DEMOLITION DEBRIS SHALL BE LOADED TO A SUITABLE ROLL-OFF AND PROMPTLY REMOVED FROM THE SITE.
- DEBRIS AND CAST OFFS FROM CONSTRUCTION SHALL BE CONFINED IN A COVERED TRASH RECEPTACLE AND DISPOSED OF OFF-SITE.
- UPON COMPLETION OF CONSTRUCTION, THE AFFECTED GROUND AREAS WITHIN THE WORK ZONE AT COTTAGE # 2 SHALL BE RESTORED TO A CONDITION CONSISTENT WITH THE CURRENT NEIGHBORHOOD LANDSCAPE. THE EXISTING CRUSHED STONE PARKING AND GENERAL LANDSCAPE AT THE PROPOSED OFFICE AND STORE BUILDING SHALL BE RESTORED WITH SELECTED VARIATION IN LANDSCAPE WALKWAY AND DRIVEWAY SURFACING.



LEGEND

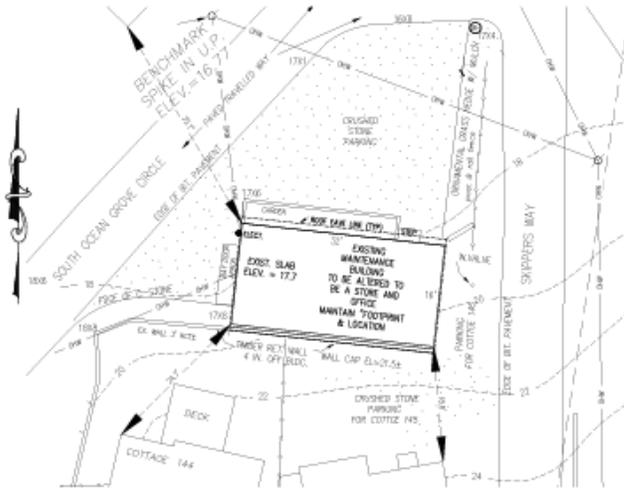
- DIST. ELEV. CONTOUR
- x B.B. EXISTING SPOT GRADE
- PROPERTY LINE
- M/V MARKLE CORNER
- FENCE
- OVER HEAD WIRES
- WATER LINE
- B.B. PROP. SPOT GRADE

OLD WHARF ROAD
40 FT. W. PUBLIC WAY

N/F
NHC-MA101 LLC
ASSESSOR REF:
19-85-0



COTTAGE # 2 LOCUS



PROPOSED OFFICE / STORE LOCUS



SITE PLAN
SHOWING
PROPOSED
BUILDING ALTERATIONS
AT
217 & 241 OLD WHARF ROAD, DENNIS PORT, MA
CHASIS OCEAN GROVE
ASSESSORS MAP 20, PARCEL 45 & 29
SEPTEMBER 26, 2025 SCALE - AS NOTED

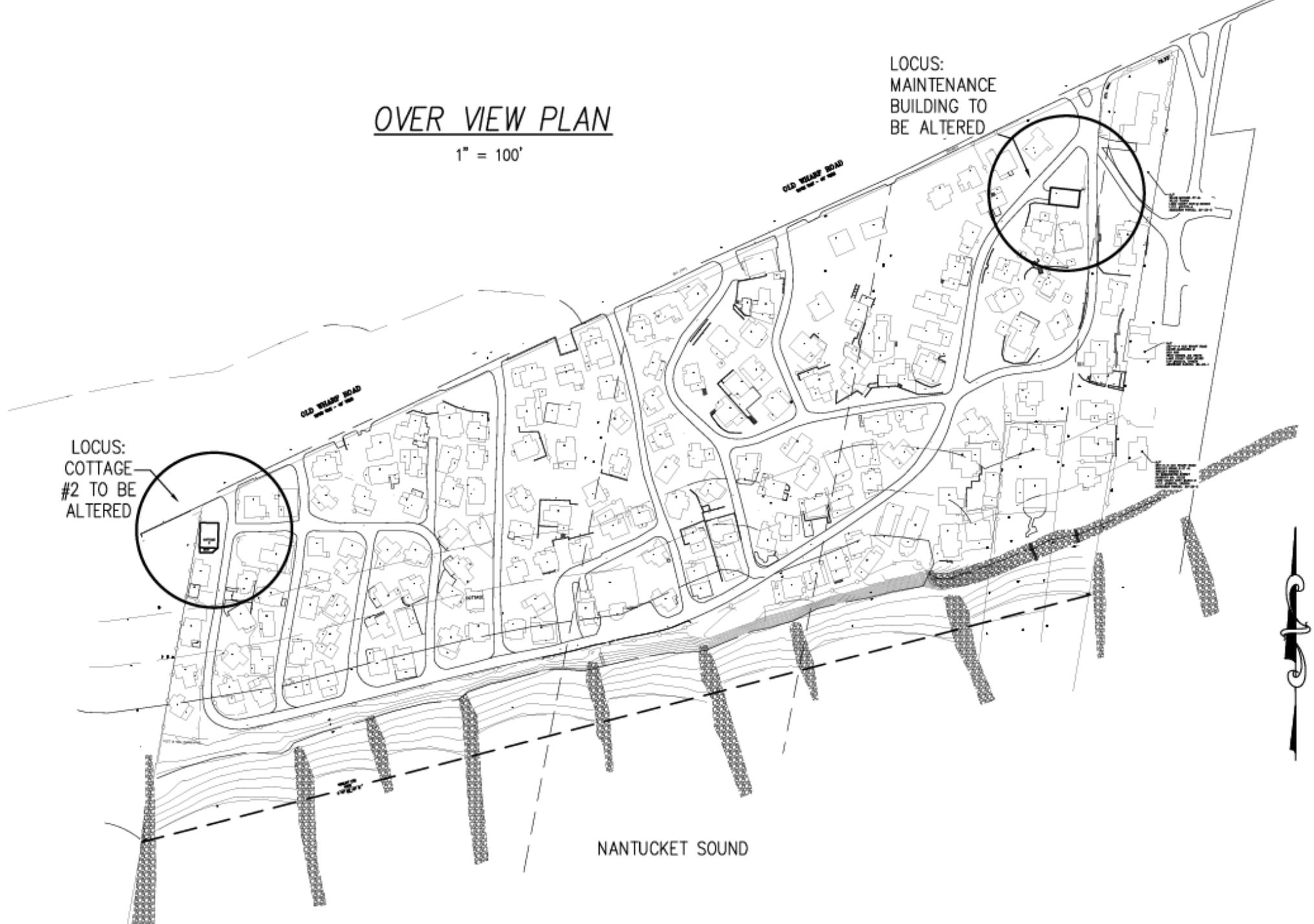
PREPARED BY
CAPE COD ENGINEERING, INC.
ROBERT M. FISHER, P.E.
P.O. BOX 5337
EAST DENNIS, MA 02841
508-365-1445

OVER VIEW PLAN

1" = 100'

LOCUS:
MAINTENANCE
BUILDING
TO BE
ALTERED

LOCUS:
COTTAGE
#2 TO BE
ALTERED



NANTUCKET SOUND



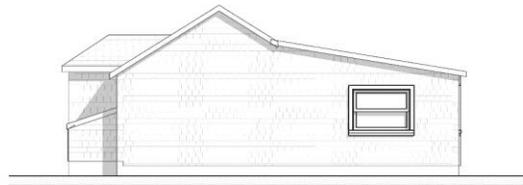
217 Chases Ocean Grove Project Narrative

Manager's Quarters / Office – Cottage #2

By way of background, the property is part of the Chases Ocean Grove community, which was established back in 1930. Many of the structures are dated and required building replacements and upgrades over time as uses change and leases expire. Pursuant to Section 12.2 of the Zoning Bylaw, Applicant seeks to convert an existing Managers quarters / office to a cottage, shown as Cottage # 2 on the existing site plans. The replacement cottage will be constructed in the same footprint as the existing office. It is currently located on the lot line, set back approximately one foot or less, which will remain unchanged. The conversion results in an additional rental unit on the property which requires a Special Permit from the Zoning Board of Appeals per the Section stated above. The combined site exceeds 5 acres in total area.

217 OLD WHARF ROAD, DP (ZBAS-25-47):

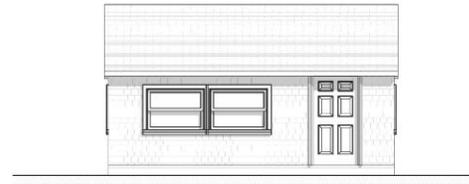
Project: CHASE'S OCEAN GROVE		
Owner: XXX XXX XXX		Date: 2-5-2025
Architect: SANGIOLO ASSOCIATES, ARCHITECTS 9 Skeheconet Way, W. Harwich, MA 017 272 5402		Revisions:
Issued for Building Permit		C1
Drawing: Existing Cottage		



4 Cottage Existing Rear 1/4" = 1'-0"



2 Cottage Existing Front 1/4" = 1'-0"



3 Cottage Existing Left Side 1/4" = 1'-0"



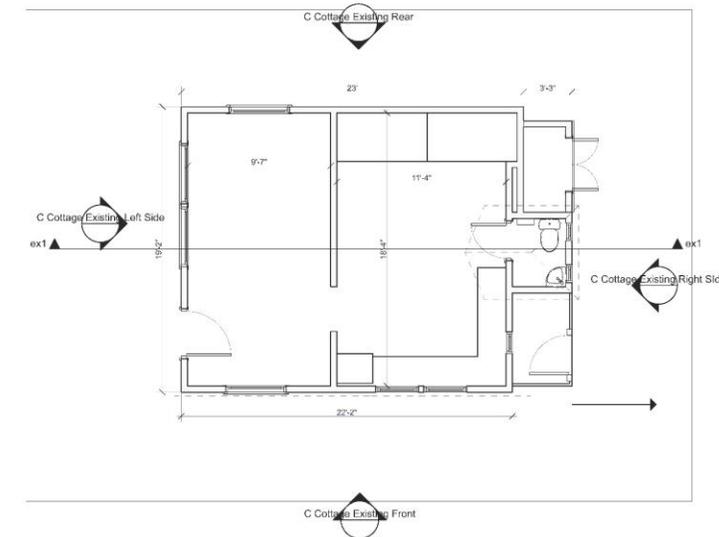
6 Ex cottage axon



5 Cottage Existing Right Side 1/4" = 1'-0"



7 Ex Cottage pict 1:5

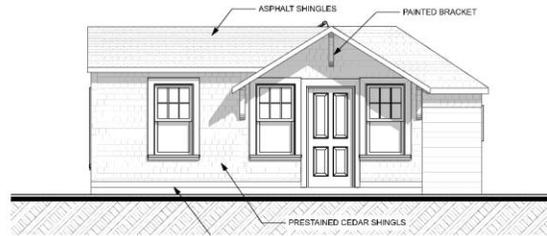


1 Story 1/4" = 1'-0"

217 OLD WHARF ROAD, DP (ZBAS-25-47):



7 Cottage Left Side Elevation 1/4" = 1'-0"



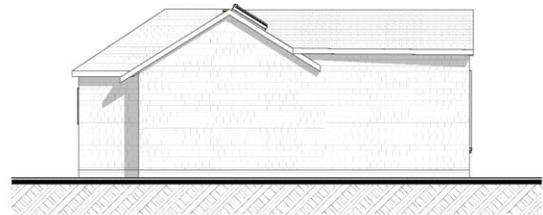
4 Cottage Front Elevation 1/4" = 1'-0"



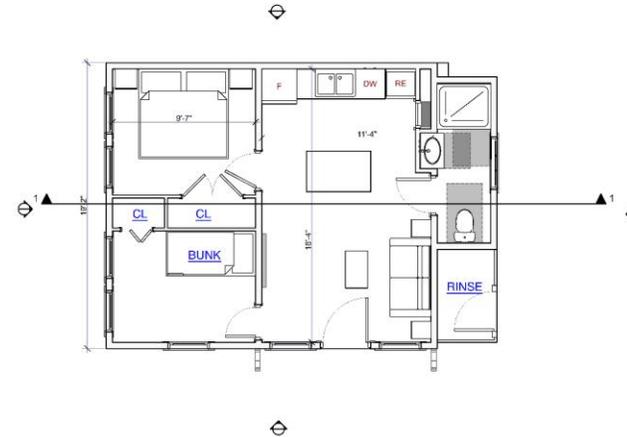
5 Cottage Right Side Elevation 1/4" = 1'-0"



3 Cottage Axon



6 Cottage Rear Elevation 1/4" = 1'-0"



1 First Floor Plan 1/4" = 1'-0"

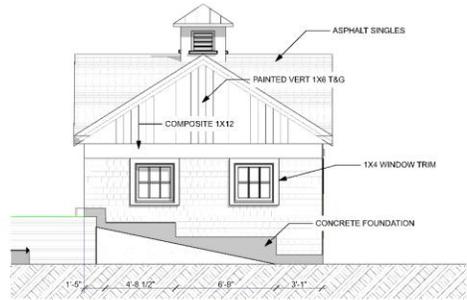
Project: CHASE'S OCEAN GROVE		
Owner: XXX XXX XXX		Date: 2-5-2025
Architect: SANGIOLO ASSOCIATES, ARCHITECTS 9 Skeechconet Way, W. Harwich, MA 017 272 5402		Revisions:
Issued for Building Permit		C2
Drawing: Proposed Cottage		

241 Chases Ocean Grove Project Narrative

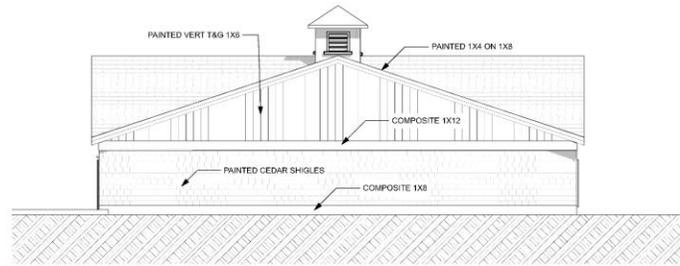
Storage Maintenance Building / Managers Office / Camp Store

By way of background, the property is part of the Chases Ocean Grove community, which was established back in 1930. Many of the structures are dated and required building replacements and upgrades over time as uses change and leases expire. Pursuant to Section 12.6 of the Zoning Bylaw, Applicant seeks to convert an existing storage and maintenance building to a manager's office / camp store for Chases Ocean Grove, shown as the Maintenance building on the existing site plans. The replacement manager's office / camp store will be constructed in the same footprint as the existing maintenance building, and its location will remain unchanged. It is the Applicant's understanding that this change of use requires a Special Permit from the Zoning Board of Appeals per the Section stated above. The site has a combined area which exceeds 5 acres.

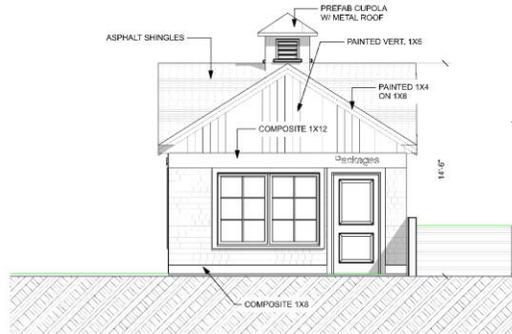
Project: CHASE'S OCEAN GROVE		Date: 2-5-2025
Owner: XXX XXX XXX		Revisions: 9-13-25
Architect: SANGIOLO ASSOCIATES, ARCHITECTS 9 Skeheconet Way, W. Harwich, MA 017 272 5402		
Issued for Building Permit		S3
Drawing: Proposed Office & Store Elevations		



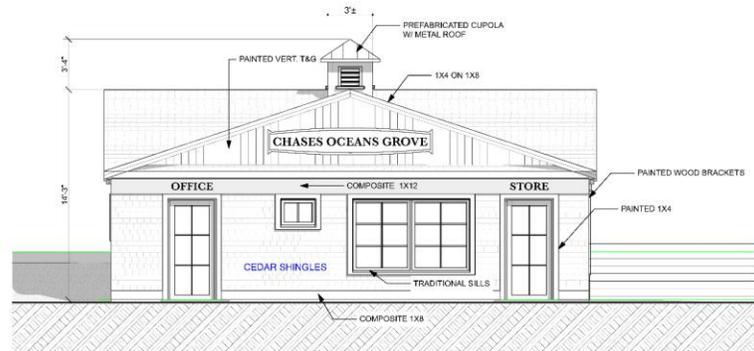
3 Store Left Side 1/4" = 1'-0"



2 Store Rear 1/4" = 1'-0"



5 Store Right Side 1/4" = 1'-0"



1 Store Front Elevation 1/4" = 1'-0"

Commonwealth of Massachusetts



TOWN OF DENNIS
BUILDING DEPARTMENT

ZONING REFERRAL LETTER
685 Route 134, South Dennis, MA 02660
(508) 760-6157

PERMIT NUMBER:
ZDET-25-59

DATE OF REFERRAL:
September 24, 2025

FEES PAID:
\$50.00

OWNERS NAME: OLD WHARF DENNIS LLC

PROPERTY ADDRESS OF WORK: 217 OLD WHARF ROAD, DENNIS PORT, MA, 02639

MAP & PARCEL: 20-45-0

DETERMINATION OF REFERRAL: ZBA Special permit required per Town of Dennis Zoning Bylaw 12.9.

DESCRIPTION OF WORK BY APPLICANT:

Manager's Quarters / Office - Cottage #2

By way of background, the property is part of the Chases Ocean Grove community, which was established back in 1930. Many of the structures are dated and required building replacements and upgrades over time as uses change and leases expire.

Pursuant to Section 12.2 of the Zoning Bylaw, Applicant seeks to convert an existing Managers quarters / office to a cottage, shown as Cottage #2 on the existing site plans. The replacement cottage will be constructed in the same footprint as the existing office. It is currently located on the lot line, set back approximately one foot or less, which will remain unchanged. The conversion results in an additional rental unit on the property which requires a Special Permit from the Zoning Board of Appeals per the Section stated above. The combined site exceeds 5 acres in total area.

ISSUED BY: