

# **8 WOODLAND DRIVE, WD (ZBAS-25-44):** Christopher D Schimp, 8 Woodland Drive, West Dennis, MA, 02670 C/O Eric Oman of Oman Construction is seeking a Special Permit to add to the front of the house and renovate the garage into habitable space on a non-conforming structure on a non-conforming lot. Located on a property located in the R-40 Zoning District at 8 Woodland Drive, West Dennis (Map 50, Parcel 42).

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

**Results Summary**

**Parcels**

| Parcel ID | Address    | Village | Owner        |
|-----------|------------|---------|--------------|
| 50-42-0   | 8 WOODLAND | WD      | SCHIMP CHRIS |

**Detail Information**

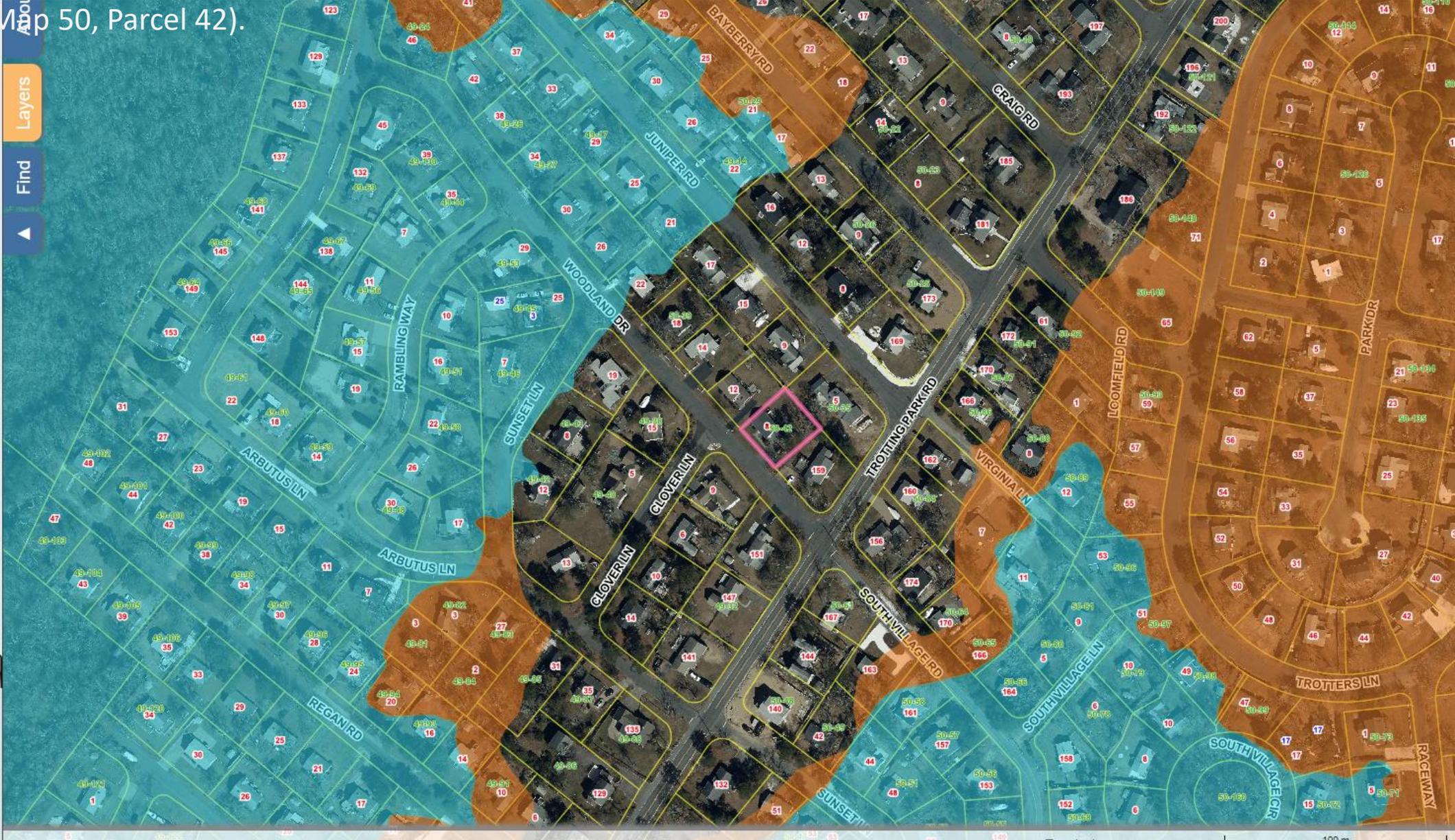
|                         |                      |
|-------------------------|----------------------|
| CAMA ID                 | 50-42-0              |
| MapPar                  | 50-42                |
| Key                     | 3715                 |
| Fiscal Year             | 2026                 |
| Extension               | 0                    |
| Address                 | 8 WOODLAND DRIVE     |
| Village                 | WD                   |
| Property Type           | R                    |
| Owner                   | SCHIMP CHRISTOPHER D |
| Co-Owner                | SCHIMP SHANNON M     |
| Owner Address           | 8 WOODLAND DRIVE     |
| Owner City              | WEST DENNIS          |
| Owner State             | MA                   |
| Owner Zip               | 02670                |
| Owner Country           |                      |
| State Class #           | 1010                 |
| State Class Desc        | SINGLE FAMILY        |
| Deed Date               | 06/25/18 00:00:00    |
| Book                    | 31363                |
| Page                    | 27                   |
| Certificate             |                      |
| Last Sale Price         | 347500.0000          |
| Total Value             | \$513,900.00         |
| Land Value              | \$216,700.00         |
| Building Value          | \$297,200.00         |
| Detached Building Value | \$0.00               |
| Acres                   | 0.17                 |
| Prev Year Total Value   | \$470,600.00         |



**8 WOODLAND DRIVE, WD (ZBAS-25-44):** Christopher D Schimp, 8 Woodland Drive, West Dennis, MA, 02670 C/O Eric Oman of Oman Construction is seeking a Special Permit to add to the front of the house and renovate the garage into habitable space on a non-conforming structure on a non-conforming lot. Located on a property located in the R-40 Zoning District at 8 Woodland

Map 50, Parcel 42)

- Village Boundaries (updated 2021)
- Hiking/Walking Trailways
- 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



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Find Properties

Owner:

Parcel ID:

Address:   [Clear](#)

Condo/Cottage Colony:

**Results Summary**

**Parcels**

| Parcel ID | Address    | Village | Owner        |
|-----------|------------|---------|--------------|
| 50-42-0   | 8 WOODLAND | WD      | SCHIMP CHRIS |

**Detail Information** [Zoom To](#)

|                         |                               |
|-------------------------|-------------------------------|
| Key                     | 3715                          |
| Fiscal Year             | 2026                          |
| Extension               | 0                             |
| Address                 | 8 WOODLAND DRIVE              |
| Village                 | WD                            |
| Property Type           | R                             |
| Owner                   | SCHIMP CHRISTOPHER D          |
| Co-Owner                | SCHIMP SHANNON M              |
| Owner Address           | 8 WOODLAND DRIVE              |
| Owner City              | WEST DENNIS                   |
| Owner State             | MA                            |
| Owner Zip               | 02670                         |
| Owner Country           |                               |
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| State Class Desc        | SINGLE FAMILY                 |
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| Property Card           | <a href="#">PK Field Card</a> |



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8 Woodland Dr  
Dennis, Massachusetts  
[View on Google Maps](#)









BENCHMARK: EL. 14.3 (NAVD88 Datum)  $\frac{1}{4}$  of Gate

WOODLAND DRIVE  
40' WIDE - TOWN WAY

EXISTING CONDITIONS

BENCHMARK: EL. 14.3 (Assumed Datum)  $\frac{1}{4}$  of Gate

WOODLAND DRIVE  
40' WIDE - TOWN WAY

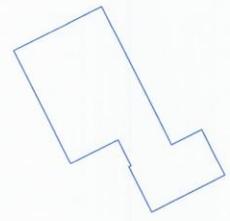
PROPOSED CONDITIONS

EXISTING NON-CONFORMING AREA WITHIN THE SIDEYARD SETBACK=118 S.F.

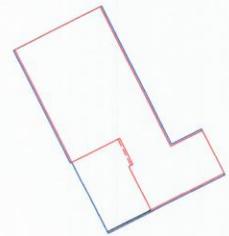
EXISTING NON-CONFORMING AREA WITHIN THE SIDEYARD SETBACK=62 S.F.

TOTAL EXISTING NON-CONFORMING AREA WITHIN THE SIDEYARD SETBACK=180 S.F. (ADDITIONAL FLOOR AREA WITHIN SETBACK NOT TO EXCEED 72 S.F.(40% OF EXISTING))

PROPOSED ADDITION AREA WITHIN THE SIDEYARD SETBACK=36 S.F.<68 S.F. ALLOWED



HOUSE TO DRIP EDGE  
1,168 SQ.FT.±  
COVERAGE  
15.57%



HOUSE/ADDITION TO DRIP EDGE  
1,425 SQ.FT.±  
COVERAGE  
19.00%

LOT 35  
7,500 SQ.FT.±  
0.17 ACRES±  
350.00' PERIMETER



| ZONING CLASSIFICATION |                         | R40                     |                       |
|-----------------------|-------------------------|-------------------------|-----------------------|
| AREA                  | REQUIRED<br>40,000 S.F. | EXISTING<br>7,500 S.F.± | PROPOSED<br>NO CHANGE |
| SETBACKS              |                         |                         |                       |
| FRONT                 | 25'                     | 25.42'                  | 25.34'                |
| SIDE(R)               | 15'                     | 11.99'                  | NO CHANGE             |
| SIDE(L)               | 15'                     | 10.24'                  | NO CHANGE             |
| REAR                  | 25'                     | 40.89'                  | NO CHANGE             |
| COVERAGE              | ALLOWED<br>15%          | EXISTING<br>15.57%      | PROPOSED<br>19.00%    |

NOTES:

ELEVATIONS SHOWN ARE IN FEET ABOVE NAVD88 DATUM.

SURVEY MADE ON THE GROUND BETWEEN MAY 29 AND JUNE 11, 2025.

THE LOT WIDTH AT THE BUILDING SETBACK LINE IS 75.00'.

SEPTIC LOCATION IS PER AS-BUILT ON FILE WITH THE DENNIS BOARD OF HEALTH.

ACCORDING TO THE DENNIS ASSESSORS DATA BASE THE HOUSE WAS BUILT IN 1953.

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C0591J DATED JULY 16, 2014.

- LEGEND:
- MAG NAIL OR SPIKE
  - CONCRETE BOUND/BORILL HOLE
  - CATCH BASIN
  - GAS DATE
  - SEWER GATE
  - UTILITY POLE
  - SEWER
  - EDGE OF PAVEMENT
  - INTERMEDIATE CONTOUR
  - INDEX CONTOUR
  - SPOT ELEVATION
  - MAN HOLE COVER
  - (TRESHAWOODS)
  - BOULDER
  - (H-C) OVERHEAD UTILITIES
  - (G) GAS LINE
  - (W) WATER LINE
  - FIRE HYDRANT
  - ELECTRIC BOX
  - ELECTRIC METER
  - LAMP POST

EXISTING/PROPOSED CONDITIONS PLAN  
OF LAND IN WEST DENNIS, MASSACHUSETTS  
AS PREPARED FOR CHRISTOPHER D. AND  
SHANNON M. SCHIMP

TO: CHRISTOPHER D. AND SHANNON M. SCHIMP:  
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HERON.

AUG. 25, 2025 *Paul E. Sweetser*  
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:  
PLBK.104 PG.43  
(LOT 35)  
LOCUS ADDRESS:  
8 WOODLAND DRIVE,  
WEST DENNIS

SCALE: 1"=20'

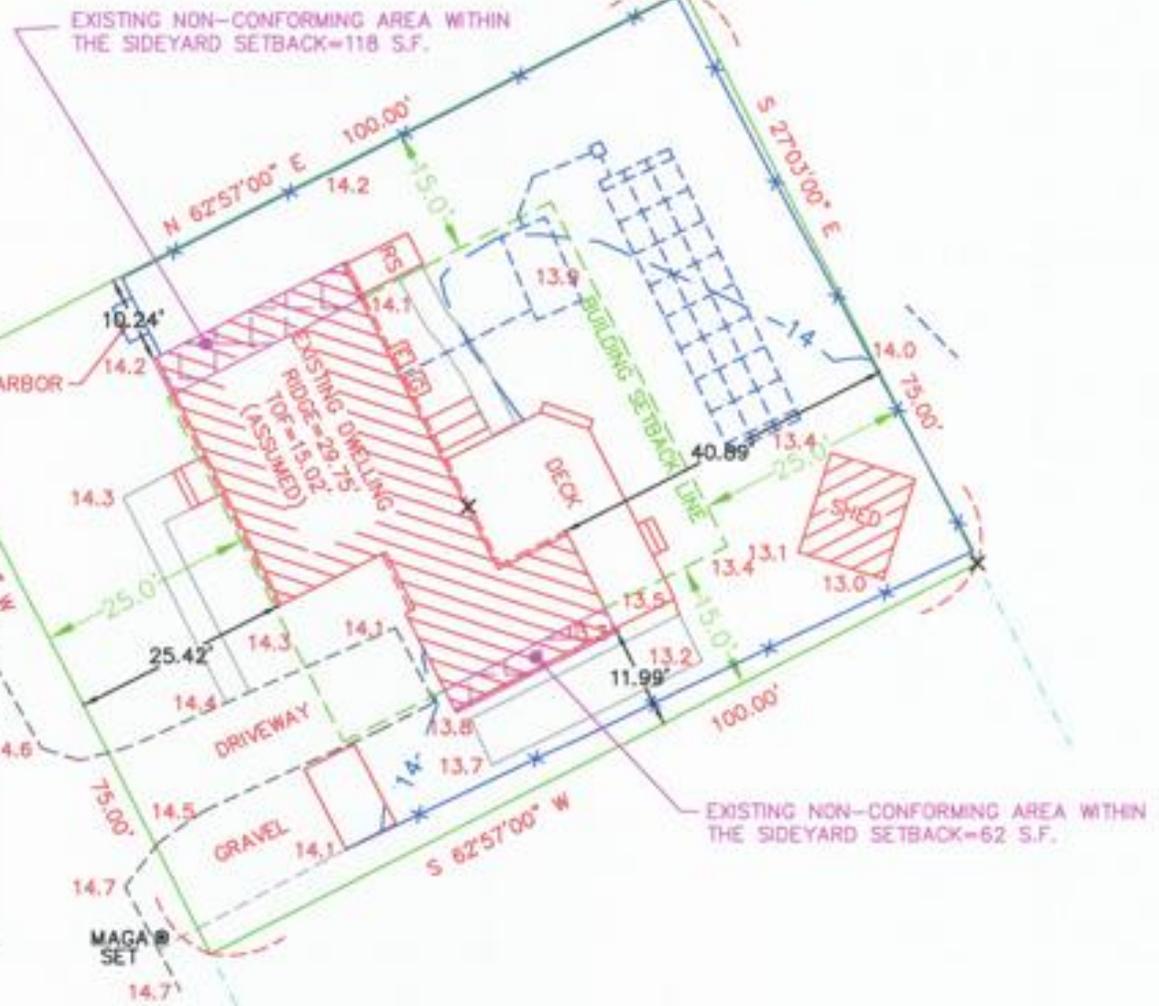
DATE DRAWN:  
JUNE 20, 2025  
REV. 08/25/25  
FILE: 3413-00





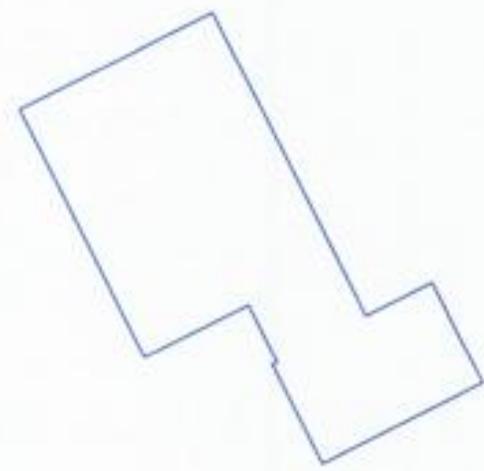
BENCHMARK: EL. 14.3  
(NAVD88 Datum)  
☉ of Gate

WOODLAND DRIVE  
40' WIDE - TOWN WAY



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EXISTING CONDITIONS

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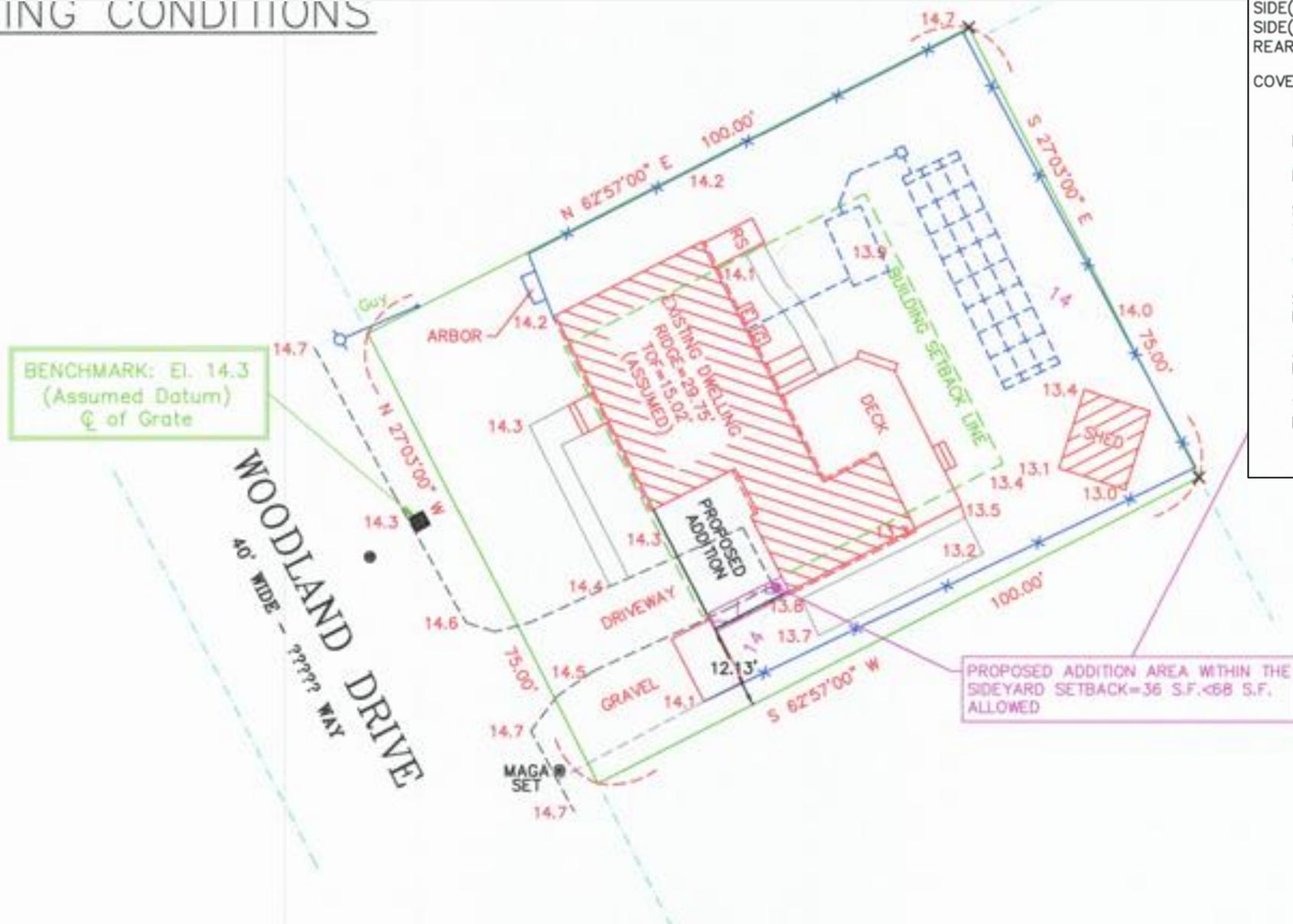
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(Assumed Datum)  
☉ of Gate

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HOUSE/ADDITION TOTAL  
DRIP EDGE  
1,425 SQ.FT.±  
COVERAGE  
19.00% OF

LOT 35  
7,500 SQ.FT.±  
0.17 ACRES±

TO: CHRISTOPHER  
ON THE BASIS OF  
INFORMATION  
A SURVEY  
NORMAL SURVEYING  
PROFESSIONAL  
IN THE COMMONWEALTH OF MASSACHUSETTS

# PROPOSED CONDITIONS

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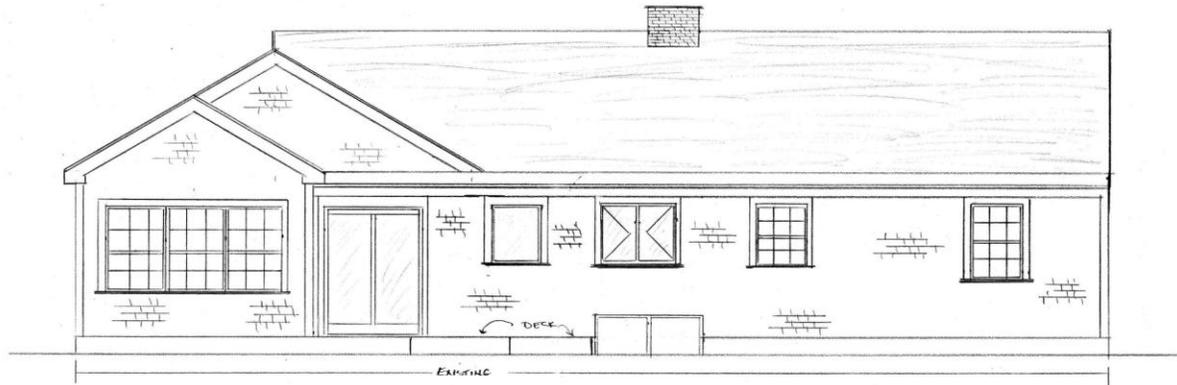
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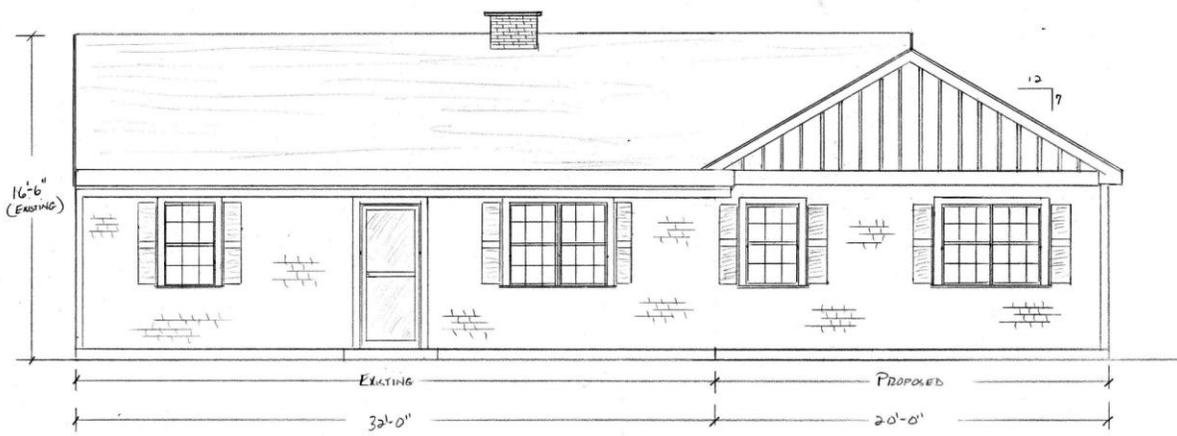
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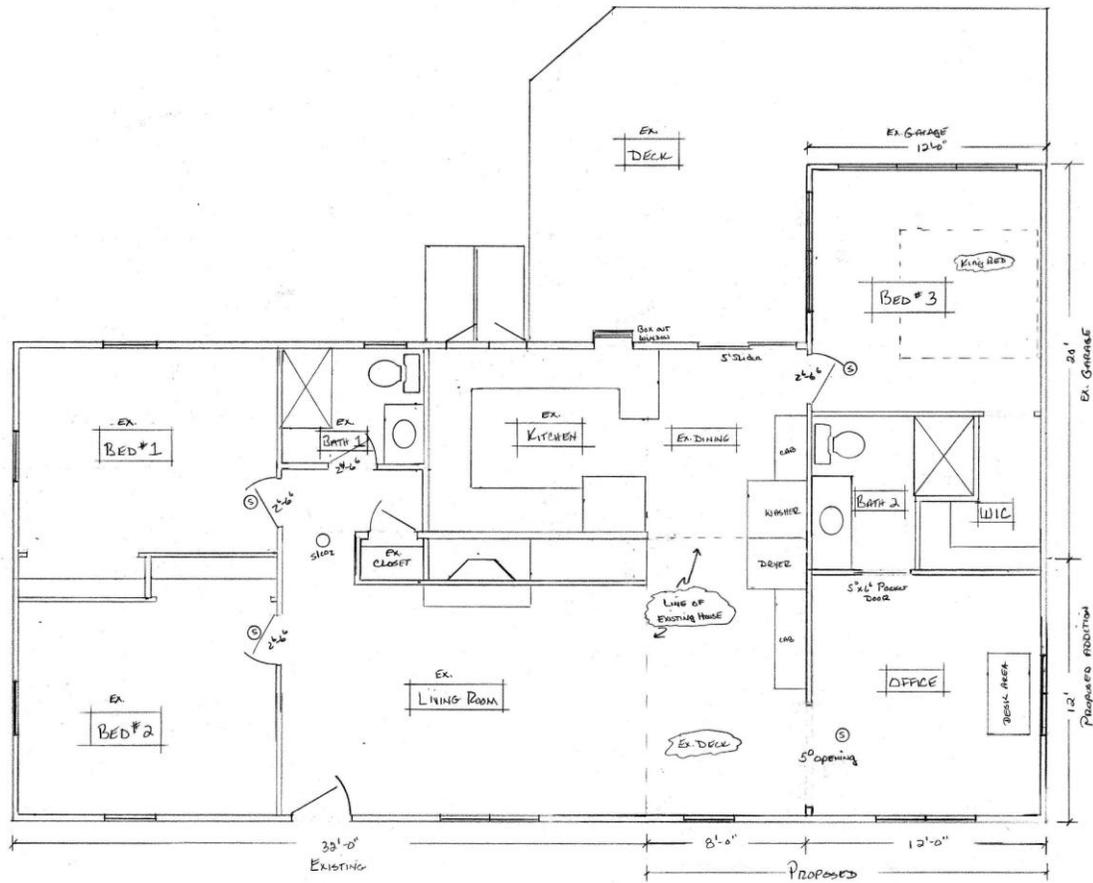


REAR

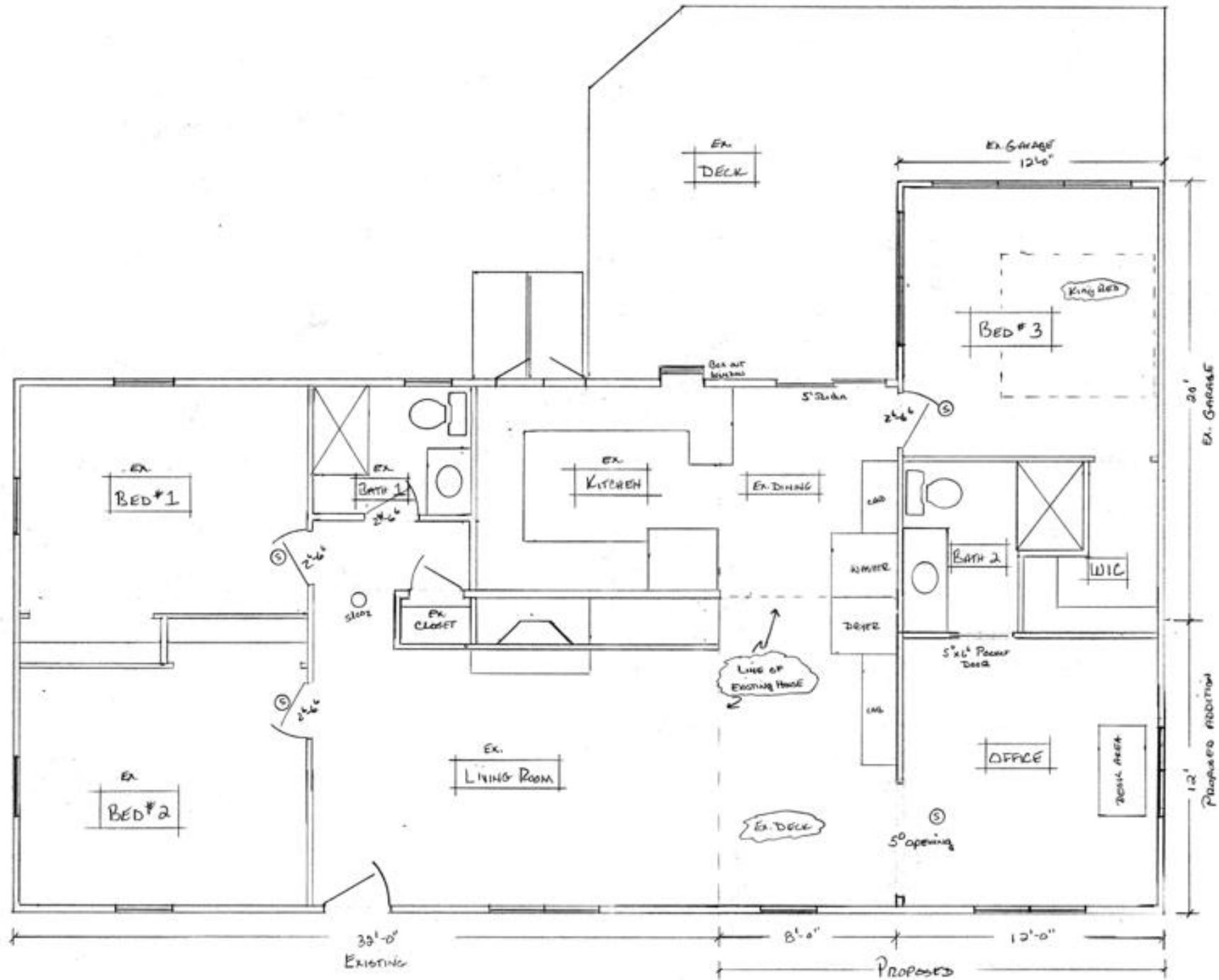


FRONT

|                           |              |                    |
|---------------------------|--------------|--------------------|
| ADDITION Fee:             |              |                    |
| Mr. + Mrs. Chris Schimp   |              |                    |
| SCALE: 1/4" = 1'-0"       | APPROVED BY: | DRAWN BY E. Schimp |
| DATE: 8/15/2005           |              | REVISED            |
| 8 Woodland Dr West Dennis |              |                    |
| ELEVATIONS                |              | DRAWING NUMBER     |
|                           |              | 1                  |



|   |              |                       |
|---|--------------|-----------------------|
| ADDITION FOR<br>MR. & MRS. CHRIS SCHIMP |              |                       |
| SCALE: 1/4" = 1'-0"                     | APPROVED BY: | DRAWN BY: E.A. GIMMEL |
| DATE: 8/15/25                           |              | REVISED               |
| 8 WOODLAND DRIVE, WEST DENNIS           |              |                       |
| FLOOR PLAN (PROPOSED)                   |              | DRAWING NUMBER<br>3   |





508-385-7699 (Office)  
508-385-4486 (Fax)

Via E-Mail . . . ericom@omanconstruction.co  
Lic #044177 / Reg #104698

9/15/2025

Town of Dennis  
685 Route 134  
South Dennis, MA 02660

Re: ZBA Special Permit Request  
8 Woodland Dr. West Dennis

Dear Mr. Foley and Members of the ZBA

We are proposing to add to the front of the house and renovate the existing garage into habitable space as per the submitted plans. The existing building lot coverage is over the allowed 15% and we are not creating anymore of a nonconformity as it relates to setbacks then exists currently. There is currently an exterior deck in the front of the house and we intend to use that area for a portion of the addition. We feel that the proposed addition is in scale with the existing structure and therefore fits very nicely. We also believe that by renovating the existing garage the amount of actual additional space being added is minimal to the overall project.

Based on the above we feel that we meet the intent of the By-Law, and that the addition will not be substantially more detrimental than the non-conforming structure to the neighborhood, and that we are not creating more of a non-conformity than exists.

Thank you and we respectfully request approval of the special permit.

Sincerely,

Eric A. Oman

28 Oxbow Way, Dennis, Massachusetts 02638

**Owners Authorization Form  
Town of Dennis  
685 Route 134  
South Dennis, MA 02660**

Please print or type

**Statement of ownership** I Christopher Schimp am the  
owner of 8 Woodland Dr. in W. Dennis, MA

**Authorization and address** I authorize Eric Oman dba: Oman  
Construction Co. to obtain the building permit and  
including representing me at the ZBA hearing + filing.

**Name of Authorized Agent/Contractor** Eric Oman

**Owners Signature** [Handwritten Signature]

**Date** 9/15/25

A separate letter from the owner with the above information and an original signature is acceptable. A faxed copy is acceptable from the issuance of the permit but the original must be forwarded prior to any inspection

Phone number: 508-760-6157

Fax number: 508-394-6289



**TOWN OF DENNIS  
BUILDING DEPARTMENT  
ZONING REFERRAL LETTER  
685 Route 134, South Dennis, MA 02660  
(508) 760-6157**

**PERMIT NUMBER:**  
ZDET-25-44  
**DATE OF REFERRAL:**  
July 17, 2025  
**FEES PAID:**  
\$50.00

SCHIMP CHRISTOPHER D

8 WOODLAND DRIVE, WEST DENNIS, MA,  
02670

**OWNERS NAME:**

**PROPERTY ADDRESS OF WORK:** 50-42-0

**MAP & PARCEL:**

**DETERMINATION OF  
REFERRAL:**

**ZBA Special Permit required per 2.4.1.2  
for the increase in the footprint and  
building coverage of a non-conforming  
structure on a non-conforming lot,  
where the current structure exceeds  
coverage.**

**ISSUED BY:**

**DESCRIPTION OF WORK BY APPLICANT:**  
Add to the front of the house

Key: 3715

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 3,956

| Assessed Owner Of Record |             | Parcel ID               |             | Location              |            | Class           | Mix%  | Description       |                  | BLD #   | Elda ID         | Card      |            |           |              |                |         |         |  |  |
|--------------------------|-------------|-------------------------|-------------|-----------------------|------------|-----------------|---|-------------------|------------------|---------|-----------------|-----------|------------|-----------|--------------|----------------|---------|---------|--|--|
| SCHIMP CHRISTOPHER D     |             | 50-42-0                 |             | 8 WOODLAND DRIVE WD . |            | 1010            | 100   | SINGLE FAMILY     |                  | 1       |                 | 1 of 1    |            |           |              |                |         |         |  |  |
| CURRENT OWNER            |             | TRANSFER HISTORY        |             | DOS                   | T          | SALE PRICE      | BK-PG (Cert)  | PMT NO            | PMT DT           | TY      | DESC            | AMOUNT    | INSP       | BY        | 1st          | %              |         |         |  |  |
| SCHIMP CHRISTOPHER D     |             | SCHIMP CHRISTOPHER D    |             | 06/25/2018            | H          | 347,500         | 31363-27  |                   | 08/13/2019       | 77      | CYCLICAL REV    |           | 08/13/2019 | AS        | 100          | 100            |         |         |  |  |
| SCHIMP SHANNON M         |             | MORETH WILLIAM J ET UX  |             | 09/07/2000            | QS         | 128,000         | 13226-291   |                   | 04/11/2018       | 73      | MLS REVIEW      |           | 04/11/2018 | AS        | 0            | 0              |         |         |  |  |
| 12 JOSIAH DRIVE          |             | WESTERLIND PAUL L ET AL |             | 02/24/1998            | A          |                 | 11239-82  |                   | 01/15/2016       | 41      | FOL-RECEIVED    |           | 01/15/2016 | FOL       | 0            | 0              |         |         |  |  |
| UPTON, MA 01568          |             |                         |             |                       |            |                 |   | 2013-0936         | 07/25/2013       | 3       | ALTERATIONS     | 4,900     | 04/03/2014 | APK       | 100          | 100            |         |         |  |  |
|                          |             |                         |             |                       |            |                 |   |                   | 12/12/2012       | 77      | CYCLICAL REV    |           | 12/12/2012 | HD        | 100          | 100            |         |         |  |  |
| CD                       | T           | ACRES/SF                | Nbhd        | FEMA                  | Int1       | ADJ BASE        | SAF   | Int2              | Lpi              | Chot    | CREDIT AMT      | ADJ VALUE |            |           |              |                |         |         |  |  |
| 100                      | A           | 0.170                   | 07          | 1.00                  | R          | 1.00            | 1   | 1.00              | 387,600          | 3.29    | 1               | 1.00      | R07        | 1.50      |              | 216,650        |         |         |  |  |
| TOTAL                    | 7,405 SF    |                         | PLAN 110/73 |                       | Photo Date |                 | 12/11/2015  |                   | BLDG #           |         | 1               |           |            |           |              |                |         |         |  |  |
| Nbhd                     | TROT. PARK  |                         |             |                       | Photo      |                 |  |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
| FEMA                     | OLD PK CODE |                         |             |                       | YrBlt      |                 | 1953  |                   | NET AREA         |         | 848             |           |            |           |              |                |         |         |  |  |
| Int1                     | AVERAGE     |                         |             |                       | COST MODEL |                 | CURRENT TAXABLE   |                   | PREVIOUS TAXABLE |         |                 |           |            |           |              |                |         |         |  |  |
| TY                       | QUAL        | COND                    | DIM.NOTE    | YB                    | UNITS      | ADJ PRICE       | RCNLD   |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             |                         |             |                       |            |                 |   |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             |                         |             |                       |            | BLDG            | ADJ   | DESC              | LAND             | 216,700 | 208,400         |           |            |           |              |                |         |         |  |  |
|                          |             |                         |             |                       |            | STYLE           | 1.86  | RANCH [100%]      | BUILD.           | 297,200 | 262,200         |           |            |           |              |                |         |         |  |  |
|                          |             |                         |             |                       |            | QUALITY         | 1.00  | AVERAGE [100%]    | DETACH           | 0       | 0               |           |            |           |              |                |         |         |  |  |
|                          |             |                         |             |                       |            | FRAME           | 1.00  | WOOD FRAME [100%] | OTHER            | 0       | 0               |           |            |           |              |                |         |         |  |  |
|                          |             |                         |             |                       |            | TOTAL           |   |                   | TOTAL            | 513,900 | 470,600         |           |            |           |              |                |         |         |  |  |
| BldgID                   | MODEL       | YR_BLT                  | EFF_YR      | DLCU                  | OVCU       | MEASURE         | BY  | LIST              | BY               | REVIEW  | BY              | vWvllHt   | NET AREA   | SIZE ADJ  | ADJ PRICE/SF | RCN            | % GD    | RCNLD   |  |  |
| 1                        |             | 1953                    | 1990 / 33   |                       | 1.000      | 1,840           | 8/13/2019   | AS                | 1/1/1982         | JMC     | 8/13/2019       | AS        | 8.0        | 1.090     | \$473.61     | 401,625        | 74      | 297,200 |  |  |
| CAPACITY                 |             | UNITS                   | ADJ         | ELEMENT               | CD         | DESCRIPTION     | ADJ   | S                 | BAT              | T       | DESCRIPTION     | UNITS     | YB         | ADJ PRICE | RCN          | TOTAL RCN      | 401,625 |         |  |  |
| STORIES(FAR)             | 1           | 1.00                    |             | FOUNDATION            | 3          | CONTIN WALL     | 1.00  | A                 | CRL              | N       | CRL             | 768       |            | 58.45     | 44,893       | CONDITION ELEM |         | CD      |  |  |
| ROOMS                    | 4           | 1.00                    |             | EXT. COVER            | 1          | WOOD SHINGLES   | 1.00  | +                 | BAS              | L       | BASE AREA       | 848       | 1953       | 319.54    | 270,971      | EXTERIOR       |         | G       |  |  |
| BEDROOMS                 | 2           | 1.00                    |             | ROOF SHAPE            | 1          | GABLE           | 1.00  | C                 | AGR              | N       | ATT GARAGE      | 240       |            | 131.74    | 31,618       | INTERIOR       |         | A       |  |  |
| BATHROOMS                | 1           | 1.00                    |             | ROOF COVER            | 1          | ASPHALT SHINGLE | 1.00  | D                 | WDK              | N       | WOOD DECK       | 326       |            | 62.73     | 20,451       | KITCHEN        |         | G       |  |  |
| FIXTURES                 | 4           | \$6,000                 |             | FLOOR COVER           | 1          | HARDWOOD        | 1.00  | E                 | WDK              | N       | WOOD DECK       | 112       |            | 73.81     | 8,267        | BATHS          |         | A       |  |  |
| RES UNIT CNT             | 1           | 1.00                    |             | INT. FINISH           | 2          | DRYWALL         | 1.00  | F                 | P                | O       | FPL, FIREPLACE  | 1         |            | 14,448.30 | 14,448       | HVAC/ELEC      |         | A       |  |  |
|                          |             |                         |             | HEATING/COOLING       | 7          | FL.WALL FURN.   | 0.98  | ODS               | O                | O       | OUT DOOR SHOWER | 1         |            | 4,975.90  | 4,976        |                |         |         |  |  |
|                          |             |                         |             | FUEL SOURCE           | 2          | GAS             | 1.00  |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             |                         |             | SEASONAL              |            |                 | 1.00  |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             |                         |             | PRIVATE ROAD          | 1          | NO              | 1.00  |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             |                         |             | HISTORIC DST          | 1          | NO              | 1.00  |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             |                         |             | GENERATOR             |            |                 | 1.00  |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             |                         |             | USE                   |            |                 | 1.00  |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             | EFF.YR/AGE              |             | 1990 / 33             |            |                 |   |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             | COND                    |             | 26 26 %               |            |                 |   |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             | FUNC                    |             | 0                     |            |                 |   |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             | ECON                    |             | 0                     |            |                 |   |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             | DEPR                    |             | 26 % GD               |            | 74              |   |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |
|                          |             | RCNLD                   |             | \$297,200             |            |                 |   |                   |                  |         |                 |           |            |           |              |                |         |         |  |  |

