

3 PORT WAY, WD (ZBAS-25-45): Sean J. George, 101 Lincoln Woods Road, Waltham, MA, 02451 C/O Dan Ojala of Down Cape Engineering is seeking a Special Permit for the voluntary demolition of an existing non-conforming single-family structure built in 1956 on a non-conforming lot and the reconstruction of a larger single-family dwelling. Located on a property located in the R-40 Zoning District in the A₁ & VE Flood zone at 3 Port Way, West Dennis (Assessor's Map 27, Parcel 160).

Find Property

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
27-160-0	3 PORT WAY	WD	GEORGE SEAN

Detail Information Zoom To

Key	1514
Fiscal Year	2026
Extension	0
Address	3 PORT WAY
Village	WD
Property Type	R
Owner	GEORGE SEAN J
Co-Owner	GEORGE ANDREA J
Owner Address	101 LINCOLN WOODS ROAD
Owner City	WALTHAM
Owner State	MA
Owner Zip	02451
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	11/08/24 00:00:00
Book	36666
Page	64
Certificate	
Last Sale Price	1800000.0000
Total Value	\$1,608,900.00
Land Value	\$1,019,700.00
Building Value	\$584,500.00
Detached Building Value	\$4,700.00
Acres	0.18
Prev Year Total Value	\$1,549,100.00
Property Card	PK Field Card



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Owner:
 Parcel ID:
 Address: Clear
 Condo/Cottage Colony:

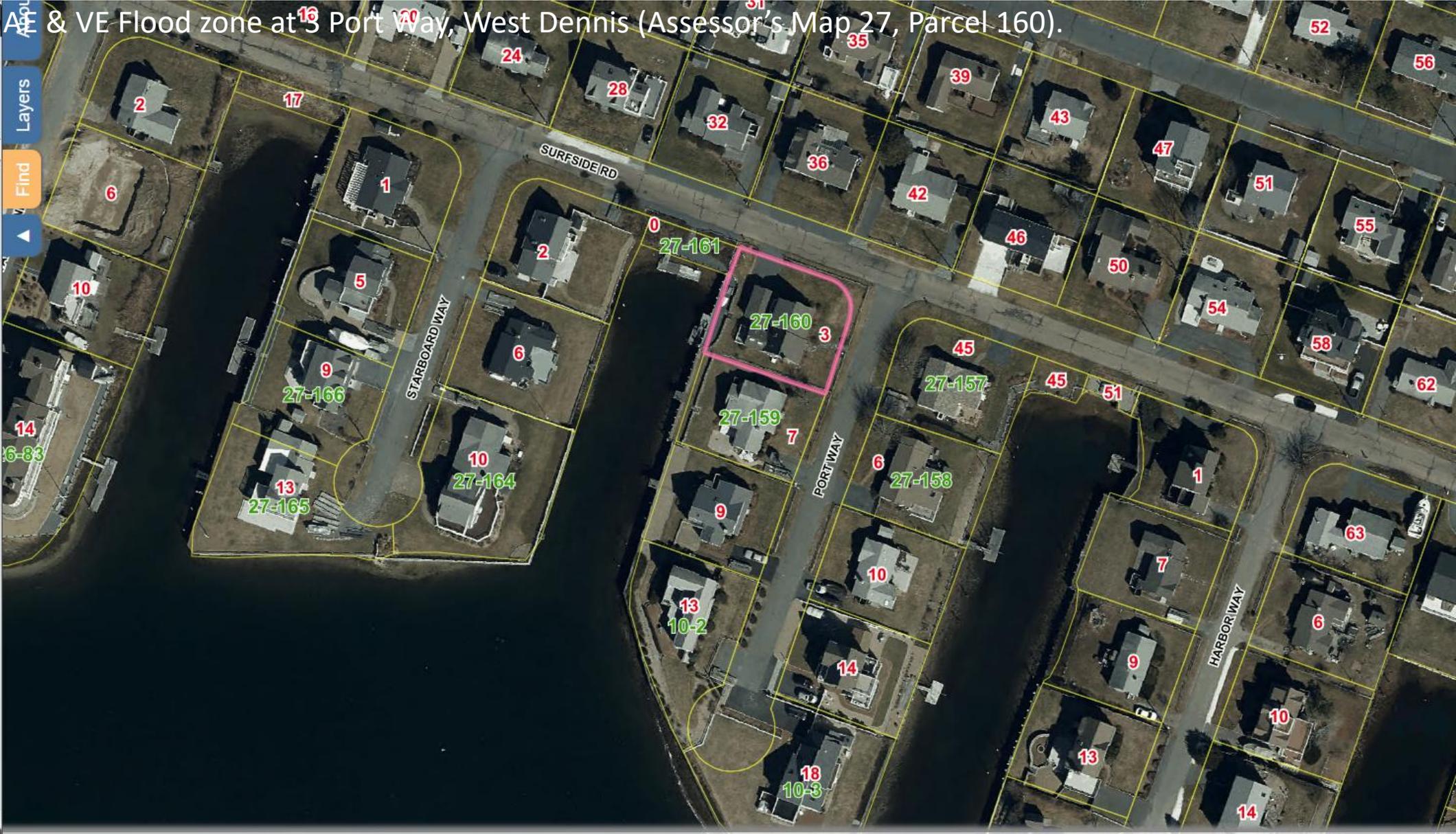
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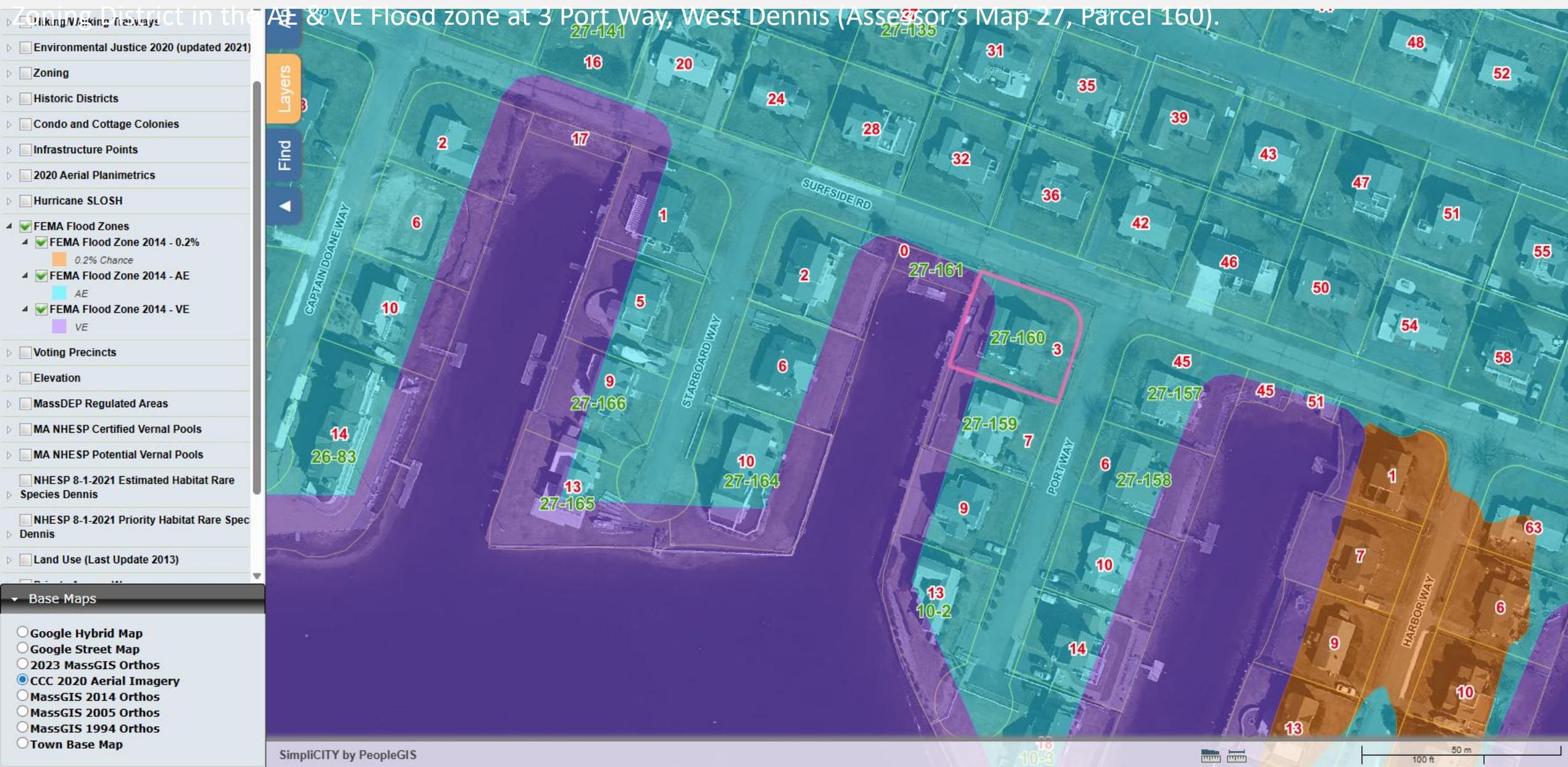
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3 Port Way
Dennis, Massachusetts
[View on Google Maps](#)



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LEGEND

- 99 - EXISTING CONTOUR
- RR - EXIST. SPOT ELEV.
- (99) - PROPOSED CONTOUR
- (RR) - PROPOSED SPOT EL.
- TH - TEST HOLE
- SH - SLOPE OF GROUND
- UP - UTILITY POLE
- FW - FIRE HYDRANT

NOTE: NOT ALL SYMBOLS MAY APPEAR IN DRAWING

SYSTEM DESIGN:

GARBAGE DISPOSER IS NOT ALLOWED
 EXISTING 4 BEDROOM DWELLING/ PROPOSED 4 BEDROOM DWELLING
 DESIGN FLOW: 4 BEDROOMS @ 110 GPD = 440 GPD
 USE A 440 GPD DESIGN FLOW

SEPTIC TANK: 440 GPD (4.5) = 1980
 USE MICROFAST 0.5 UNIT UNDER GENERAL USE PERMIT

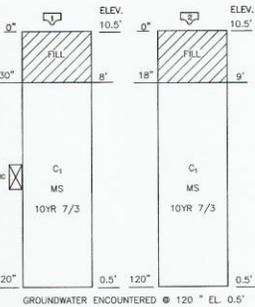
LEACHING:
 SIDES: 2 (40 + 10) 2 (.74) = 148 GPD
 BOTTOM: 40 x 10 (.74) = 296 GPD
 TOTAL: 600 S.F. 444 GPD

USE (3) 500 GAL. LEACHING CHAMBERS (ACME OR EQUAL)
 WITH 2.25" STONE AT ENDS 5' BETWEEN UNITS AND 2.6"
 AT SIDES

TEST HOLE LOGS

APPROVED _____ DATE _____ BOARD OF HEALTH _____ MA

ENGINEER: CRAIG J. FERRARI, SE #13871
 WITNESS: CAMRIE BAAMS
 DATE: 7-2-2025
 PERC. RATE = < 2 MIN/INCH
 CLASS I SOILS



THE DENNIS BOARD OF HEALTH SHALL REQUIRE THE FOLLOWING INSPECTIONS:

- INSPECTION OF UNSUITABLE MATERIAL (IF ANY)
- VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION (IF NECESSARY)
- VERIFICATION OF OCEANPOOL/LEACH PIT REMOVAL OR ABANDONMENT (IF NECESSARY)
- INSPECTION OF CONTAMINANT WALL OR FLOW BARRIER INSTALLATION (IF ANY)
- INSPECTION OF THE 3/4" - 1 1/2" INCH STONE PRIOR TO PLACEMENT
- FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILLING
- FINAL GRADING INSPECTION
- INSPECTION OF THE START-UP OF INNOVATIVE/ALTERNATIVE TECHNOLOGY (IF ANY) WITH VENDOR REPRESENTATIVE

OPERATIONS AND MAINTENANCE AGREEMENT SHALL BE IN PLACE PRIOR TO ITS USE, AND SHALL BE FOR THE LIFE OF THE SYSTEM

PRESENCE OF THE FAST UNIT MUST BE RECORDED ON THE DEED TO THE PROPERTY.

INSTALLATION OF F.A.S.T. SYSTEM TO BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OF MANUFACTURER

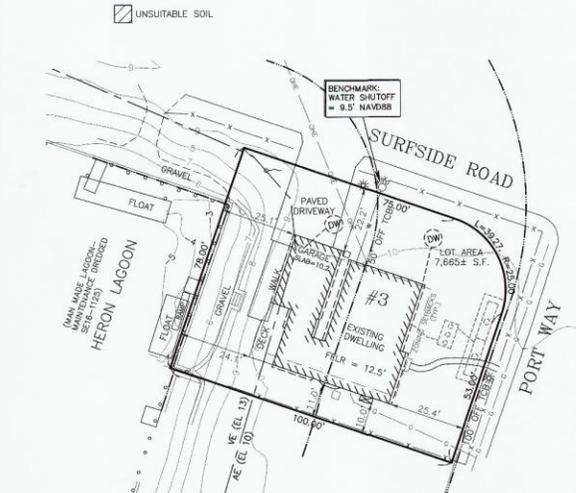
EFFLUENT TESTING SHALL BE REQUIRED AS PER TOWN OF DENNIS AND TITLE 5

VARIANCES REQUESTED UNDER DENNIS REG. 9:
 - VARIANCE OF 21' REQUESTED FROM SETBACK SAS TO COASTAL BANK

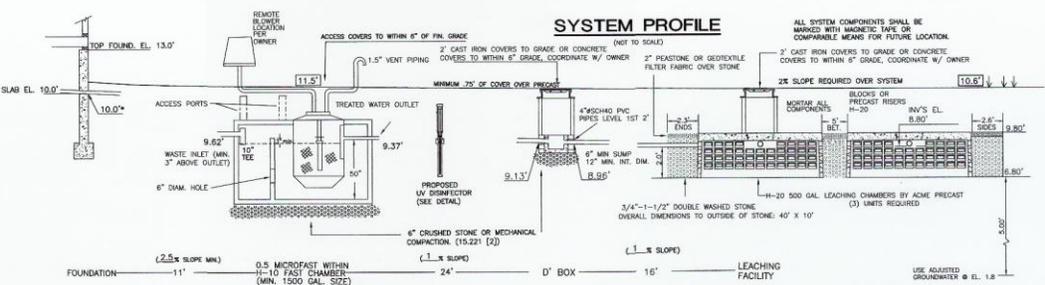
VARIANCES REQUESTED UNDER DENNIS REG. 16.B:
 VARIANCE REQUESTED TO ALLOW THE ADDITION/ALTERATION/NEW CONSTRUCTION OF HABITABLE SPACE IN AN ENVIRONMENTALLY SENSITIVE AREA.

HARDSCAPE CALCULATIONS:

HARDSCAPE	0-50'	50-100'
EXISTING:	1791 SF	999 SF
PROPOSED:	1560 SF	1513 SF
INCREASE:	-231 SF	514 SF



EXISTING CONDITIONS
 SCALE 1"=20'



SYSTEM PROFILE

ALL SYSTEM COMPONENTS SHALL BE MARKED WITH MAINTIC TAPE OR COMPARABLE MEANS FOR FUTURE LOCATION.

2" CAST IRON COVERS TO GRADE OR CONCRETE COVERS TO WITHIN 6" GRADE, COORDINATE W/ OWNER

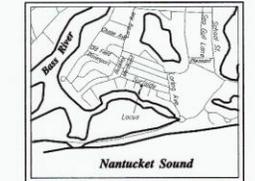
2" PEASTONE OR GEOTEXTILE FILTER FABRIC OVER STONE

2% SLOPE REQUIRED OVER SYSTEM

3/4" - 1 1/2" DOUBLE WASHED STONE (OVERALL DIMENSIONS TO OUTSIDE OF STONE: 40' X 10')

11-20 500 GAL. LEACHING CHAMBERS BY ACME PRECAST (3) UNITS REQUIRED

USE ADJUSTED GROUNDWATER @ EL. 1.8



LOCUS MAP

SCALE 1"=2000'
 ASSESSORS MAP 27 PARCEL 160
 LOCUS IS WITHIN FEMA FLOOD ZONE VE (EL. 13) AND ZONE AE (EL. 10) AS SHOWN ON COMMUNITY PANEL #25001C0593J DATED 7/16/2014

NOTES

- DATUM IS NAVD88
- MUNICIPAL WATER IS EXISTING
- MINIMUM PIPE PITCH TO BE 1/8" PER FOOT.
- DESIGN LOADING FOR ALL PROPOSED PRECAST UNITS TO BE RASRD 14-20 (9-10 TANK)
- PIPE JOINTS TO BE MADE WATERTIGHT
- CONSTRUCTION DETAILS TO BE IN ACCORDANCE WITH 310 CMR 15.000 (TITLE 8)
- THIS PLAN IS FOR PROPOSED WORK ONLY AND NOT TO BE USED FOR LOT LINE STAKING OR ANY OTHER PURPOSE.
- PIPE FOR SEPTIC SYSTEM TO SCH. 40-4" PVC.
- COMPONENTS NOT TO BE BACKFILLED OR CONCEALED WITHOUT INSPECTION BY BOARD OF HEALTH AND PERMISSION OBTAINED FROM BOARD OF HEALTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DISSEP (811) AND VERIFYING THE LOCATION OF ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED BENEATH AND 5' AROUND THE PROPOSED LEACHING FACILITY.
- EXISTING LEACHING FACILITY SHALL BE PUMPED AND REMOVED OR PUMPED AND FILLED WITH CLEAN SAND.
- OWNER'S ENGINEER TO PERFORM INSPECTIONS OF THE FINAL INSTALLATION. MINIMUM OF 24 HOURS NOTICE REQUIRED.
- REAR DECK IS TO BE STRUCTURALLY DETACHED FROM HOUSE. INDEPENDENT SUPPORTS REQUIRED.
- FLOOD RESISTANT FOUNDATION DESIGN BY OTHERS.
- GUTTERS AND DOWNSPOUTS TO BE DIRECTED TO DRYWELLS OR ROOF DRIP LINES TO STONE TRENCHES.

ZONING SUMMARY

ZONING DISTRICT:	REQUIRED:	EXISTING:	PROPOSED:
R-40 RESIDENTIAL DISTRICT	40,000 S.F.	7,665 S.F. ±	7,665 S.F. ±
MIN. LOT FRONTAGE	55'	167.27'	167.27'
MIN. LOT WIDTH	100'	78'	78'
MIN. FRONT SETBACK	25'	22.2'	25.2'
MIN. SIDE SETBACK	15'	10.0'	14.0'
MIN. REAR SETBACK	25'	24.1'	26.0'
MAX. BUILDING COVERAGE	15%	24.3%	19.3%
BUILDING HEIGHT	<35'	31.8 S.F. ±	29.5'
NON-COMFORMING FLOOR AREA		19 S.F.	29.9%
FLOOR AREA RATIO		26.0%	29.9%

TITLE 5 SITE PLAN

OF
#3 PORT WAY
WEST DENNIS, MA

PREPARED FOR
SEAN & ANDREA GEORGE

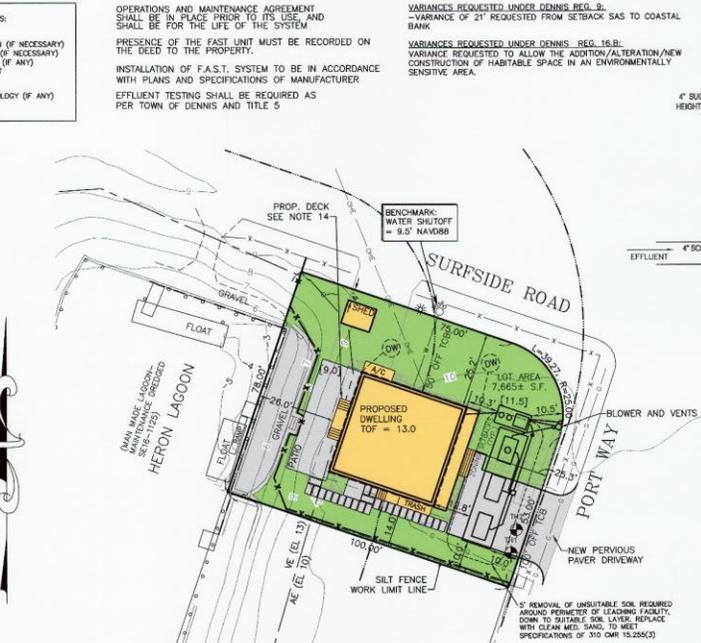
DATE: AUGUST 5, 2025



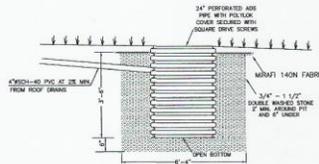
8-5-25
 DATE DANIEL A. OJALA, P.E., P.L.S.

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

SURVEY: NHO
 DRAFTED BY: CJP
 CHECKED BY: DJL
 25-063 GEORGE.DWG

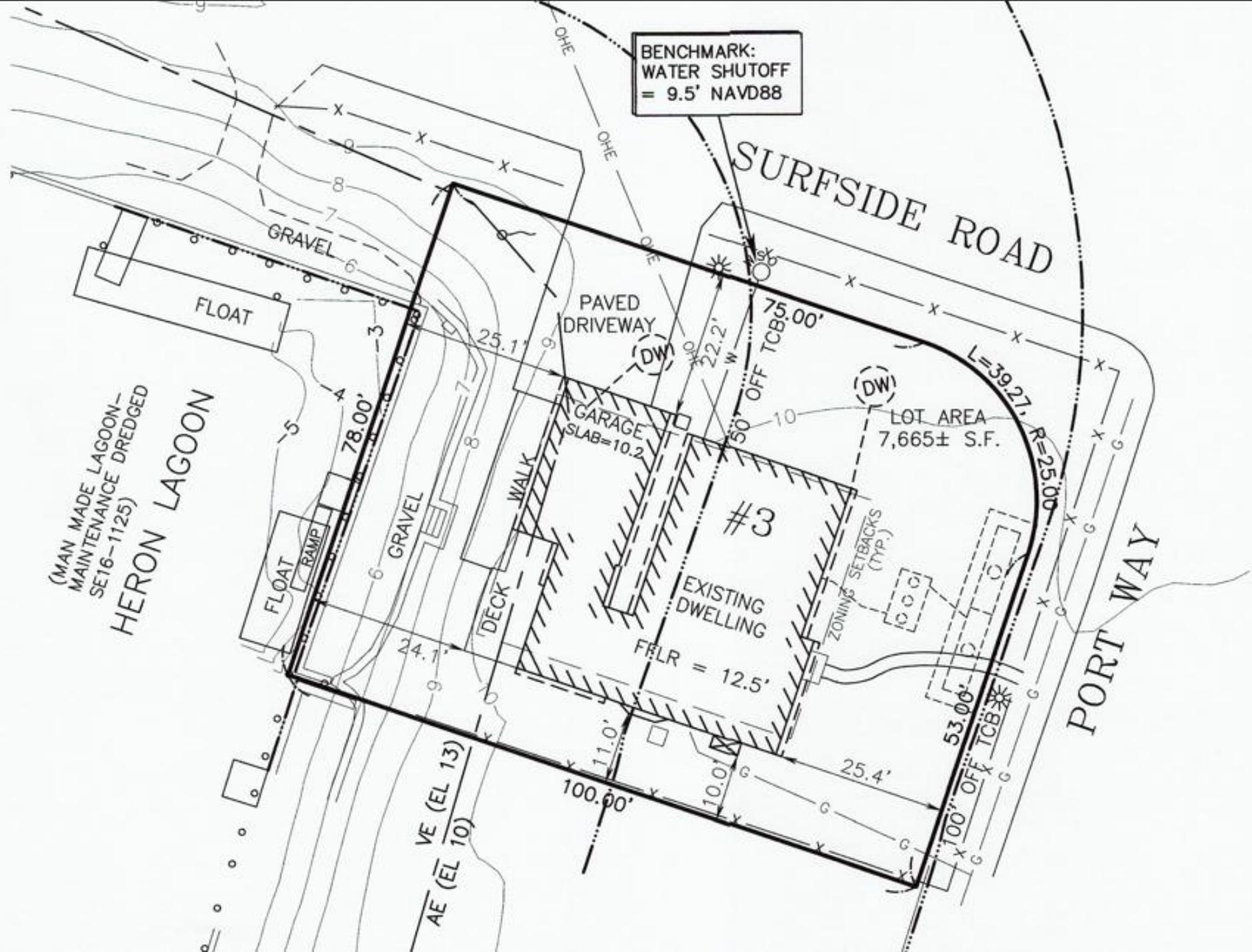


PROPOSED CONDITIONS
 SCALE 1"=20'



ROOF DRYWELL DETAIL
 NOT TO SCALE

BENCHMARK:
WATER SHUTOFF
= 9.5' NAVD88



SURFSIDE ROAD

(MAN MADE LAGOON -
MAINTENANCE DREDGED
SET16-1125)
HERON LAGOON

PORT WAY

#3

PAVED DRIVEWAY

GARAGE
SLAB=10.2

EXISTING DWELLING

F.L.R. = 12.5'

LOT AREA
7,665 ± S.F.

GRAVEL

FLOAT

FLOAT

RAMP

GRAVEL

DECK

WALK

VE (EL 13)
AE (EL 10)

ZONING SETBACKS
(TYP.)

L=39.27, R=25.00

53.00'

100' OFF TCB

25.4'

10.0'

11.0'

100.00'

75.00'

50' OFF TCB

22.2'

25.1'

78.00'

24.1'

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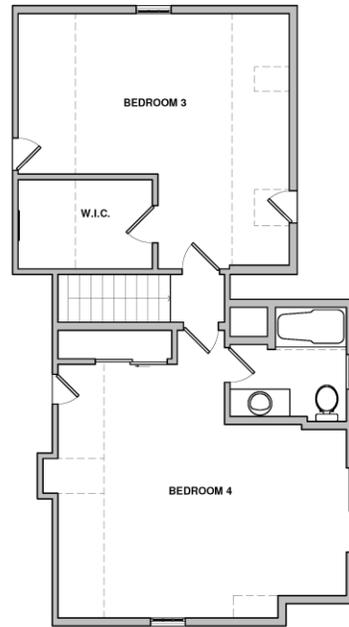
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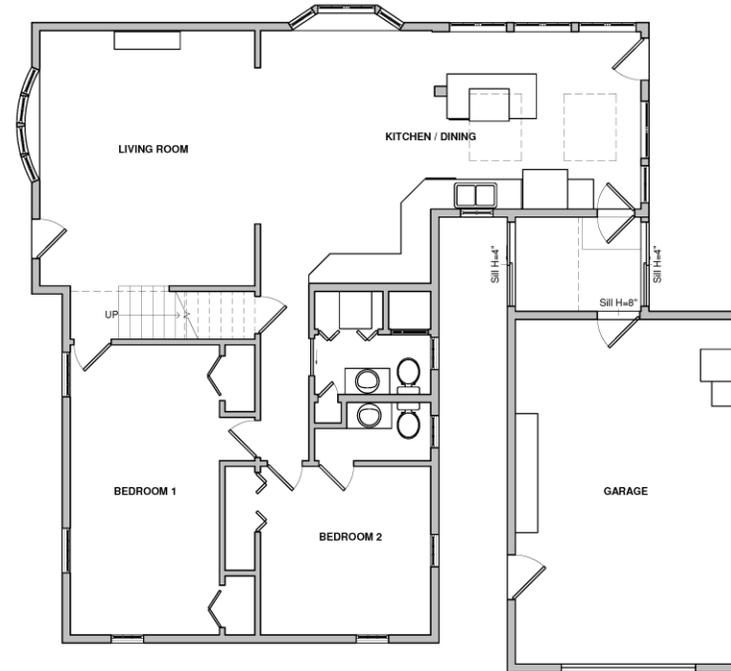
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MIN. SIDE SETBACK	15'	10.0'	14.0'
MIN. REAR SETBACK	25'	24.1'	26.0'
MAX. BUILDING COVERAGE	15%	24.3%	19.3%
BUILDING HEIGHT	<35'		29.5'
NON-CONFORMING FLOOR AREA		318 S.F.±	19 S.F.
FLOOR AREA RATIO		26.0%	29.9%

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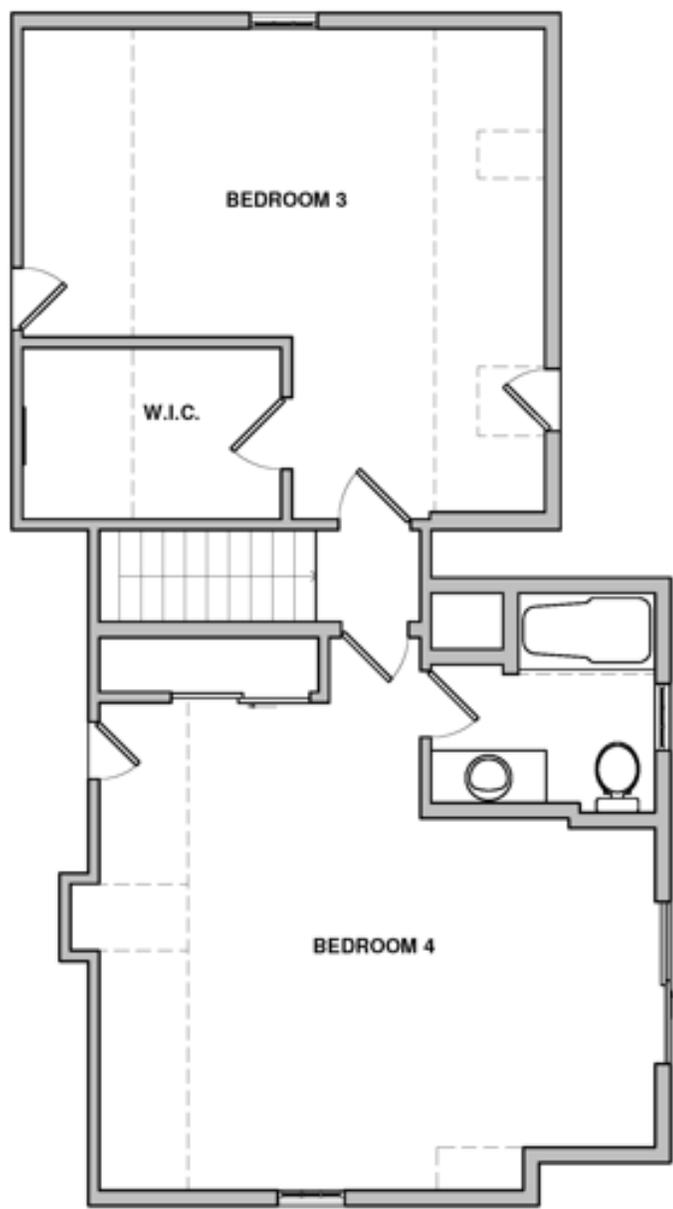


2 2nd Floor Plan
1/4" = 1'-0"

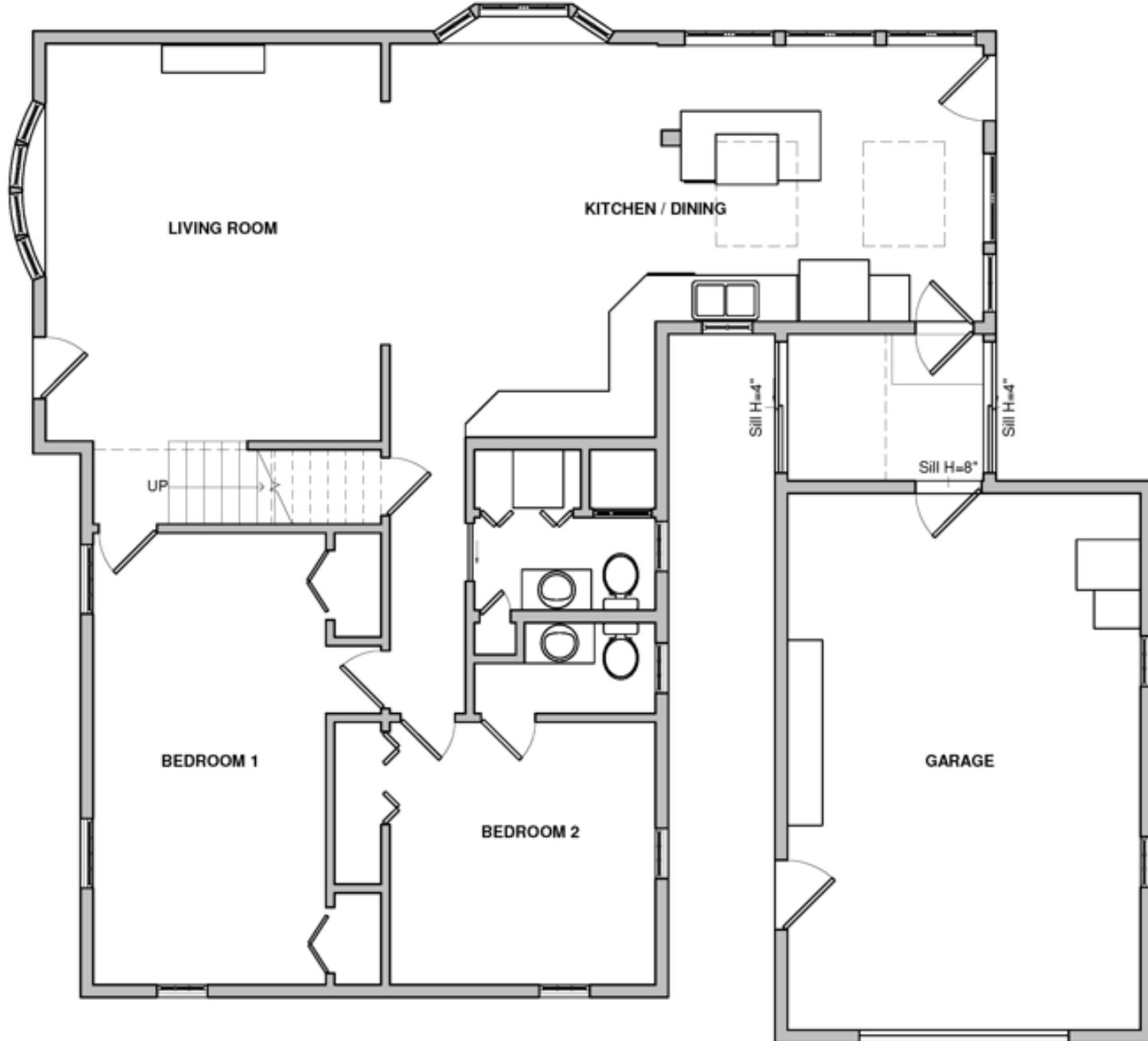


1 1st Floor Plan
1/4" = 1'-0"

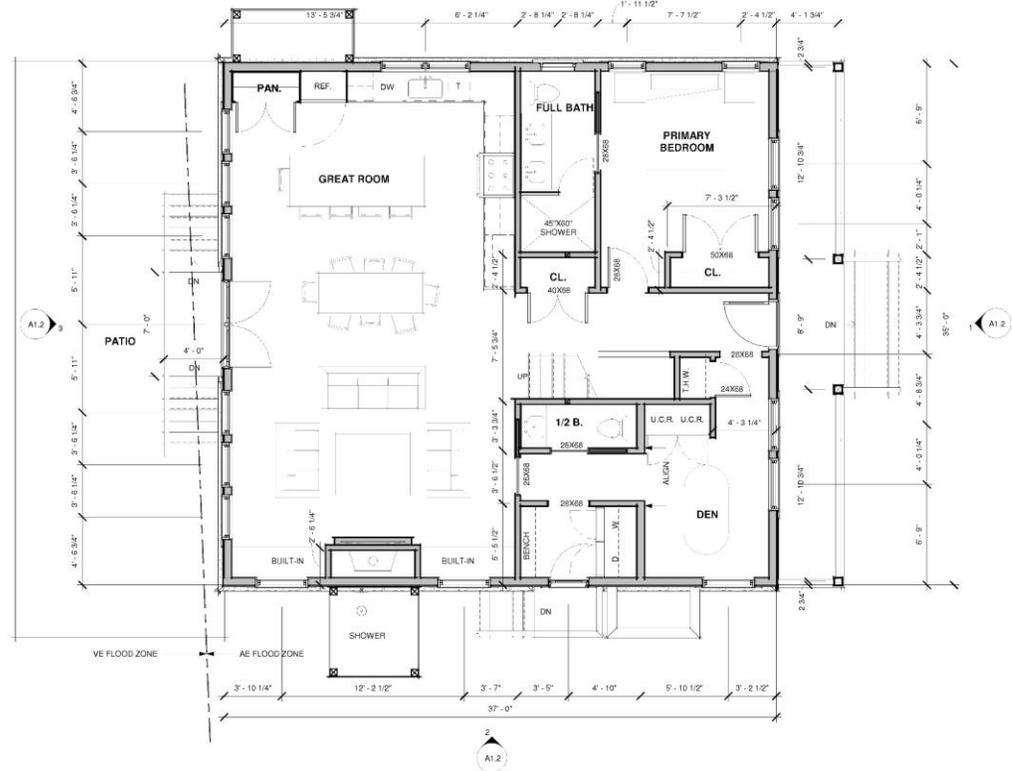
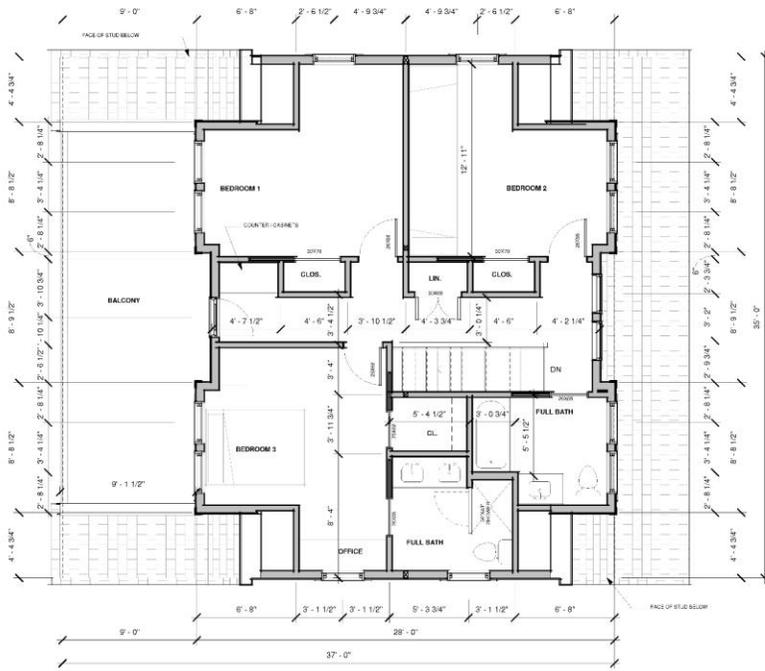
EXISTING FLOOR PLANS



2 2nd Floor Plan
1/4" = 1'-0"



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



FOR PRINTING ONLY

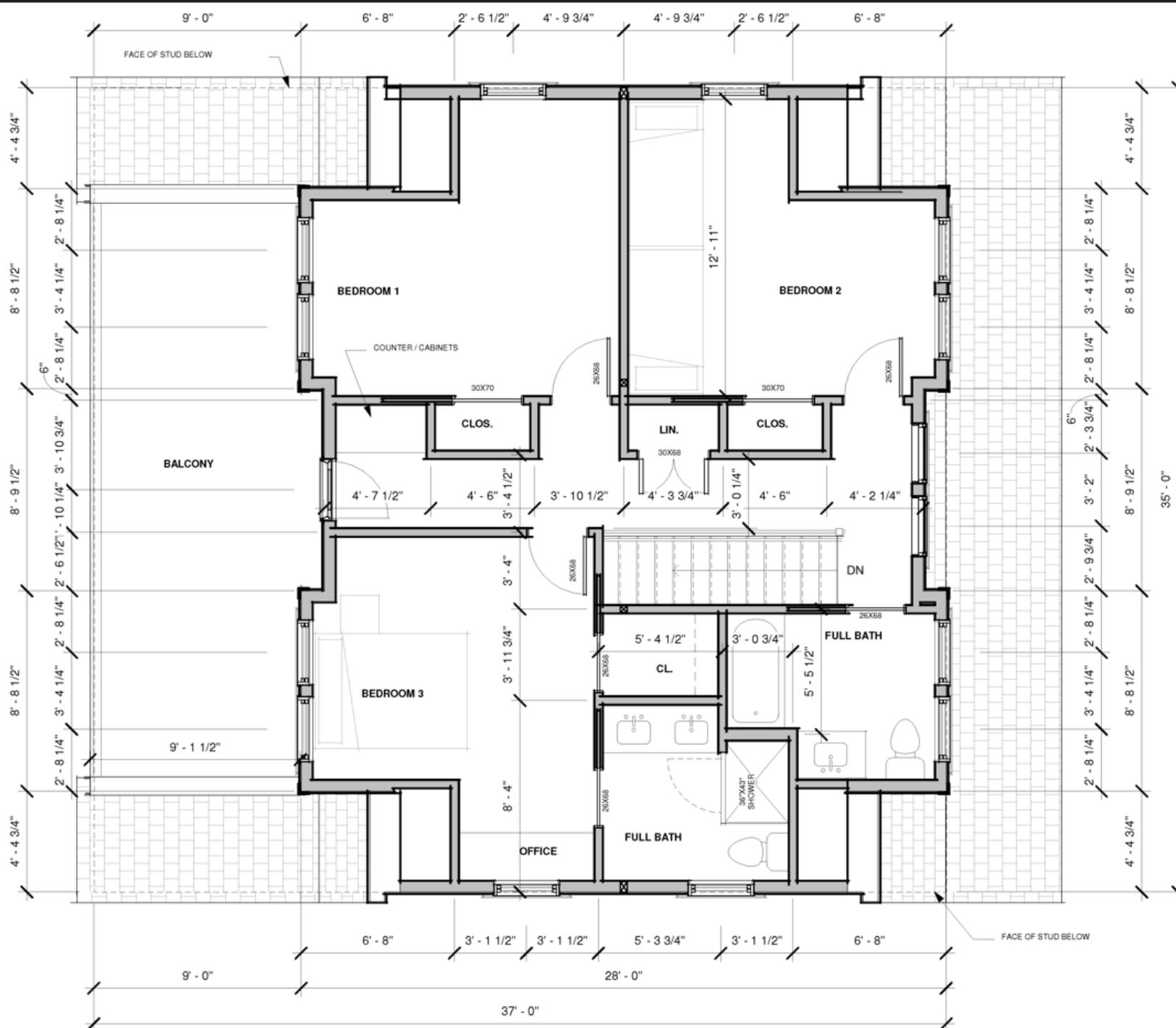
FLOOR PLANS - 2,298 S.F.
New Home
Andrea & Sean George
3 Port Way, West Dennis MA

Scale	1/4" = 1'-0"
Date	09/12/25
Drawn by	Author
Checked by	Checker
Project #	

Utility

A1.1





2 SECOND FLOOR - 848 S.F.
 1/4" = 1'-0"

Dennis Zoning Board of Appeals
3 Port Way, West Dennis

Project Narrative

The subject property is shown as lot 19E on a subdivision plan dated January 1958 recorded at the Barnstable County Registry of Deeds in Plan Book 140 Page 25. This property is currently improved with a single-family home of approximately 1,862 square feet built in 1956. The lot is located in the Residential 40 zoning district and has an area of 7,665 square feet.

The proposed project is for the raze and replace of the existing dwelling. The proposed number of bedrooms will not be changed (new dwelling will have 4 total bedrooms). The new dwelling will be constructed to meet all relevant flood zone and building code requirements. This will include flood vents in the foundation and flood resistant construction up to the design flood elevation.

The Applicants are seeking a Special Permit in accordance with Section 2.4.1.2(C)(2) of the Dennis Zoning By-Law ["Zoning By-Law"] and M.G.L. Chapter 40A, Section 6, in order to complete the work as shown on the submitted plans. The Board is authorized to grant the requested Special Permit if it determines that the proposal will not be substantially more detrimental than the existing nonconforming conditions and that it will be substantially less non-conforming than existing conditions.

The construction of a new dwelling will allow for improvement of the existing dwellings non-conforming conditions. This site has frontage on both Surfside Road and Port Way. The current dwelling does not conform to the front setback from Surfside Way at 22.2'; the proposed dwelling will be compliant with the 25' required setback to both roadways. The rear setback line abuts Heron Lagoon (opposite Port Way where the property gains its address). The current deck setback is non-conforming at 24.1' and the proposed deck setback will be compliant at 26.0'. The remaining South side is also existing non-conforming at 10.0'. This will remain non-compliant but be improved to 14.0' with the proposed building.

Building coverage currently exceeds the 15% maximum amount at 24.3%. The proposed home will have a reduced footprint bringing building coverage down to 19.3%. Similarly, the existing non-conforming floor area is 318 square feet, and the proposed design reduces non-conforming floor space to just 19 square feet. The floor area ratio will be compliant with Section 2.4.1.2(D)3 limiting the floor area to lot area ratio to 30% maximum. Per the architects floor plans the proposed total floor area including the porch is 2,298 square feet.

For all of the above reasons, the Applicants request that the Board make findings that the proposal satisfies the Zoning By-Law standards and grant a Special Permit to allow the proposal to be completed as shown on the plans.

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9/17/25, 1:03 PM

about:blank



Commonwealth of Massachusetts

TOWN OF DENNIS
BUILDING DEPARTMENT

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

PERMIT NUMBER:
ZDET-25-56

DATE OF REFERRAL:
September 17, 2025

FEES PAID:
\$50.00

OWNERS NAME: GEORGE SEAN J

PROPERTY ADDRESS OF WORK: 3 PORT WAY, WEST DENNIS, MA, 02670

MAP & PARCEL: 27-160-0

DETERMINATION OF REFERRAL: Zoning Board of Appeals (ZBA) Special Permit required per 2.4.1.2.(C.2) for the raze and replace of a non-conforming structure on a non-conforming lot.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
Need a denial letter for the ZBA