

11 SCOTT TYLER ROAD, WD (ZBAS-25-42): William J. Davis Trustee, owner of 11 Scott Tyler Road, West Dennis, MA (02670) C/O Rob Warren of Sand Dollar Custom Homes is seeking a Special Permit for an approximately 102 Sf addition in place of an existing deck resulting in an increase in lot coverage where the current structure exceeds coverage. Located on a property located in the R-40 Zoning District and partially in the AE Flood zone at 11 Scott Tyler Road, West Dennis (Assessor's Map 67, Parcel 12).

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

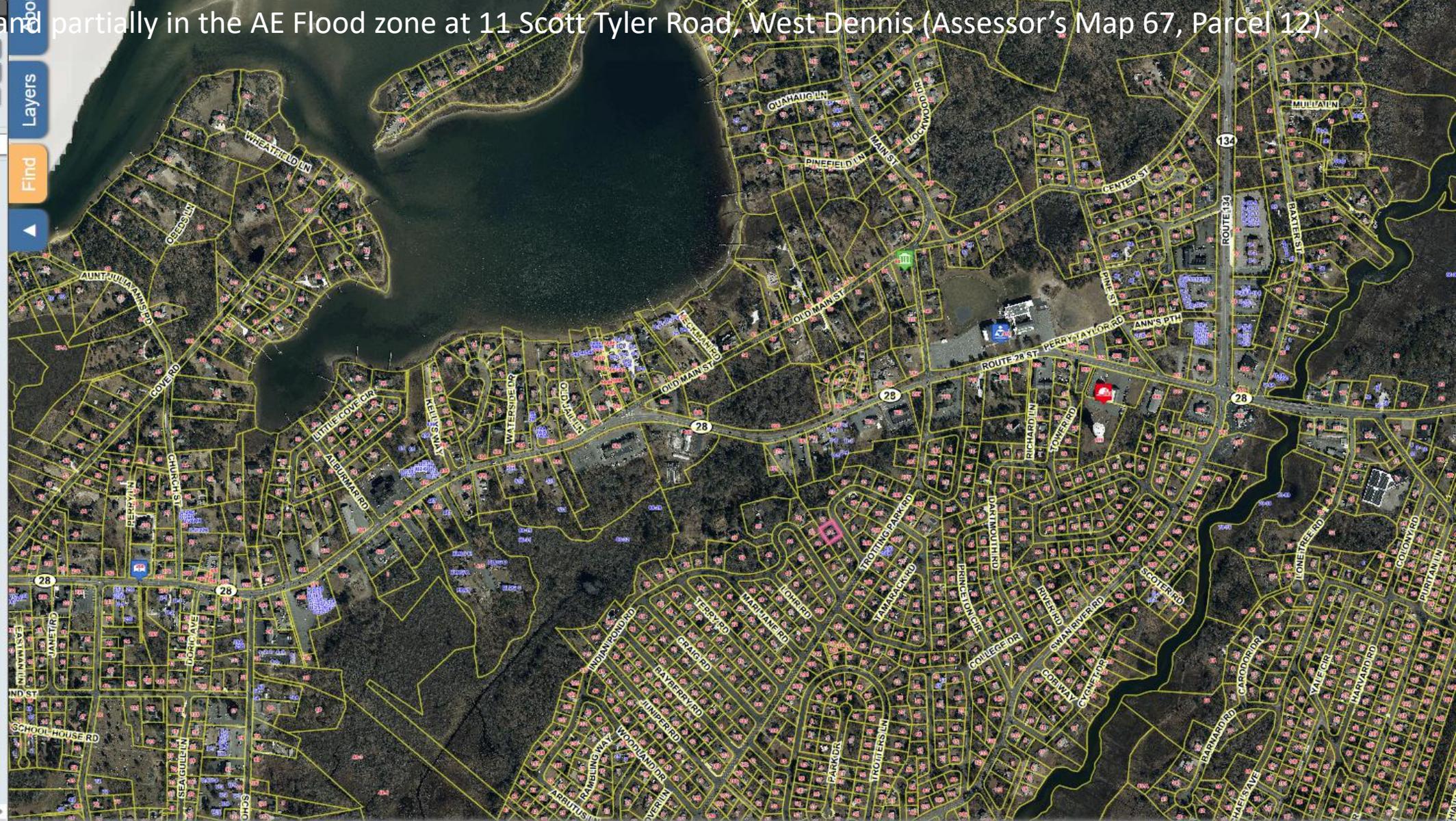
Results Summary

Parcels

Parcel ID	Address	Village	Owner
67-12-0	11 SCOTT TYL	WD	DAVIS WILLIA

Detail Information [Zoom To](#)

CAMA ID	67-12-0
MapPar	67-12
Key	5240
Fiscal Year	2026
Extension	0
Address	11 SCOTT TYLER ROAD
Village	WD
Property Type	R
Owner	DAVIS WILLIAM J TRUSTEE
Co-Owner	DAVIS REALTY TRUST
Owner Address	11 SCOTT TYLER ROAD
Owner City	WEST DENNIS
Owner State	MA
Owner Zip	02670
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	01/25/22 00:00:00
Book	
Page	
Certificate	228973
Last Sale Price	0.0000
Total Value	\$666,800.00
Land Value	\$224,100.00
Building Value	\$442,700.00
Detached Building Value	\$0.00
Acres	0.21
Prev Year Total Value	\$613,300.00



[Find Abutters](#)

SimpliCITY by PeopleGIS



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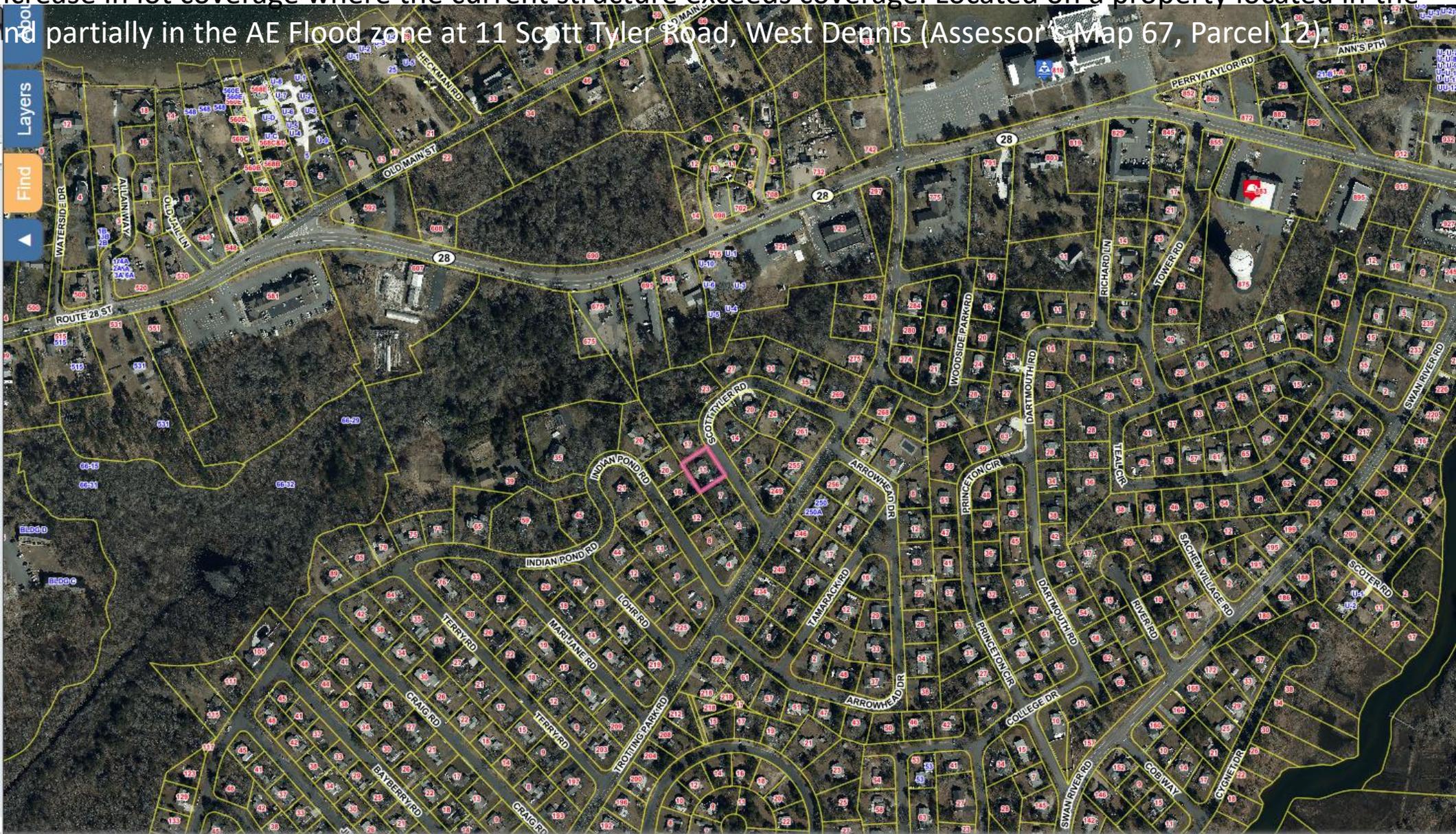
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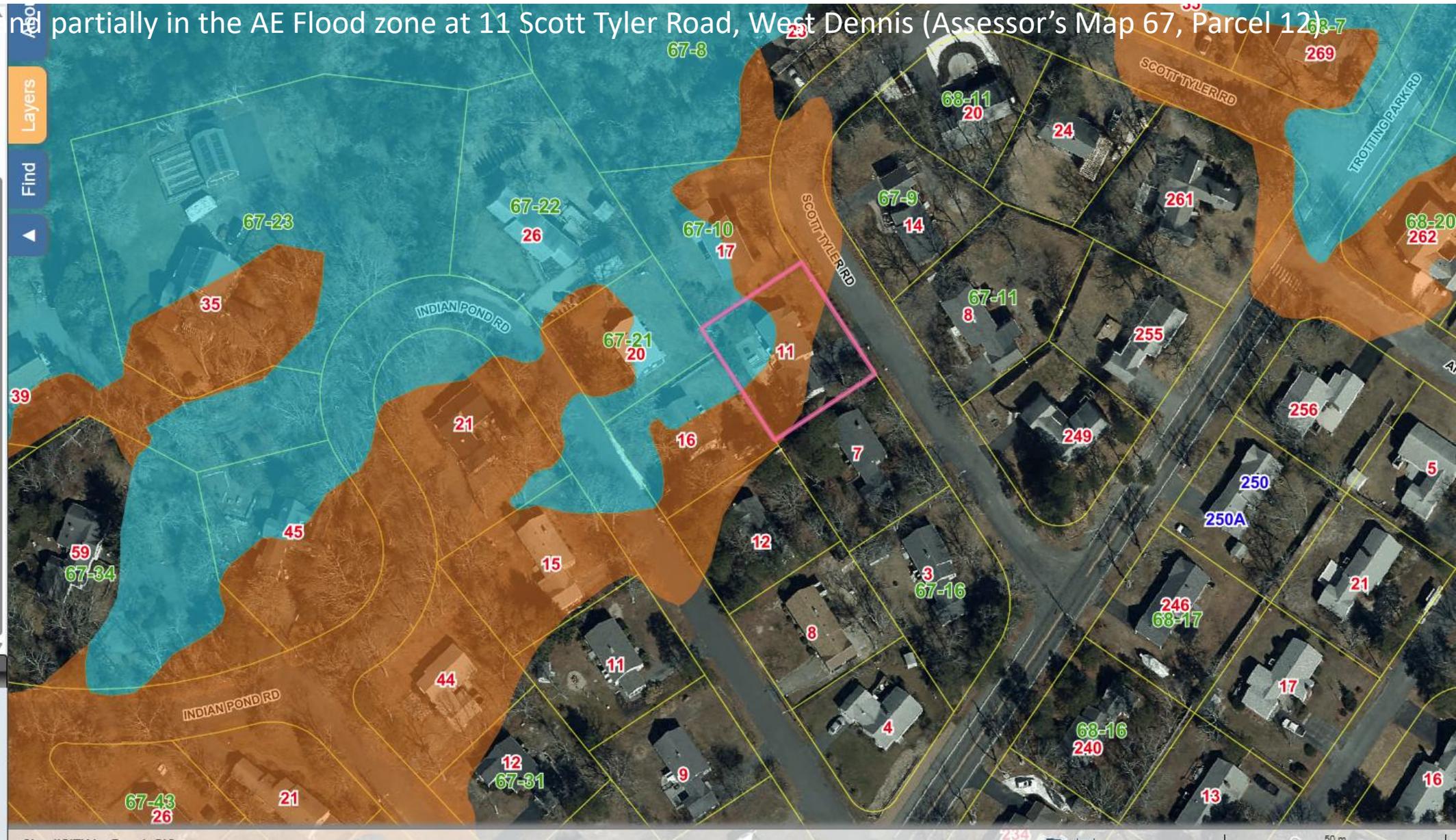
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R-40 Zoning District

- 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)
- 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



11 Scott Tyler Rd
Dennis, Massachusetts
[View on Google Maps](#)





LOCUS INFORMATION

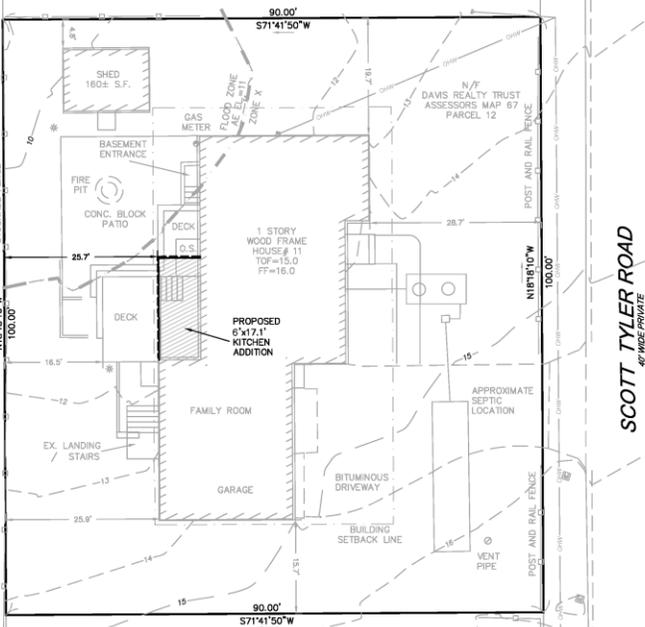
CURRENT OWNER: DAVIS REALTY TRUST
TITLE REFERENCE: CERT. #228973
PLAN REFERENCE: LAND CT. PLAN 31156-B
ASSESSORS MAP: 67
PARCEL: 12
ZONING DISTRICT: R-40
SETBACKS: FRONT 25'
 SIDE 15'
 REAR 25'
OVERLAY DISTRICT: NONE

LEGEND

50.9 X SPOT ELEVATION
 C.B. ♦ CATCH BASIN
 DMH ⊕ DRAINAGE MANHOLE
 SMH ⊕ SEWER MANHOLE
 TMH ⊕ TELEPHONE MANHOLE
 LP ⊙ LIGHT POLE
 UPL ⊙ UTILITY POLE / LIGHT
 UPT ⊙ UTILITY POLE / TRANSFORMER
 UP ⊙ UTILITY POLE
 —OHW— OVERHEAD ELECTRIC LINE
 ○EHH ELECTRIC HANDHOLE
 ●GMET GAS METER
 —G— GAS LINE
 G/GAS GAS GATE
 WC ⊕ WATER GATE
 —W— WATER LINE

NOTE:
 PROPOSED CONSTRUCTION OUTSIDE
 FEMA 100 YEAR FLOOD ZONE.
 PROPOSED CONSTRUCTION IS
 COMPLAINT WITH CURRENT SETBACK
 REQUIREMENTS.
 THE SEPTIC SYSTEM LOCATION IS
 APPROXIMATE AND IS BASED ON AS
 BUILT INFORMATION ON FILE.

N/F
 ANTHONY M. RUGGERI
 ASSESSORS MAP 67
 PARCEL 10



PLAN OF LAND

11 SCOTT TYLER ROAD
 IN
 WEST DENNIS
 MASSACHUSETTS
 (BARNSTABLE COUNTY)

**PROPOSED CONDITIONS
 PLAN**

FEBRUARY 26, 2025

REVISIONS:

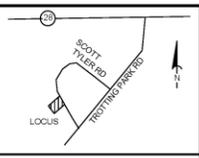
NO.	DATE	DESC.

PREPARED FOR:
 SAND DOLLAR CUSTOMS, LLC
 259 GREAT WESTERN RD., UNIT B
 SOUTH DENNIS, MA 02660
 STEVE@SANDOLLARCUSTOMS.COM

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

© 2025 BSC Group, Inc.
 SCALE: 1" = 10'
 0 5 10 20 FEET

FILE: 0101583-EC.DWG
 DWG.:
 JOB. NO: 0101583 00 SHEET 1 OF 1



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
 No. 68136
 2/26/2025
 KIERAN J. HEALY PLS
 FOR THE BSC GROUP INC.

LOCUS INFORMATION

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TITLE REFERENCE: CERT. #228973
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 SIDE 15'
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OVERLAY DISTRICT: NONE

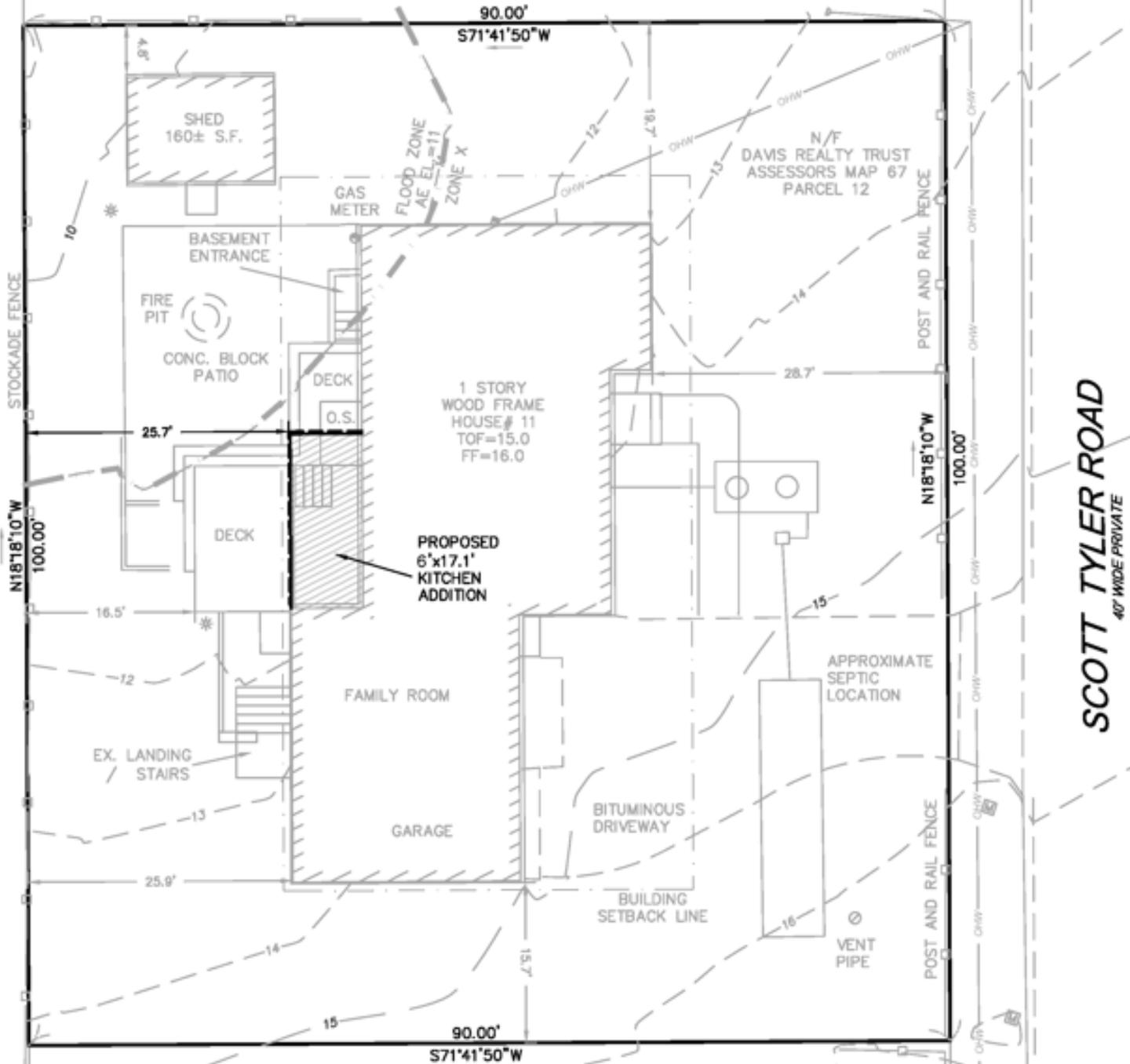
**NITROGEN SENSITIVE
 ZONE:** NOT IN A ZONE II
**FEMA FLOOD
 ZONE DISTRICT:** X & AE EL.=11,
 DATED 7/16/2014
 PANEL #25001C0394J
MINIMUM LOT SIZE: 40,000 S.F.
EXISTING LOT SIZE: 9,000± S.F.
EXISTING BUILDING COVERAGE: 1,624/9000=18.1%
PROPOSED BUILDING COVERAGE: 1,738/9000=19.3%
EX. BUILDING WITHIN SETBACK: 198 S.F.
PROP. INCREASE WITHIN SETBACK: 0 S.F.

LEGEND

50.9 X SPOT ELEVATION
 C.B. ♦ CATCH BASIN
 DMH ⊕ DRAINAGE MANHOLE
 SMH ⊕ SEWER MANHOLE
 TMH ⊕ TELEPHONE MANHOLE
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 WC ⊕ WATER GATE
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N/F SANDRA TAUBERT ASSESSORS MAP 67 PARCEL 21



N/F GEORGE OGRADY ASSESSORS MAP 67 PARCEL 20

11 SCOTT TYLER ROAD
IN
WEST DENNIS
MASSACHUSETTS
(BARNSTABLE COUNTY)

PROPOSED CONDITIONS
PLAN

FEBRUARY 26, 2025

REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
SAND DOLLAR CUSTOMS, LLC
259 GREAT WESTERN RD., UNIT B
SOUTH DENNIS, MA 02660
STEVE@SANDDOLLARCUSTOMS.COM

LOCUS INFORMATION

LEGEND

CURRENT OWNER:	DAVIS REALTY TRUST	NITROGEN SENSITIVE ZONE:	NOT IN A ZONE II
TITLE REFERENCE:	CERT. #228973	FEMA FLOOD ZONE DISTRICT:	X & AE EL.=11, DATED 7/16/2014 PANEL #25001C0394J
PLAN REFERENCE:	LAND CT. PLAN 31156-B	MINIMUM LOT SIZE:	40,000 S.F.
ASSESSORS MAP: PARCEL:	67 12	EXISTING LOT SIZE:	9,000± S.F.
ZONING DISTRICT: SETBACKS:	R-40 FRONT 25' SIDE 15' REAR 25'	EXISTING BUILDING COVERAGE:	1,624/9000=18.1%
OVERLAY DISTRICT:	NONE	PROPOSED BUILDING COVERAGE:	1,738/9000=19.3%
		EX. BUILDING WITHIN SETBACK:	198 S.F.
		PROP. INCREASE WITHIN SETBACK:	0 S.F.

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C.B. ●	CATCH BASIN
DMH ⊙	DRAINAGE MANHOLE
SMH ⊙	SEWER MANHOLE
TMH ⊙	TELEPHONE MANHOLE
LP ☼	LIGHT POLE
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SV ▷◁	GAS GATE
WG ⊙	WATER GATE
— W —	WATER LINE

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REQUIREMENTS.

THE SEPTIC SYSTEM LOCATION IS
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BUILT INFORMATION ON FILE.



9/3/25

Dear Town of Dennis:

The Project Narrative for the proposed work at 11 Scott Tyler Rd., W. Dennis includes the following:

The existing structure exceeds lot coverage. We are removing approx. 102 SF of existing deck and replacing with 102 SF of additional kitchen space. In the end, we're not adding any more structure to lot coverage.

Please reach out with any questions.

Respectfully,

Sand Dollar Customs LLC



Town of Dennis

Building Permit for 1 & 2 Family

Map/Parcel #: 67-12-0

Issued: April 11, 2025

Permit #: BLDR-25-129

This card shall be posted in a conspicuous place and shall not be covered or removed until all work for which this permit is issued is completed. Approved construction plans shall be on site and available to inspectors during all inspections.

Contractor:

Owner: DAVIS WILLIAM J TRUSTEE

Job Address: 11 SCOTT TYLER ROAD , WEST DENNIS

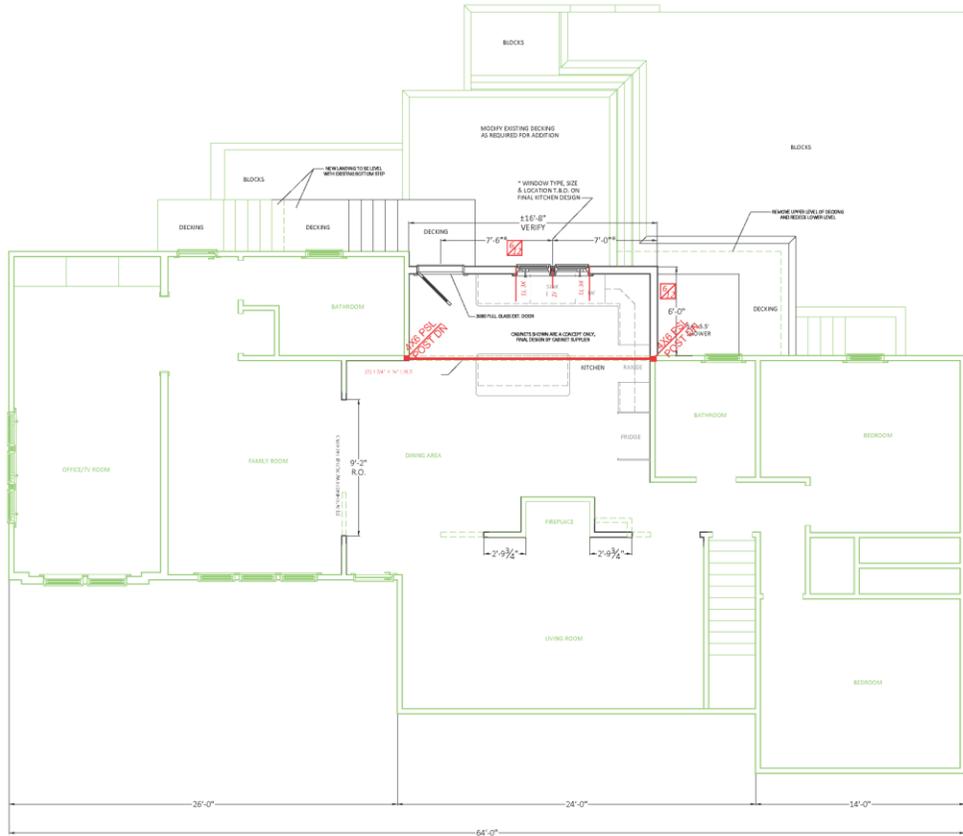
Description of Work: Renovation of existing garage to Office/TV Room.

Issued to: Rob Warren

Required Inspections:

Conditions:

Approved by:



FLOOR PLAN
SCALE: 1/4"=1'

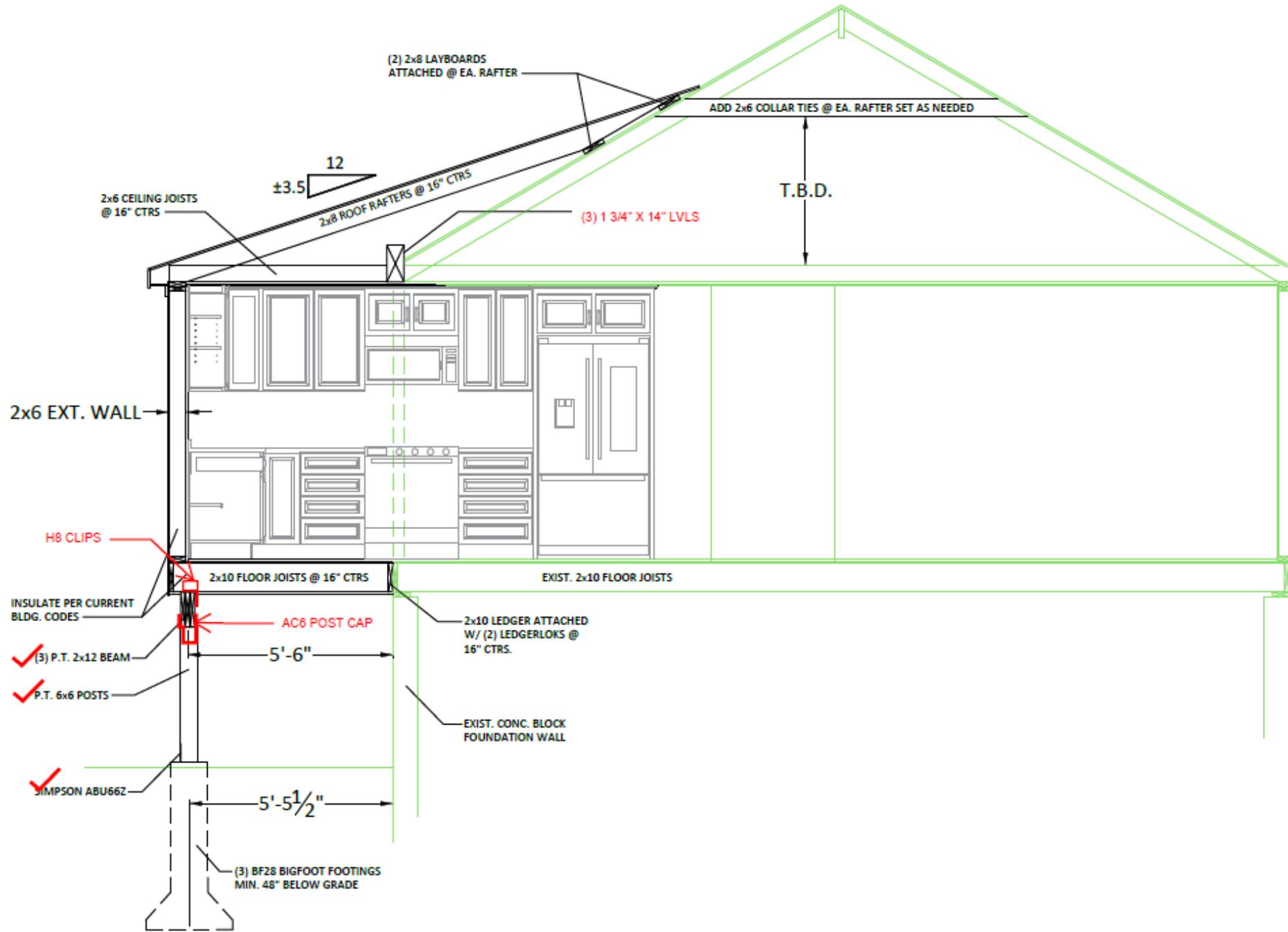


EXISTING FLOOR PLAN
SCALE: 1/4"=1'

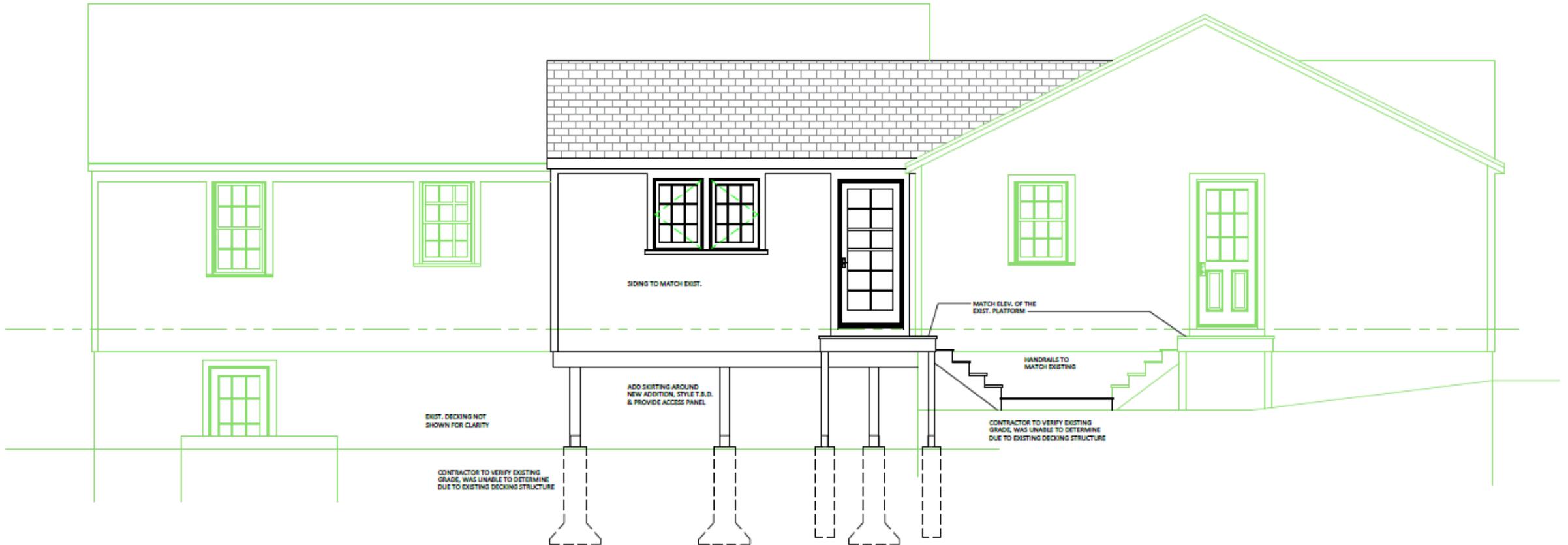


STRUCTURAL REVIEW
7-24-25

A	3/3/25	INCREASED CASED OPENING TO 60"	BEW
Revi	Date	Description of Revision	Name
COMBINATION DESIGN 480 MAIN STREET DENNIS, MA 02638 603.344.2013 (CSLL)		FOR SAND DOLLAR CUSTOMS	
KITCHEN EXPANSION 11 SCOTT TYLER ROAD WEST DENNIS, MA		PROJECT NO. D 052925-01	
<input type="checkbox"/> Existing <input type="checkbox"/> Conceptual <input type="checkbox"/> Proposal <input type="checkbox"/> Approval <input type="checkbox"/> As Built <input type="checkbox"/> Installation		DATE PLOTTED: 06/02/25	SCALE: FLOOR PLANS
		NOTED	



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BACK ELEVATION
SCALE: 1/4"=1'