

4 BEACH ROAD, WD (ZBAS-25-43): Mark Landolfi, 285 Old Town Way, Hanover, MA (02339) C/O Rob Warren of Sand Dollar Custom Homes is seeking a Special Permit to elevate the existing structure out of the flood zone and add new egress on a non-conforming structure on a non-conforming lot. Located on a property located in the R-40 Zoning District in the AE Flood Zone at 4 Beach Road, West Dennis (Map 32, Lot 30).

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

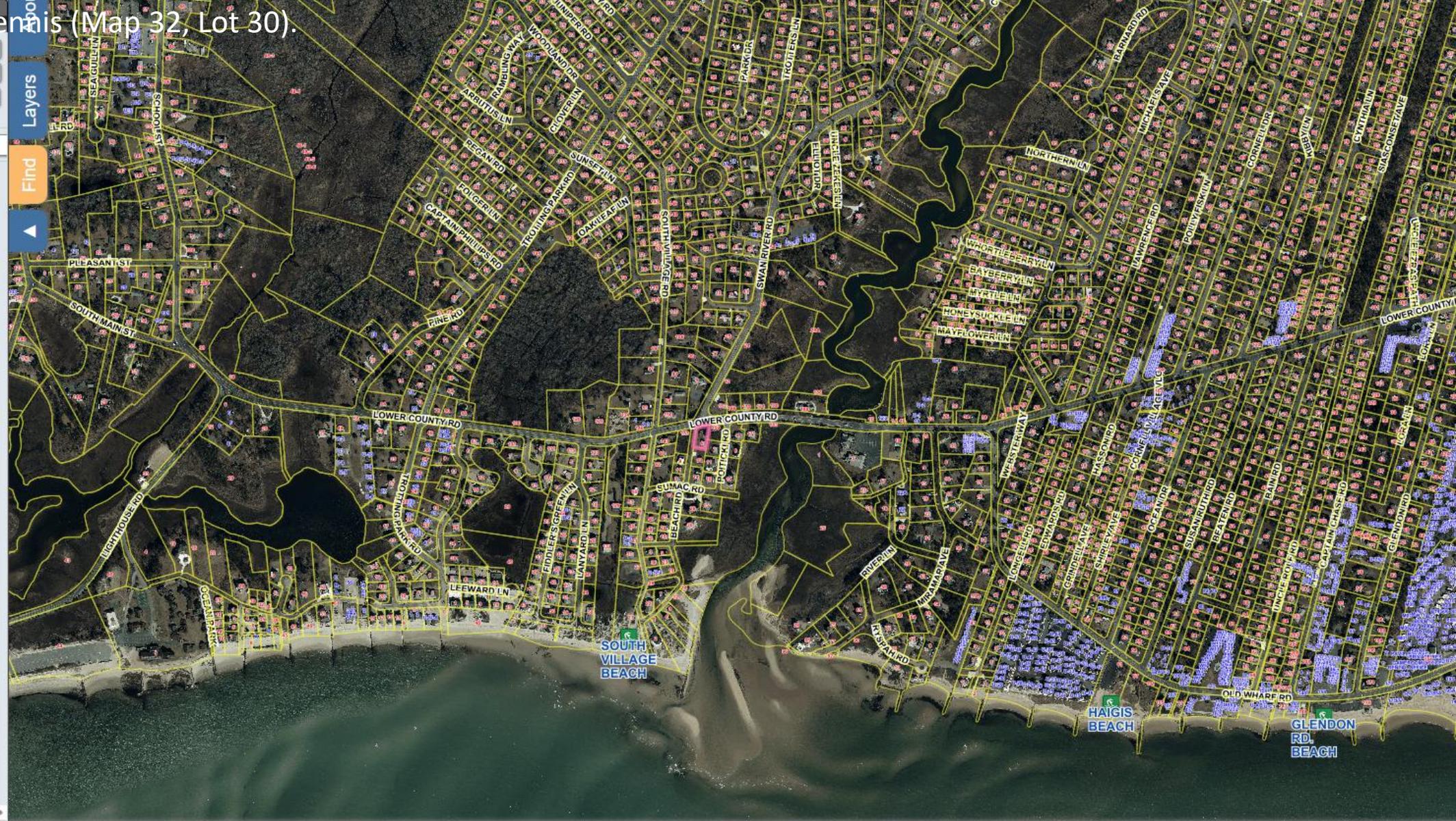
Results Summary

Parcels

Parcel ID	Address	Village	Owner
32-30-0	4 BEACH ROAD	WD	LANDOLFI MARK

Detail Information Zoom To

CAMA ID	32-30-0
MapPar	32-30
Key	1738
Fiscal Year	2026
Extension	0
Address	4 BEACH ROAD
Village	WD
Property Type	R
Owner	LANDOLFI MARK A
Co-Owner	LANDOLFI LISA M
Owner Address	285 OLD TOWN WAY
Owner City	HANOVER
Owner State	MA
Owner Zip	02339
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	01/17/20 00:00:00
Book	N/A
Page	N/A
Certificate	221668
Last Sale Price	390000.0000
Total Value	\$582,500.00
Land Value	\$301,300.00
Building Value	\$278,400.00
Detached Building Value	\$2,800.00
Acres	0.22
Prev Year Total Value	\$534,600.00



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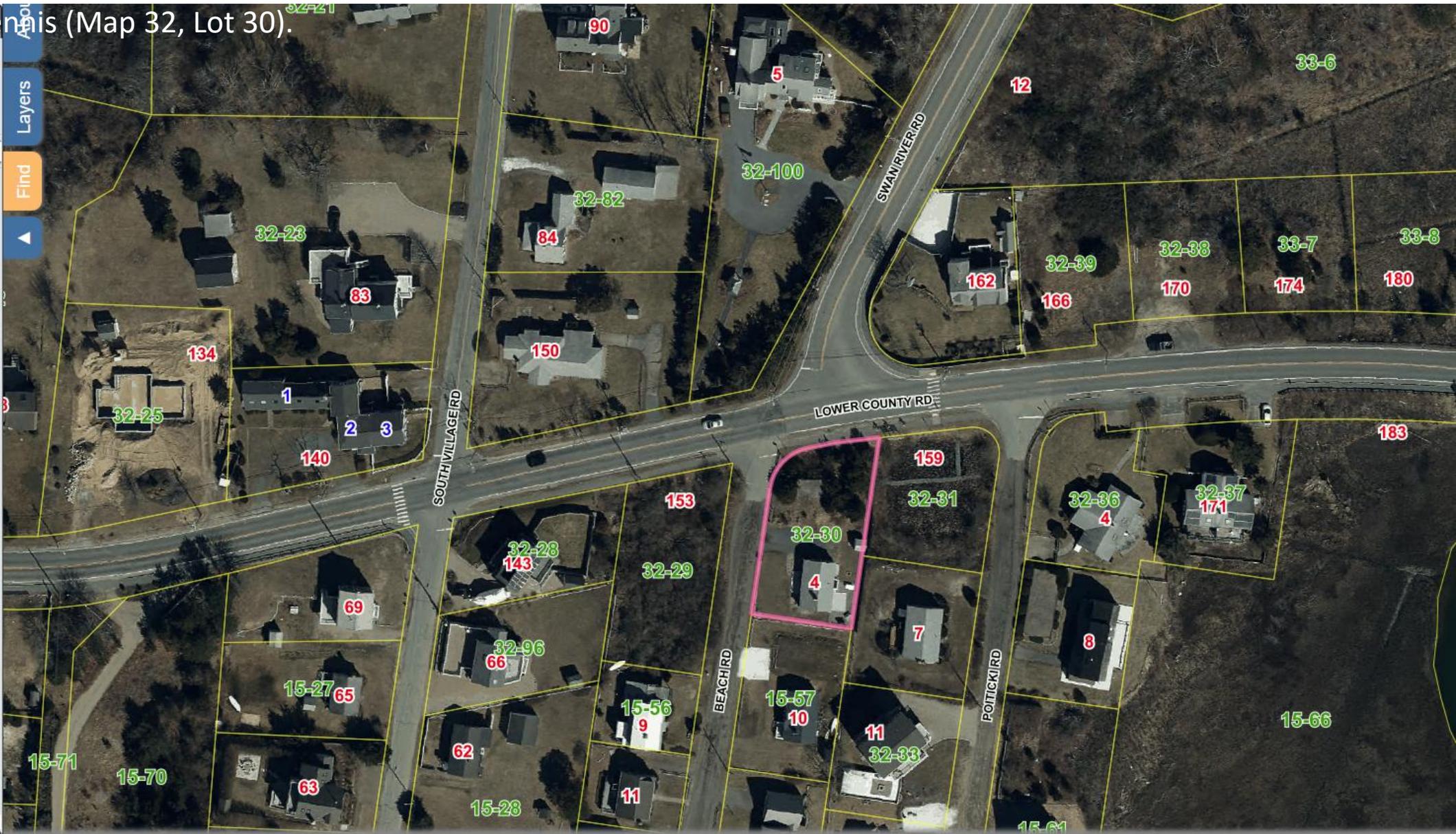
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Property Card	PK Field Card



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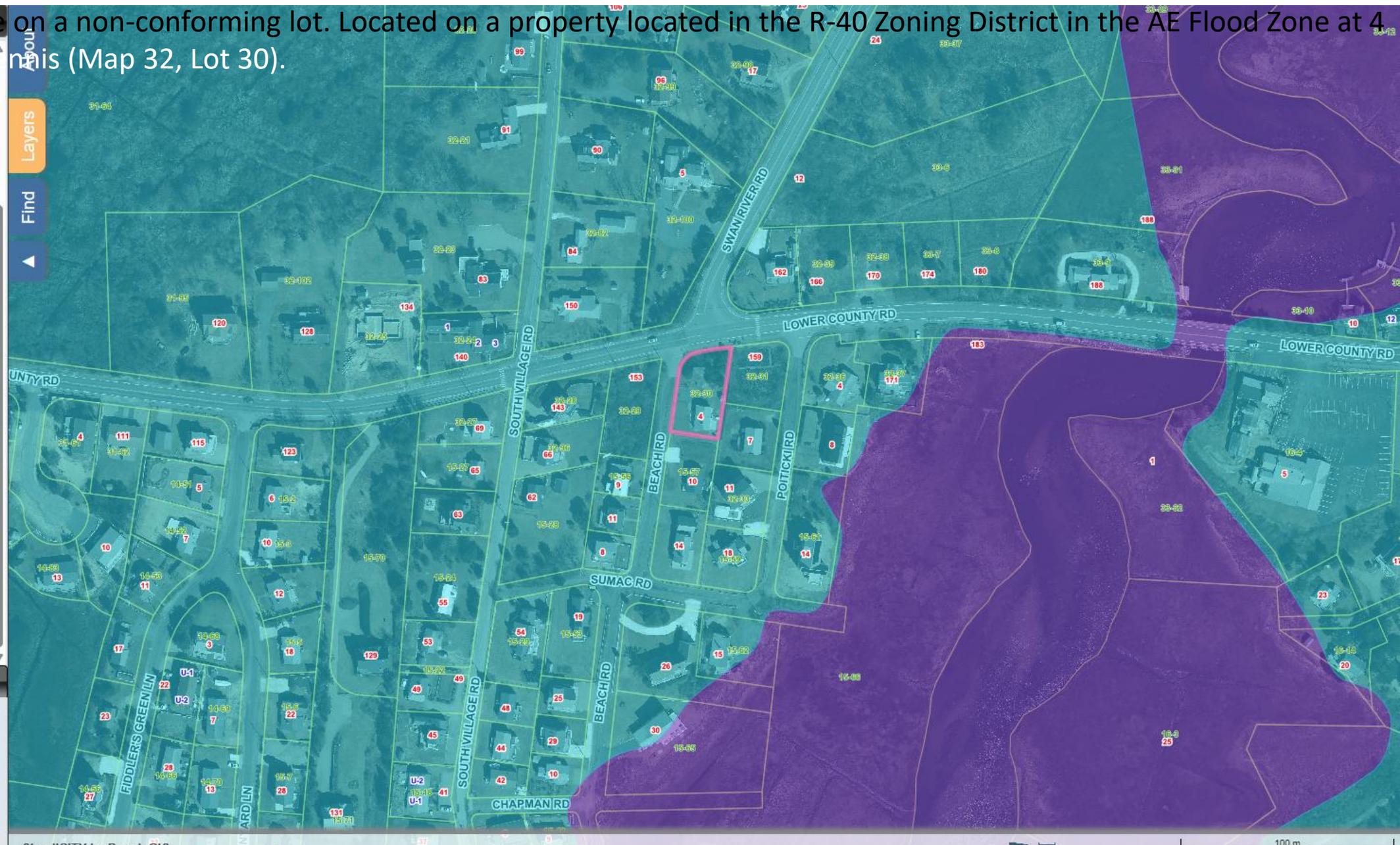
Layers

- 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)
- Private Access Ways
- Parcels
- Parcels w/Aerials

Basemap - CCC 2020 Aerial Imagery
Hillshade Donut

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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4 Beach Rd
Dennis, Massachusetts
[View on Google Maps](#)



4 Beach Rd
Dennis, Massachusetts
[View on Google Maps](#)

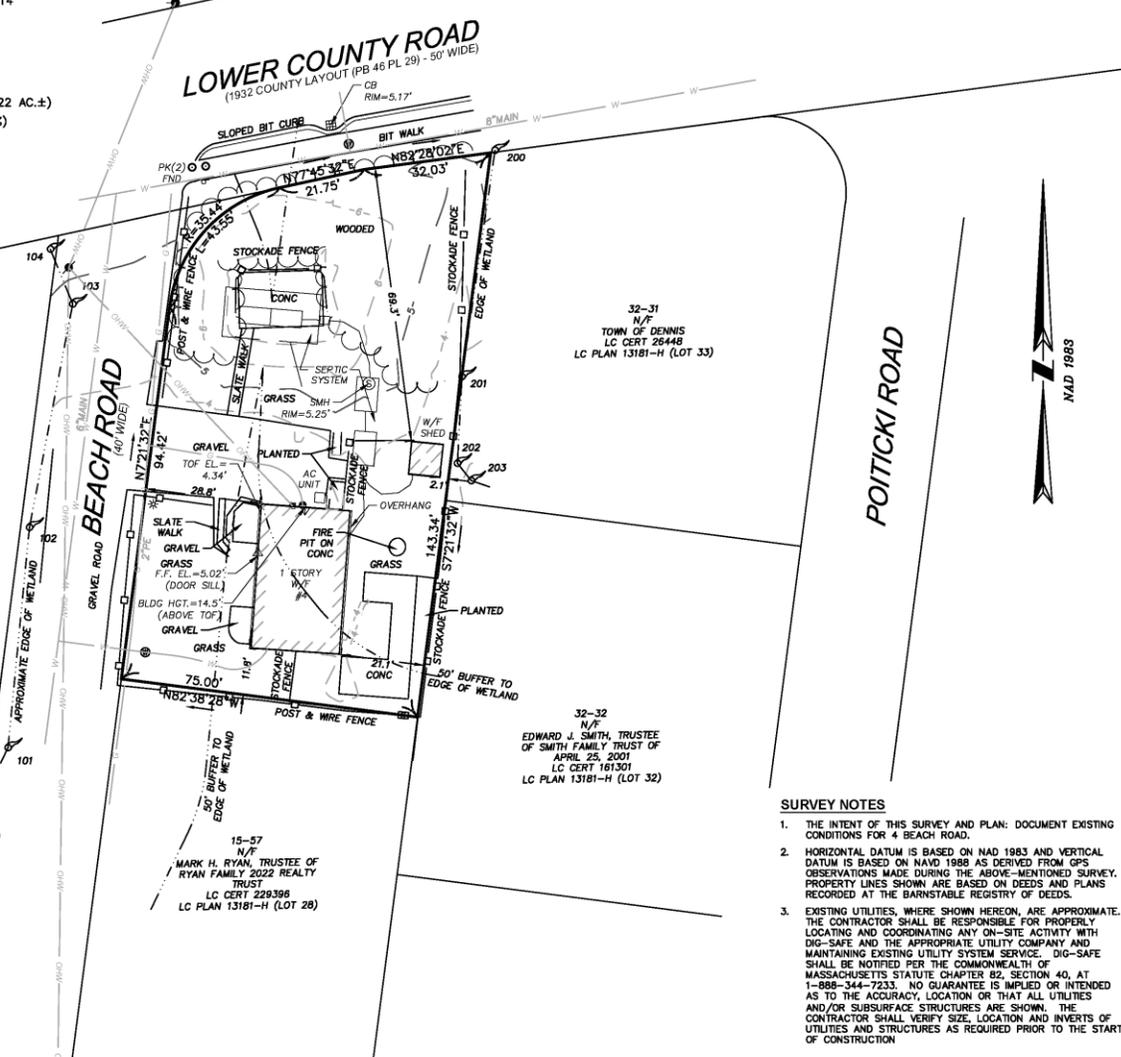


LOCUS INFORMATION

CURRENT OWNER: MARK A. & LISA M. LANDOLFI
 TITLE REFERENCE: LC CERT 221668
 PLAN REFERENCE: LC PLAN 13181-H (LOT 27)
 ASSESSORS MAP: 32
 PARCEL: 30
 NITROGEN SENSITIVE ZONE: NOT IN A ZONE II
 NATURAL RESOURCE AREAS / NIT. SENSITIVE: YES - CAPE COD EMBAYMENT ESTABLISHED JULY 7, 2023
 FEMA FLOOD ZONE DISTRICT: ZONE AE (EL 11) PANEL #25001C0593J DATED 7/16/2014
 ZONING DISTRICT: RESIDENTIAL 40
 SETBACKS: FRONT 25' SIDE 15' REAR 25'
 MINIMUM LOT SIZE: 40,000 S.F.
 EXISTING LOT SIZE: 9,800± S.F. (0.22 AC.±)
 EXISTING BUILDING COVERAGE: 844± S.F. (8.6%)

LEGEND

	AIR CONDITIONING
	BITUMINOUS
	BUILDING
	CATCH BASIN
	CONCRETE
	CONCRETE BOUND/DRILL HOLE
	DISK
	ELECTRIC METER
	FIRST FLOOR ELEVATION
	FIRST FLOOR SILL, PEAK
	FLAG POLE
	LAMP
	OVERHEAD WIRES
	POST AND RAIL FENCE
	SEWER MANHOLE
	SIGN
	STOCKADE FENCE
	STONE BOUND
	TREE OR BRUSH LINE
	TOP OF FOUNDATION
	UTILITY POLE
	UTILITY POLE W/LIGHT
	WATER MAIN
	WETLAND OR EDGE OF BEACH
	WETLAND FLAG
	MINOR CONTOUR
	MAJOR CONTOUR



SURVEY NOTES

- THE INTENT OF THIS SURVEY AND PLAN: DOCUMENT EXISTING CONDITIONS FOR 4 BEACH ROAD.
- HORIZONTAL DATUM IS BASED ON NAD 1983 AND VERTICAL DATUM IS BASED ON NAVD 1988 AS DERIVED FROM GPS OBSERVATIONS MADE DURING THE ABOVE-MENTIONED SURVEY. PROPERTY LINES SHOWN ARE BASED ON DEEDS AND PLANS RECORDED AT THE BARNSTABLE REGISTRY OF DEEDS.
- EXISTING UTILITIES, WHERE SHOWN HEREON, ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY LOCATING AND COORDINATING ANY ON-SITE ACTIVITY WITH DIG-SAFE AND THE APPROPRIATE UTILITY COMPANY AND MAINTAINING EXISTING UTILITY SYSTEM SERVICE. DIG-SAFE SHALL BE NOTIFIED PER THE COMMONWEALTH OF MASSACHUSETTS STATUTE, CHAPTER 82, SECTION 40, AT 1-888-344-7233. NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERTS OF UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.



LOCUS MAP

I CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE LOT CORNERS, DIMENSIONS AND SETBACKS TO THE STRUCTURE AS DETERMINED BY INSTRUMENT SURVEY AND AS SHOWN ON THIS PLAN ARE CORRECT.



Kieran J. Healy
 8/27/2024
 KIERAN J. HEALY, PLS DATE
 FOR THE BSC GROUP

**CERTIFIED
 PLOT PLAN
 OF LAND**
 4 BEACH ROAD
 IN
 DENNIS
 MASSACHUSETTS
 (BARNSTABLE COUNTY)
 EXISTING
 CONDITIONS
 AUGUST 27, 2024

PREPARED FOR:
 SAND DOLLAR CUSTOMS, LLC
 259 GREAT WESTERN ROAD, UNIT B
 SOUTH DENNIS, MA 02660
 steve@sanddollarcustoms.com

BSC GROUP
 BUILD | SUPPORT | CONNECT
 349 Main Street - Route 28
 West Yarmouth, Massachusetts
 02673
 508 778 8919

© 2024 BSC Group, Inc.
 SCALE: 1" = 20'

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 MINIMUM LOT SIZE: 40,000 S.F.
 EXISTING LOT SIZE: 9,800± S.F. (0.22 AC.±)
 EXISTING BUILDING COVERAGE: 844± S.F. (8.6%)

PROPOSED BUILDING

BASE FLOOD ELEVATION - BFE: 11.0
 DESIGN FLOOD ELEVATION - DFE: 12.0
 EXISTING TOP FOUNDATION: 4.3
 EXISTING FIRST FLOOR: 5.0
 PROPOSED TOP FOUNDATION: 12.3
 PROPOSED FIRST FLOOR: 13.0
 PROPOSED CRAWL SPACE FLOOR: 5.0

NEW BUFFER DISTURBANCE

BORDERING VEGETATIVE WETLANDS "EXISTING"			
	0-50	50-100	TOTAL
DWELLING/DECK/DRIVEWAY/STEP/SHED	1,950 S.F.	785 S.F.	2,735 S.F.
BORDERING VEGETATIVE WETLANDS "PROPOSED"			
	0-50	50-100	TOTAL
DWELLING/DECK/DRIVEWAY/STAIRS/SHED	1,602 S.F.	856 S.F.	2,458 S.F.
ISOLATED LAND SUBJECT TO COASTAL STORM FLOWAGE			
DWELLING/DECK/DRIVEWAY/STEP/SHED	2,735 S.F. EXISTING		
DWELLING/DECK/DRIVEWAY/STAIRS/SHED	2,458 S.F. PROPOSED		



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Kieran J. Healy
 KIERAN J. HEALY, P.E.S.
 FOR THE BSC GROUP
 2/12/2025
 DATE

CERTIFIED PLOT PLAN OF LAND
 4 BEACH ROAD
 IN DENNIS MASSACHUSETTS (BARNSTABLE COUNTY)
PROPOSED CONDITIONS
 FEBRUARY 12, 2025

PREPARED FOR:
 SAND DOLLAR CUSTOMS, LLC
 259 GREAT WESTERN ROAD, UNIT B
 SOUTH DENNIS, MA 02660
 steve@sanddollarcustoms.com

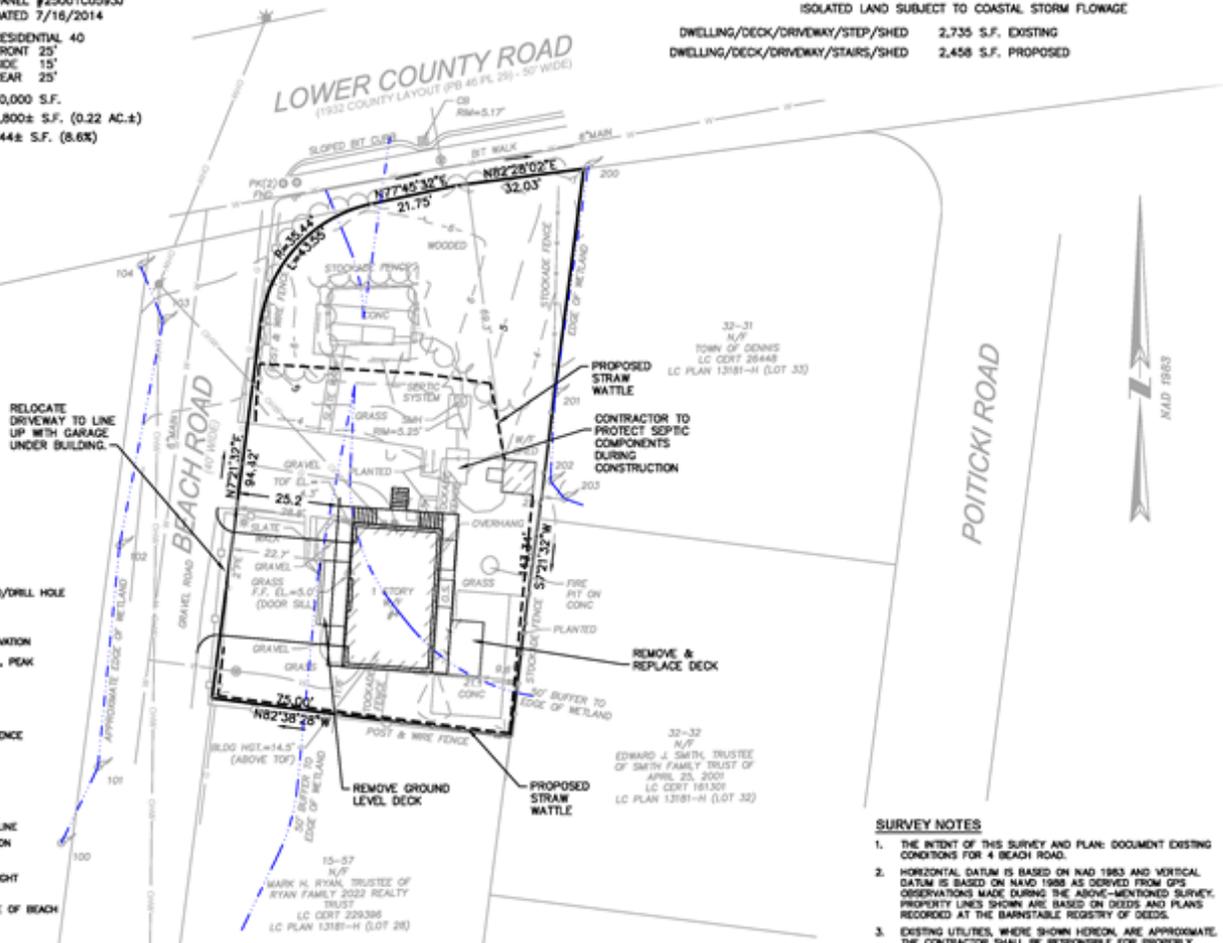
BSC GROUP
 BUILD | SUPPORT | CONNECT
 349 Main Street - Route 28
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 02673
 508 778 8919

© 2025 BSC Group, Inc.
 SCALE: 1" = 20'
 0 10 20 40 feet

FILE: P:\SUR\DR\C3D\010113401-SP.dwg
 DWG.: ---
 JOB. NO: 0101134.00 SHEET 1 OF 1

LEGEND

- AC AIR CONDITIONING
- BT BITUMINOUS BUILDING
- CB CATCH BASIN
- CONC CONCRETE
- CB/TH CONCRETE BOUND/DRILL HOLE
- DK DECK
- EM ELECTRIC METER
- F.F. ELEV. FIRST FLOOR ELEVATION
- FP FIRST FLOOR SILL, PEAK
- FP FLAG POLE
- LAMP
- OW OVERHEAD WIRES
- PR POST AND RAIL FENCE
- SM SENIOR MANHOLE
- SG SIGN
- SF STOCKADE FENCE
- SB STONE BOUND
- TL TREE OR BRUSH LINE
- TOP TOP OF FOUNDATION
- UP UTILITY POLE
- UL UTILITY POLE W/LIGHT
- WM WATER MAIN
- WE WETLAND OR EDGE OF BEACH
- WF WETLAND FLAG
- MC MINOR CONTOUR
- MA MAJOR CONTOUR



NOTES:
 1.) 36'x22' BUILDING = 792 S.F.
 4 FLOOD VENTS REQUIRED, AT LEAST ONE ON A DIFFERENT SIDE THAN THE REST.
 2.) EXISTING DRIVEWAY AND LAWN TO BE SWITCHED TO ALLOW DRIVEWAY TO LINE UP WITH UNDER BUILDING PARKING.

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RELOCATE DRIVEWAY TO LINE UP WITH GARAGE UNDER BUILDING.

STRAW WATTLE

CONTRACTOR TO PROTECT SEPTIC COMPONENTS DURING CONSTRUCTION

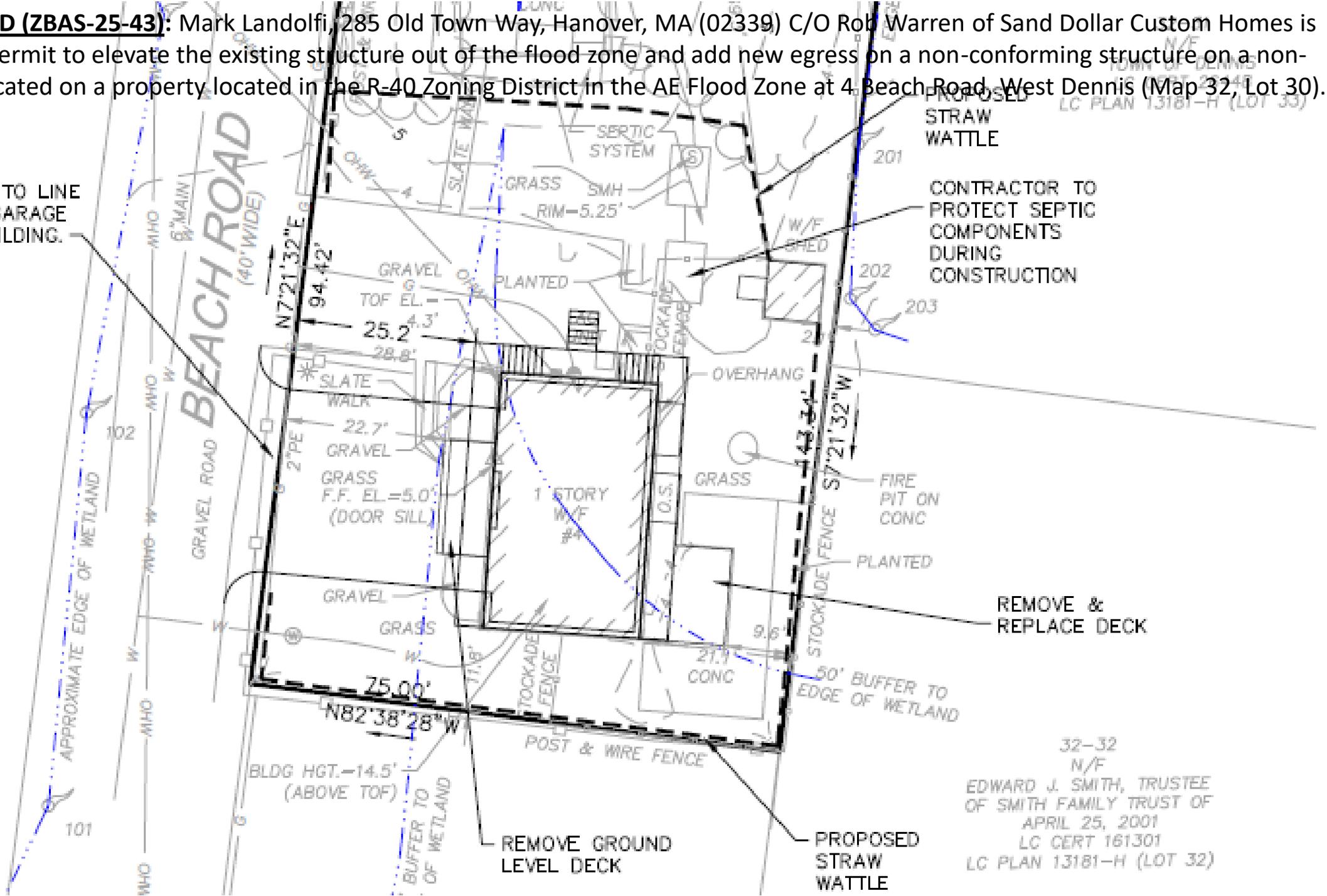
REMOVE & REPLACE DECK

50' BUFFER TO EDGE OF WETLAND

REMOVE GROUND LEVEL DECK

PROPOSED STRAW WATTLE

32-32
N/F
EDWARD J. SMITH, TRUSTEE
OF SMITH FAMILY TRUST OF
APRIL 25, 2001
LC CERT 161301
LC PLAN 13181-H (LOT 32)

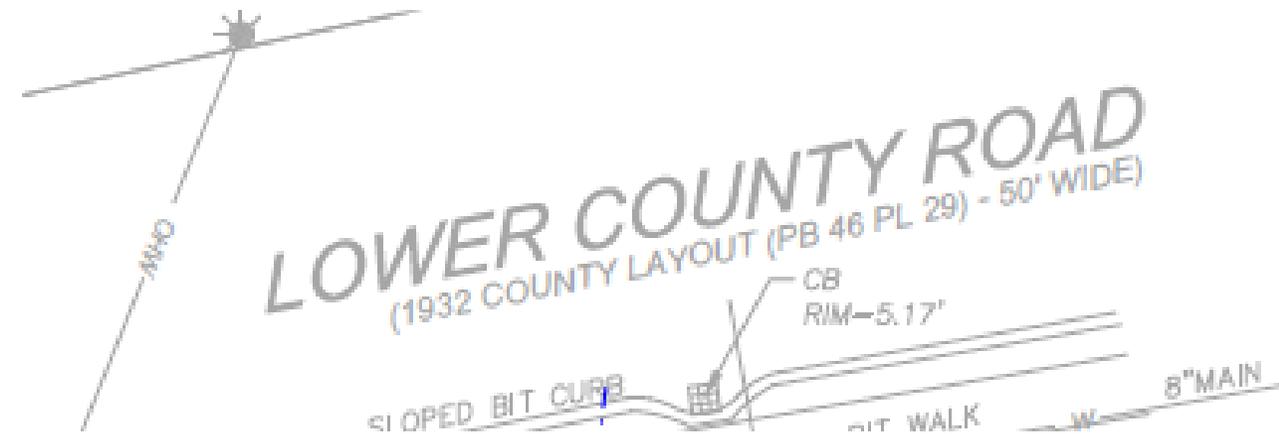


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PROPOSED CRAWL SPACE FLOOR: 5.0





PROJECT OVERVIEW:

Master Suite Addition

CLIENT INFO:

Michael & Barbara
314 JAMES ST. #2
SOUTH YARMOUTH, MA 02664

DRAWINGS PROVIDED BY:

Sand Dollar Customs, LLC
259 Great Western Rd.
Suite B
South Dennis MA 02660

DATE:

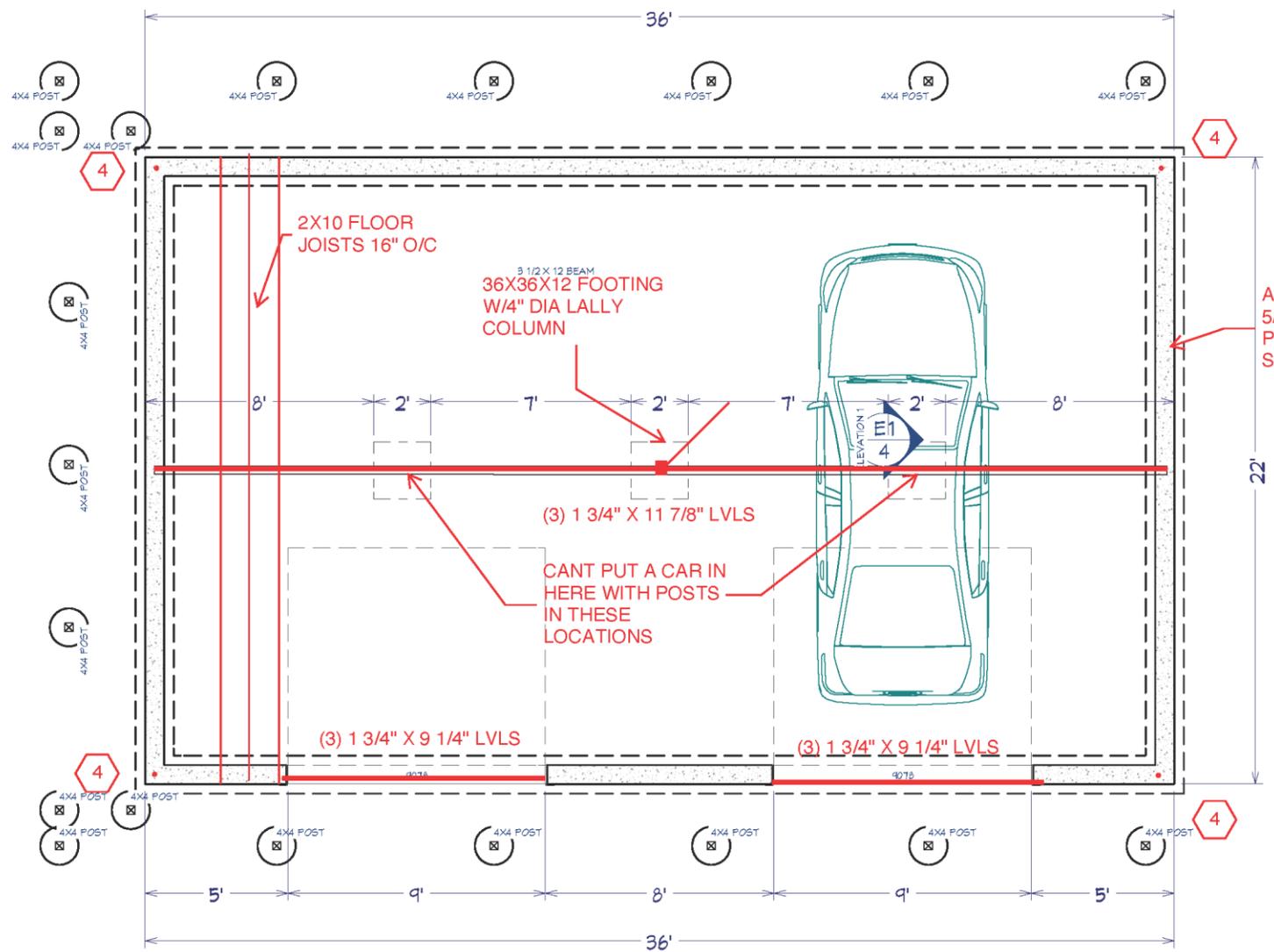
10.31.24

SCALE:

AS SHOWN

SHEET:

P-3



STRUCTURAL 11-25-24

FOUNDATION
1/4 IN = 1 FT

PROJECT OVERVIEW:

CLIENT INFO:
Landolf Residence
4 Beach Rd.
Dennis, MA

DRAWINGS PROVIDED BY:
Sand Dollar Customs, LLC
259 Great Western Rd.
Suite B
South Dennis MA 02660

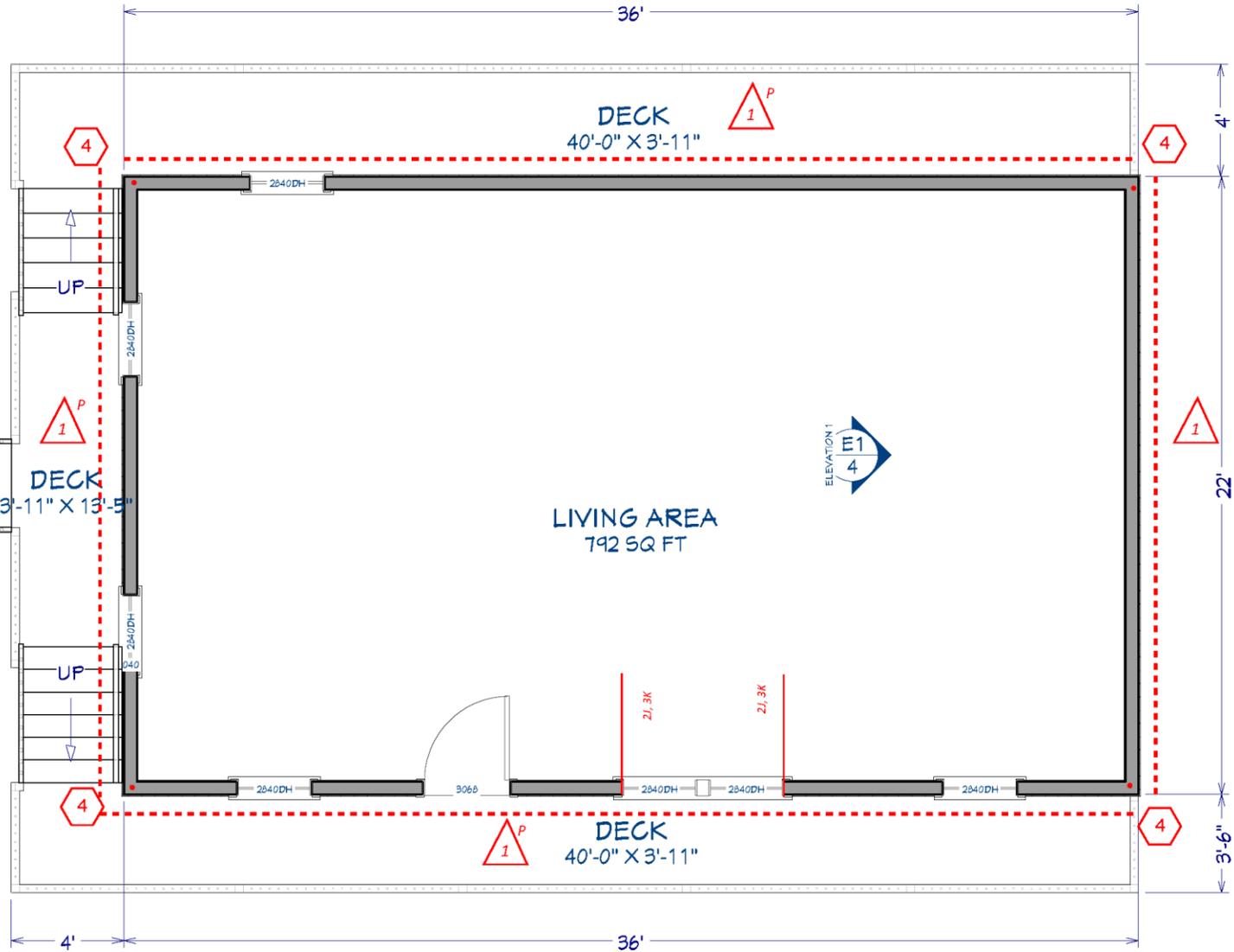
DATE:
10.31.24

SCALE:
AS SHOWN

SHEET:
P-1



STRUCTURAL 11-25-24



1ST FLOOR
1/4 IN = 1 FT

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Suite B
South Dennis MA 02660

DATE:
10.31.24

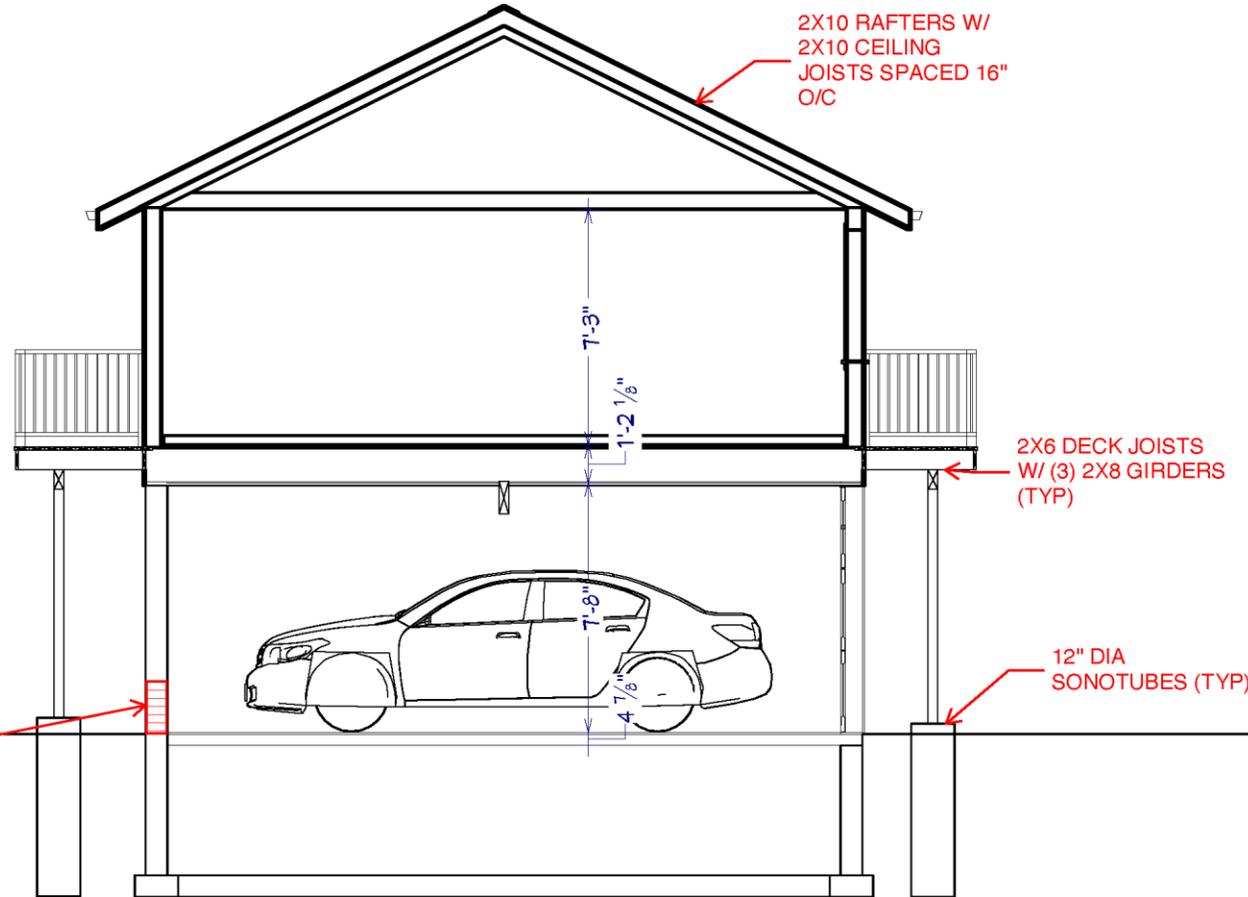
SCALE:
AS SHOWN

SHEET:
P-2



Mark McKenzie

STRUCTURAL 11-25-24



E1 ELEVATION 1
1/4 IN = 1 FT

PROJECT OVERVIEW:

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Dennis, MA

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Sand Dollar Customs, LLC
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Suite B
South Dennis MA 02660

DATE:
10.31.24

SCALE:

SHEET:

