

46 SCARSDALE ROAD (ZBAS-25-46): Ari Koufos, 5 Bellevue Road, Watertown, MA (02472) C/O Thomas Moore Home Design Company is seeking a Special Permit for the voluntary demolition of a non-conforming single-family structure on a non-conforming lot built in 1900 and the reconstruction of a larger single-family dwelling. Located on a property in the R-40 Zoning District and part of the Old Kings Highway Historic District at 46 Scarsdale Road, Dennis (Assessor's Map 385, Parcel 12).

Find Properties

Owner:

Parcel ID:

Address: Clear

Condo/Cottage Colony:

Results Summary

Parcels

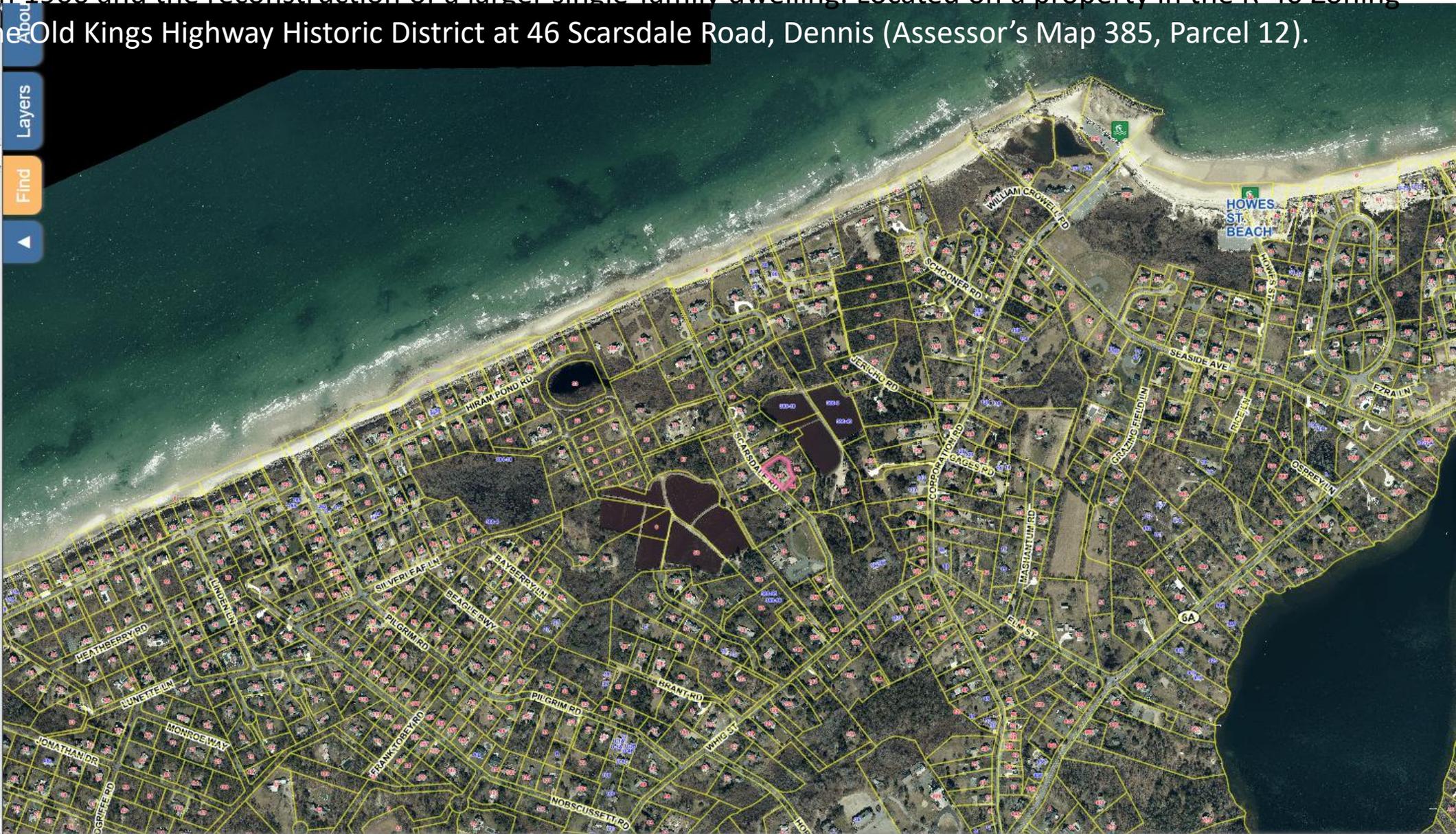
Parcel ID	Address	Village	Owner
385-12-0	46 SCARSDAL	DE	KOUFOS ARI

Detail Information Zoom To

Key	15938
Fiscal Year	2026
Extension	0
Address	46 SCARSDALE ROAD
Village	DE
Property Type	R
Owner	KOUFOS ARI
Co-Owner	
Owner Address	5 BELLEVUE ROAD
Owner City	WATERTOWN
Owner State	MA
Owner Zip	02472
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	07/08/25 00:00:00
Book	37067
Page	95
Certificate	
Last Sale Price	950000.0000
Total Value	\$951,400.00
Land Value	\$766,700.00
Building Value	\$183,300.00
Detached Building Value	\$1,400.00
Acres	0.46
Prev Year Total Value	\$905,600.00
Property Card	PK Field Card

Layers

Find



Find Abutters

46 SCARSDALE ROAD (ZBAS-25-46): Ari Koufos, 5 Bellevue Road, Watertown, MA (02472) C/O Thomas Moore Home Design Company is seeking a Special Permit for the voluntary demolition of a non-conforming single-family structure on a non-conforming lot built in 1900 and the reconstruction of a larger single-family dwelling. Located on a property in the R-40 Zoning District and part of the Old Kings Highway Historic District at 46 Scarsdale Road, Dennis (Assessor's Map 385, Parcel 12) 49

Owner:
 Parcel ID:
 Address:
Clear

Condo/Cottage Colony:
Results Summary

Parcels

Parcel ID	Address	Village	Owner
385-12-0	46 SCARSDAL	DE	KOUFOS ARI

Detail Information Zoom To

CAMA ID	385-12-0
MapPar	385-12
Key	15938
Fiscal Year	2026
Extension	0
Address	46 SCARSDALE ROAD
Village	DE
Property Type	R
Owner	KOUFOS ARI
Co-Owner	
Owner Address	5 BELLEVUE ROAD
Owner City	WATERTOWN
Owner State	MA
Owner Zip	02472
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	07/08/25 00:00:00
Book	37067
Page	95
Certificate	
Last Sale Price	950000.0000
Total Value	\$951,400.00
Land Value	\$766,700.00
Building Value	\$183,300.00
Detached Building Value	\$1,400.00
Acres	0.46
Prev Year Total Value	\$905,600.00



46 SCARSDALE ROAD (ZBAS-25-46): Ari Koufos, 5 Bellevue Road, Watertown, MA (02472) C/O Thomas Moore Home Design Company is seeking a Special Permit for the voluntary demolition of a non-conforming single-family structure on a non-conforming lot built in 1900 and the reconstruction of a larger single-family dwelling. Located on a property in the R-40 Zoning District and part of the Old Kings Highway Historic District at 46 Scarsdale Road, Dennis (Assessor's Map 385, Parcel 12).

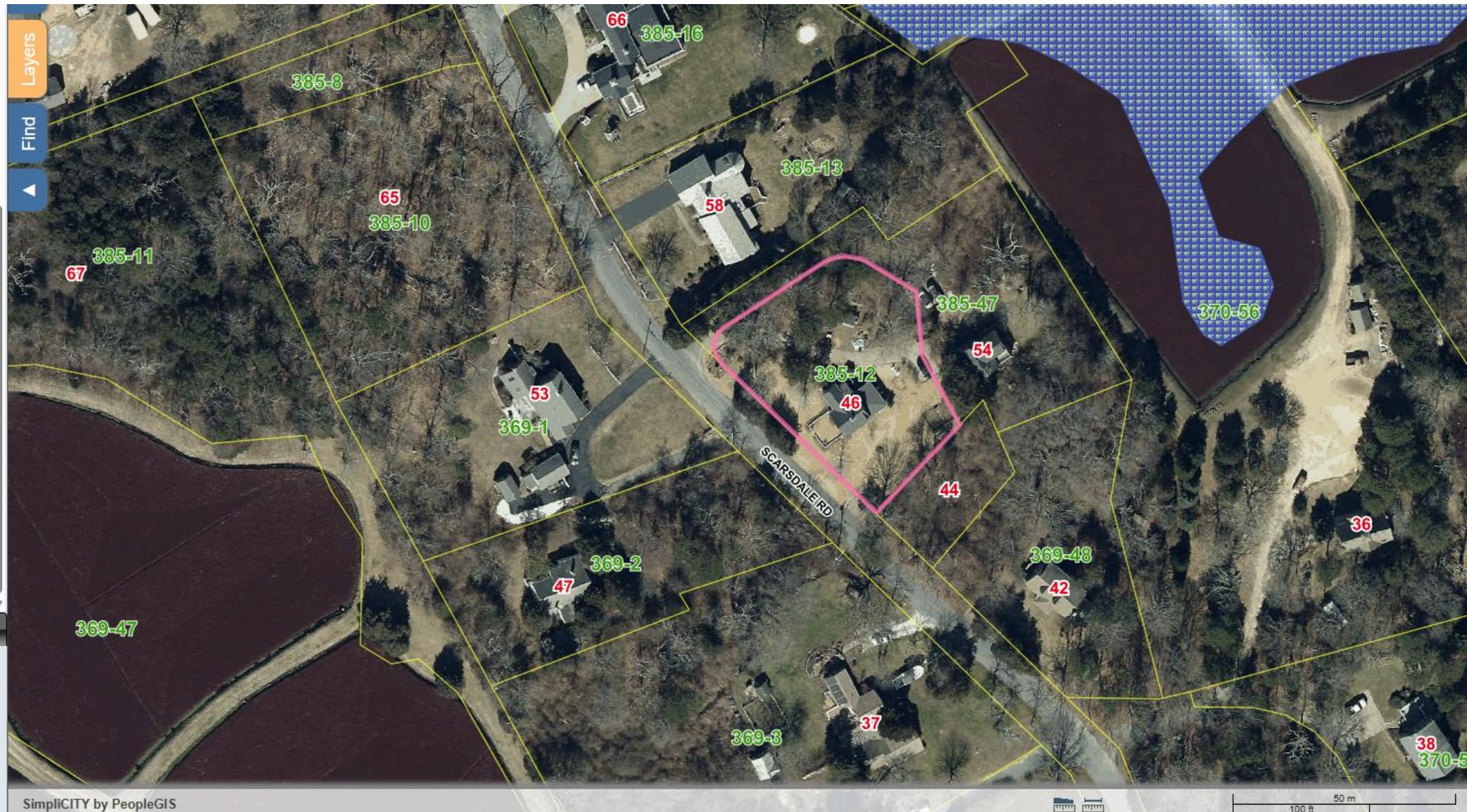
MassDEP Regulated Areas

- Activity and Use Limitations Sites
- Tier Classified Oil and/or Hazardous Material - 21E Sites
- DWD Zone II - Sept. 29 2005 - June 10 2022
 - Zone II Area - Old
 - Zone II Area (New)
- MA DEP Wetlands
 - Marsh/Bog
 - Wooded Swamp
 - Salt Marsh
- 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)
- 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



46 SCARSDALE ROAD (ZBAS-25-46): Ari Koufos, 5 Bellevue Road, Watertown, MA (02472) C/O Thomas Moore Home Design Company is seeking a Special Permit for the voluntary demolition of a non-conforming single-family structure on a non-conforming lot built in 1900 and the reconstruction of a larger single-family dwelling. Located on a property in the R-40 Zoning District and part of the Old Kings Highway Historic District at 46 Scarsdale Road, Dennis (Assessor's Map 385, Parcel 12).



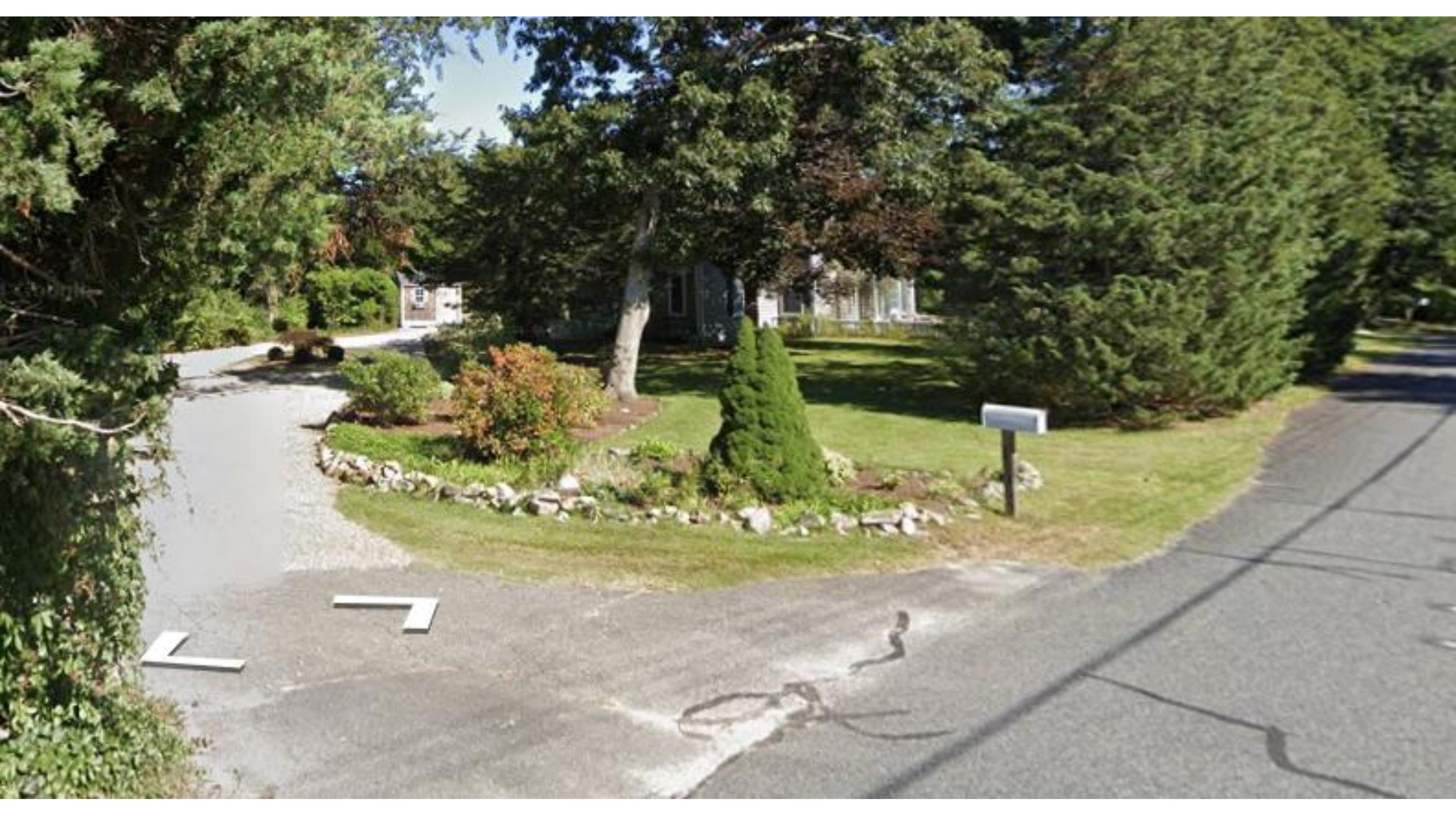


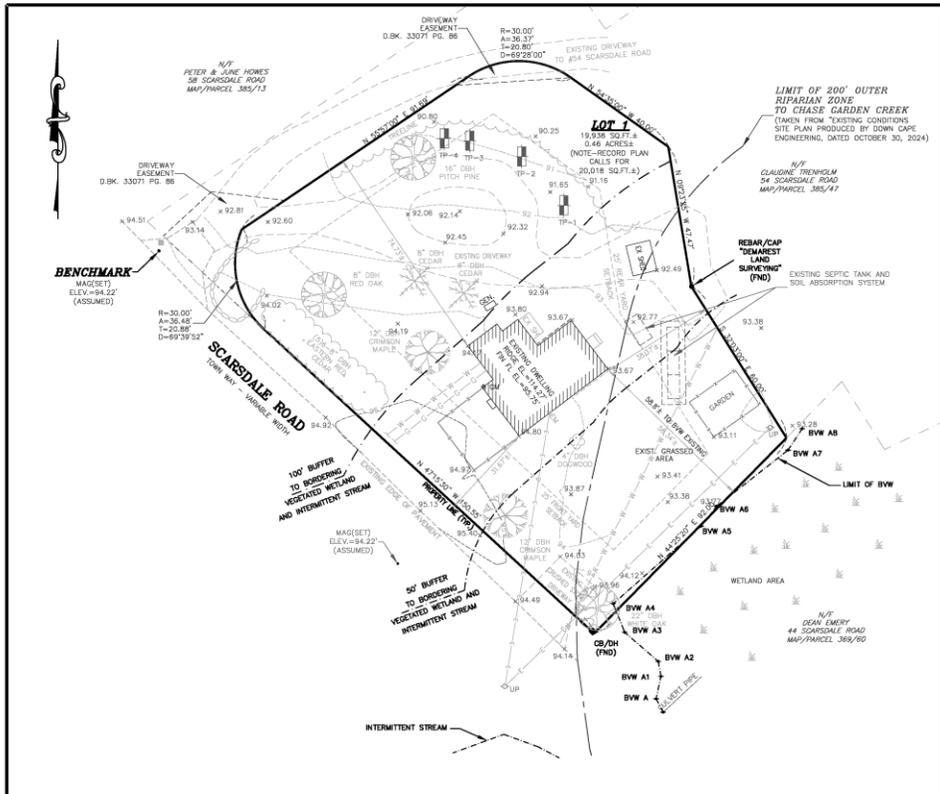




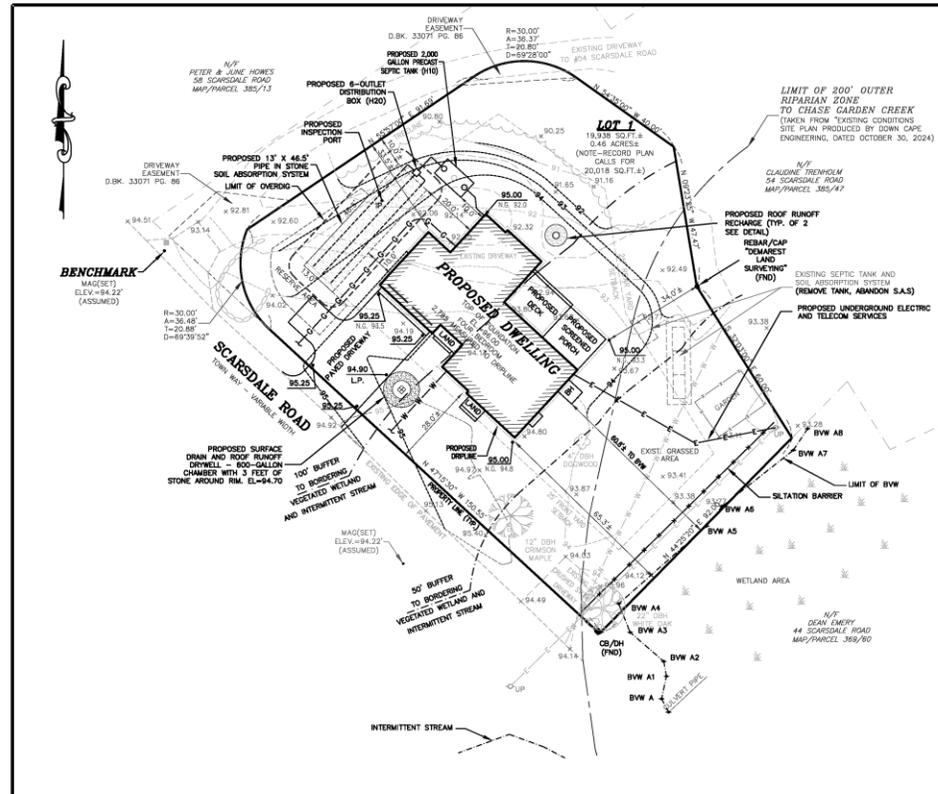




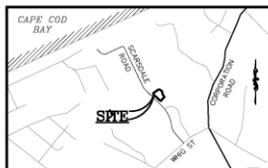




EXISTING CONDITIONS



PROPOSED CONDITIONS



LOCUS
SCALE 1"=1000'

EXISTING GRADE PLANE CALCULATION

$$\frac{92.0 + 93.5 + 93.3 + 94.8}{4} = 93.4'$$
 AVERAGE NATURAL GRADE (A.N.G.) = ELEV. 93.4'
 TOP OF PROPOSED DWELLING = ELEV. 122.8'
 HEIGHT OF BUILDING (T.O.F. TO ROOF) = 28.9'
 HEIGHT OF PROPOSED BUILDING ABOVE A.N.G. = 29.5'

GENERAL NOTES:

1. NONE OF THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF A FEMA FLOOD HAZARD ZONE AS SHOWN ON PANEL NO. 220010007A, EFFECTIVE DATE JULY 16, 2014.
2. THE SITE IS NOT LOCATED WITHIN A ZONE II AREA.
3. VERTICAL DATUM IS ASSUMED.
4. ALL WORK SHALL CONFORM TO THE TOWN OF DENNIS AND THE COMMONWEALTH OF MASSACHUSETTS CONSTRUCTION STANDARDS AND REGULATIONS.
5. ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHALL BE FIELD VERIFIED. DIGGAGE AND LOCAL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO ANY EXCAVATION OCCURRING.
6. NO PRIVATE WATER SUPPLY WELLS EXIST WITHIN 100' OF THE PROPOSED SYSTEM.
7. ELECTRIC SERVICE INSTALLATION SHALL BE COORDINATED WITH EVERSOURCE AND OWNER OR THE OWNER'S CONTRACTOR.
8. TELEPHONE AND CABLE SERVICE LOCATION AND CONNECTION DETAILS SHALL BE COORDINATED WITH VERIZON, COMCAST AND THE OWNER OR OWNER'S CONTRACTOR.
9. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITY SEPARATION MEET CODES AND THE REQUIREMENTS OF THOSE UTILITY COMPANIES HAVING JURISDICTION.
10. WATER SERVICE CONNECTIONS SHALL BE COORDINATED BETWEEN THE TOWN OF DENNIS WATER DEPARTMENT AND THE OWNER OR CONTRACTOR.
11. EXISTING CONDITIONS SURVEY PERFORMED BY PAUL E. SWEETSER, P.L.S., JULY 2025

REQUESTED HEALTH DEPT VARIANCES:

- TOWN OF DENNIS SUBSURFACE DISPOSAL OF SEWAGE REGULATIONS - SECTION (14) B
- A VARIANCE IS REQUESTED FROM THE BOARD OF HEALTH WHEN NEW CONSTRUCTION OR ADDITIONS/ALTERATIONS OF HABITABLE SPACE IS PROPOSED IN AN ENVIRONMENTALLY SENSITIVE AREA AS DEFINED IN REGULATION 9.3A

LEGEND

- 104 — PROPERTY LINE
- 104 — EXISTING CONTOUR
- 104 — PROPOSED CONTOUR
- 104 — EXISTING FENCE
- 104 — EXISTING OVERHEAD UTILITIES
- 104 — EXISTING WATER LINE
- 104 — PROPOSED WATER LINE
- 104 — PROPOSED GAS LINE
- 104 — PROPOSED POWER/TELECOM
- TP-1 LOCATION OF TEST PIT/PERC TEST
- 99.76 X EXISTING SPOT ELEVATION
- 104 — EXISTING FIRE HYDRANT
- UP-O EXISTING UTILITY POLE
- SH BULKHEAD
- 101.50 PROPOSED SPOT GRADE

SITE INFORMATION

ADDRESS: 46 SCARSDALE ROAD, DENNIS MA 02638
 ASSESSORS MAP/LOT: 385/12
 DEED BOOK/PAGE: 37067/95
 PLAN BOOK/PAGE: 320/9

ZONING REQUIREMENTS

ZONING DISTRICT: R-40	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	18,838 SF	18,838 SF
MINIMUM FRONTAGE	100'	150.55'	150.55'
MINIMUM FRONT YARD SETBACK	25'	31.87'	28.0'
MINIMUM SIDE YARD SETBACK	15'	(0)28.34'/(1)74.73'	(0)65.3'/(1)33.5'
MINIMUM REAR YARD SETBACK	25'	38.37'	34.0'
MAXIMUM PERCENT TOTAL BLDG COVERAGE *	13%	5.18%	14.08%
MAXIMUM HEIGHT	35'		28.5'

* BUILDING COVERAGE MEASURED TO THE DRILLPILE

AREA COVERAGE SCHEDULE

ALL AREAS ARE CALCULATED BETWEEN THE 50 AND 100-FOOT BUFFERS
 EXISTING DWELLING AND SHED = 1,105 S.F.
 EXISTING GRAVEL DRIVEWAY = 886 S.F.
 PROPOSED DWELLING = 1,334 S.F.

NOTE: NO IMPERVIOUS AREAS WITHIN THE 50-FOOT BUFFER ARE EXISTING OR PROPOSED



AJM
 SITE DESIGN, LLC
 Residential Site Design and Permitting

4 CRESTVIEW DRIVE
 EAST SANDWICH, MA 02537
 PHONE: (508) 400-3465

LOCATION: 46 SCARSDALE ROAD, DENNIS, MA 02638
CLIENT: ARI AND DEBRA KOUFOS, 5 BELLEVUE TERRACE, WATERTOWN, MA 02472
DRAWING TITLE: EXISTING AND PROPOSED SITE PLAN
SCALE: 1"=20' **DATE:** 8/10/2025 **DRAWING NO.:** 1 of 2

REVISIONS		
NO.	DATE	DESCRIPTION
1	9/12/2025	REVISED HOUSE LAYOUT AND SEPTIC DESIGN

SITE INFORMATION

ADDRESS: 46 SCARSDALE ROAD, DENNIS MA 02638
ASSESSORS MAP/LOT: 385/12
DEED BOOK/PAGE: 37067/95
PLAN BOOK/PAGE: 320/9

ZONING REQUIREMENTS

ZONING DISTRICT: R-40	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
MINIMUM LOT AREA	40,000 SF	19,938 SF	19,938 SF
MINIMUM FRONTAGE	100'	150.55'	150.55'
MINIMUM FRONT YARD SETBACK	25'	31.67'±	28.0'±
MINIMUM SIDE YARD SETBACK	15'	(R)58.34'±/(L)74.73'±	(R)65.3'±/(L)33.5'±
MINIMUM REAR YARD SETBACK	25'	38.37'±	34.0'±
MAXIMUM PERCENT TOTAL BLDG COVERAGE *	15%	5.1%±	14.0%±
MAXIMUM HEIGHT	35'		29.5'±

* BUILDING COVERAGE MEASURED TO THE DRIPLINE

AREA COVERAGE SCHEDULE

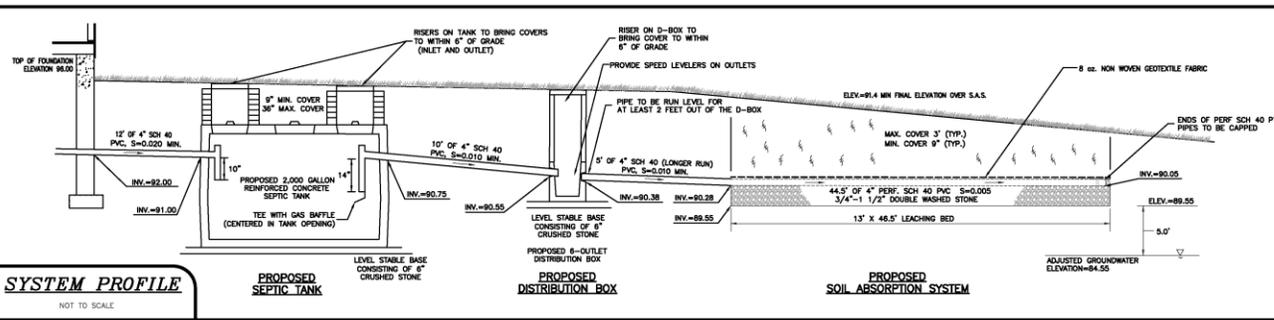
ALL AREAS ARE CALCULATED BETWEEN THE 50 AND 100-FOOT BUFFERS

EXISTING DWELLING AND SHED = 1,105 S.F.

EXISTING GRAVEL DRIVEWAY = 886 S.F.

PROPOSED DWELLING = 1,334 S.F.

NOTE: NO IMPERVIOUS AREAS WITHIN THE 50-FOOT BUFFER ARE EXISTING OR PROPOSED



DESIGN CALCULATIONS

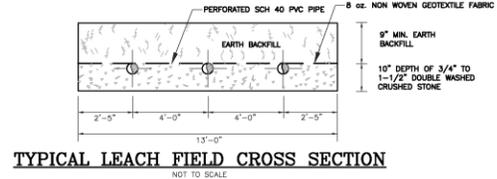
DESIGN FLOW
110 GALLONS/DAY/BEDROOM X 4 BEDROOMS = 440 GALLONS/DAY

TANK CAPACITY
4000 DAILY FLOW = 1,880 GALLONS; USE 2,000 GALLON TANK

REQUIRED LEACHING CAPACITY
DESIGN PERC RATE = < 2 MIN/INCH
440 GPD / 0.78 GALLONS PER DAY PER SQ. FT. = 594.59 SQ. FT.

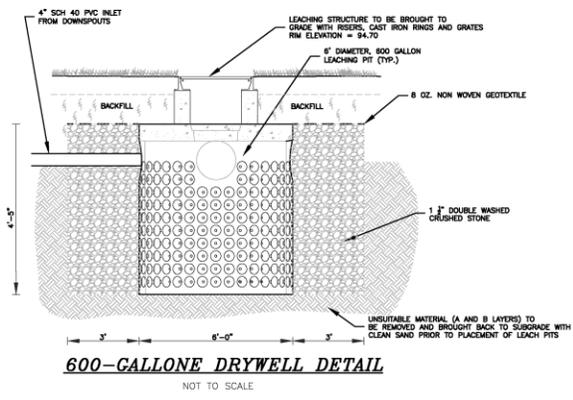
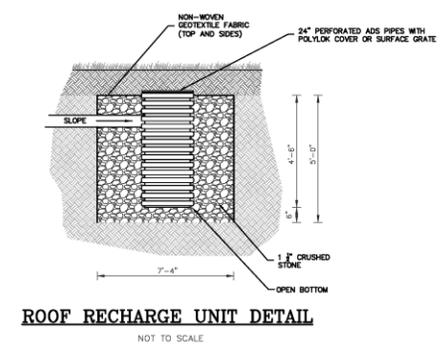
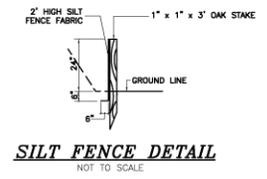
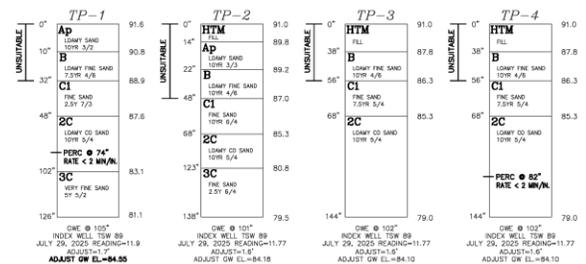
PROVIDED LEACHING CAPACITY
BOTTOM AREA = 13.00' X 46.50' = 604.50 SQ. FT. ✓

PROVIDED FLOW CAPACITY = 447.33 GPD ✓



REQUIRED TOWN OF DENNIS HEALTH DEPT INSPECTIONS

INSPECTION OF UNSUITABLE MATERIAL REMOVAL
VERIFICATION OF SOIL CONDITIONS AND/OR GROUNDWATER ELEVATION
VERIFICATIONS OF CESSPOOL/LEACHPIT ABANDONMENT/REMOVAL
INSPECTION OF FLOW BARRIER INSTALLATION
INSPECTION OF 1" - 1 1/2" STONE PRIOR TO PLACEMENT
FINAL INSPECTION OF ALL COMPONENTS PRIOR TO BACKFILL
FINAL GRADING INSPECTION



AJ SITE DESIGN, LLC
Residential Site Design and Permitting

4 CRESTVIEW DRIVE
EAST SANDWICH, MA 02537
PHONE: (508) 400-2365

LOCATION: 46 SCARSDALE ROAD DENNIS, MA 02638

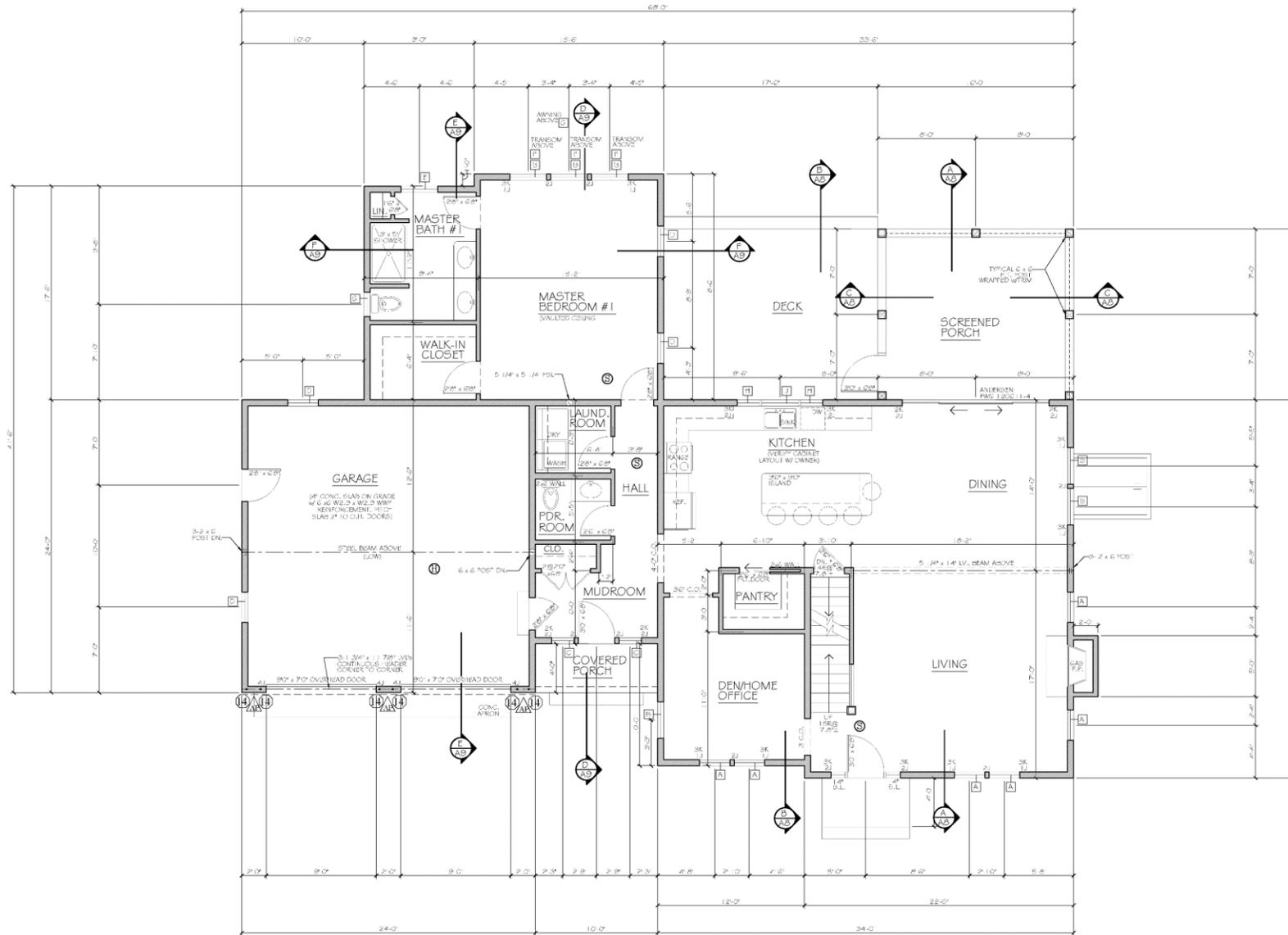
CLIENT: ARI AND DEBRA KOUFOS 5 BELLEVUE TERRACE WATERTOWN, MA 02472

DRAWING TITLE: DETAIL SHEET

SCALE: 1"=20' DATE: 8/10/2025 DRAWING NO. 1 OF 2

REVISIONS

NO.	DATE	DESCRIPTION
1	9/12/2025	REVISED HOUSE LAYOUT AND SEPTIC DESIGN



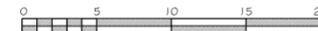
FIRST FLOOR PLAN

FIRST FLOOR = 1736 S.F.
 SECOND FLOOR = 1371 S.F.
 GARAGE = 576 S.F.

Ⓢ SMOKE/CARBON MONOXIDE DETECTORS
 Ⓜ HEAT DETECTOR

GENERAL NOTES:

- CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS & DIMENSIONS IN THE FIELD
- CONTRACTOR TO VERIFY MATERIALS, DETAILS & FINISHES IN THE FIELD WITH OWNER
- ROUGH OPENING HEAD HEIGHT OF WINDOWS AT FIRST FLOOR TO BE 6'-11" ABOVE SUIR FLOOR.
- ALL WORK SHALL CONFORM TO THE MASSACHUSETTS STATE BUILDING CODE AND ALL OTHER APPLICABLE LOCAL CODES.
- ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS IN THE NOTES, DIMENSIONS, AND/OR DRAWINGS CONTAINED ON THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROCEEDING WITH CONSTRUCTION CONSTITUTES ACCEPTANCE OF THESE DOCUMENTS AND ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS BECOME THE RESPONSIBILITY OF THE BUILDING CONTRACTOR.



DESIGNED/DRAWN BY:
 MOORE HOME DESIGN
 COMPANY OF CAPE COD, LLC
 P.O. BOX 2124 949 ROUTE 137
 BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
ARI KOUFOS
 46 SCARSDALE RD, DENNIS, MA

NOTE:
 THE PLANS SHOWN ARE THE SOLE PROPERTY OF THE DESIGNER AND CAN NOT BE COPIED, REPRODUCED AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER

SCALE :
 1/4" = 1'-0"

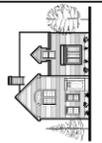
DRAWN BY
 T.A.M.

DATE :
 9/23/2025

PROJ. NO.
 2025-37

DWG. NO.:

A1



DESIGNED/DRAWN BY:
 MOORE HOME DESIGN
 COMPANY OF CAPE COD, LLC
 P.O. BOX 2124 949 ROUTE 137
 BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
ARI KOUFOS
 46 SCARSDALE RD, DENNIS, MA

NOTE:
 THE PLANS SHOWN ARE
 THE SOLE PROPERTY OF
 THE DESIGNER AND CAN
 NOT BE COPIED,
 REPRODUCED AND/OR
 ALTERED WITHOUT THE
 EXPRESS WRITTEN
 CONSENT OF THE
 DESIGNER.

SCALE :
 1/4" = 1'-0"

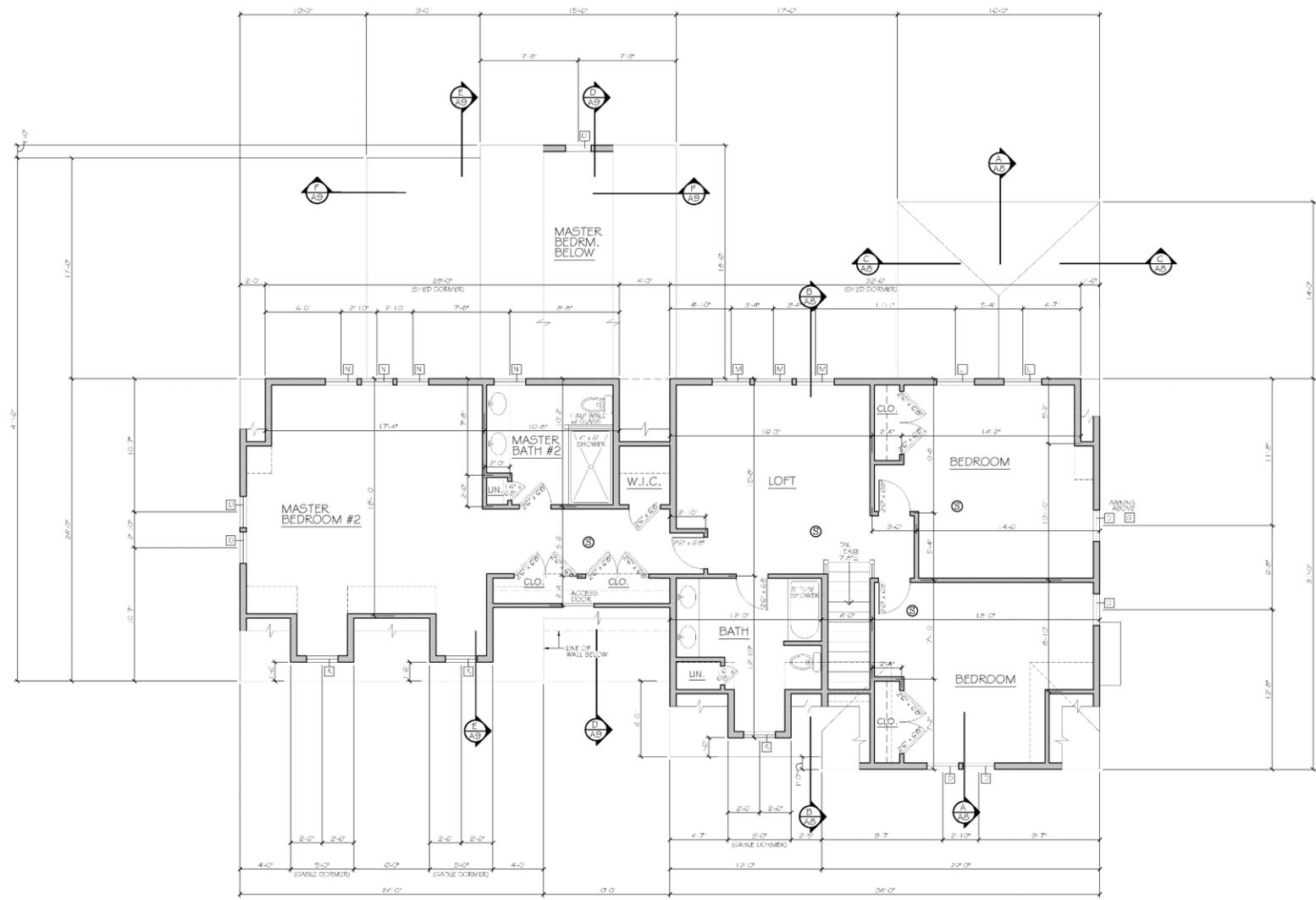
DRAWN BY
 TAM/STM

DATE :
 9/23/2025

PROJ. NO.
 2025-37

DWG. NO.:

A2



SECOND FLOOR PLAN

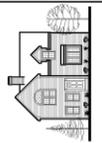
Ⓢ SMOKE/CARBON MONOXIDE DETECTORS

WINDOW SCHEDULE		
TYPE	MANUFACTURER'S UNIT	ROUGH OPENING
A	ANDERSEN TW 2452	2'-6" 1/8" x 5'-4" 7/8"
B	" " TW 21052	3'-0" 1/8" x 5'-4" 7/8"
C	" " TW 1846	1'-10" 1/8" x 4'-8" 7/8"
D	" " TW 2446	2'-6" 1/8" x 4'-8" 7/8"
E	" " TW 24310	2'-6" 1/8" x 4'-0" 7/8"
F	" " TWT 210111	3'-0" 1/8" x 2'-1" 7/8"
G	" " A 21	2'-0" 5/8" x 2'-0" 5/8"

WINDOW SCHEDULE		
TYPE	MANUFACTURER'S UNIT	ROUGH OPENING
H	" " C 135	2'-0" 5/8" x 3'-5" 3/8"
J	" " P 3035	3'-0" 1/2" x 3'-5" 5/8"
K	" " TW 2436	2'-6" 1/8" x 3'-8" 7/8"
L	" " TW 21310	3'-0" 1/8" x 4'-0" 7/8"
M	" " TW 2104G	3'-0" 1/8" x 4'-8" 7/8"
N	" " AW 251	2'-4" 7/8" x 2'-4" 7/8"

NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES AND SIZES OF NEW WINDOWS WITH OWNER AND ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO ORDERING OF WINDOWS





DESIGNED/DRAWN BY:
 MOORE HOME DESIGN
 COMPANY OF CAPE COD, LLC
 P.O. BOX 2124 949 ROUTE 137
 BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
 ARI KOUFOS
 46 SCARSDALE RD, DENNIS, MA

NOTE:
 THE PLANS SHOWN ARE
 THE SOLE PROPERTY OF
 THE DESIGNER AND CAN
 NOT BE COPIED,
 REPRODUCED AND/OR
 ALTERED WITHOUT THE
 EXPRESS WRITTEN
 CONSENT OF THE
 DESIGNER.

SCALE :
 1/4" = 1'-0"

DRAWN BY
 TAM/STM

DATE :
 9/23/2025

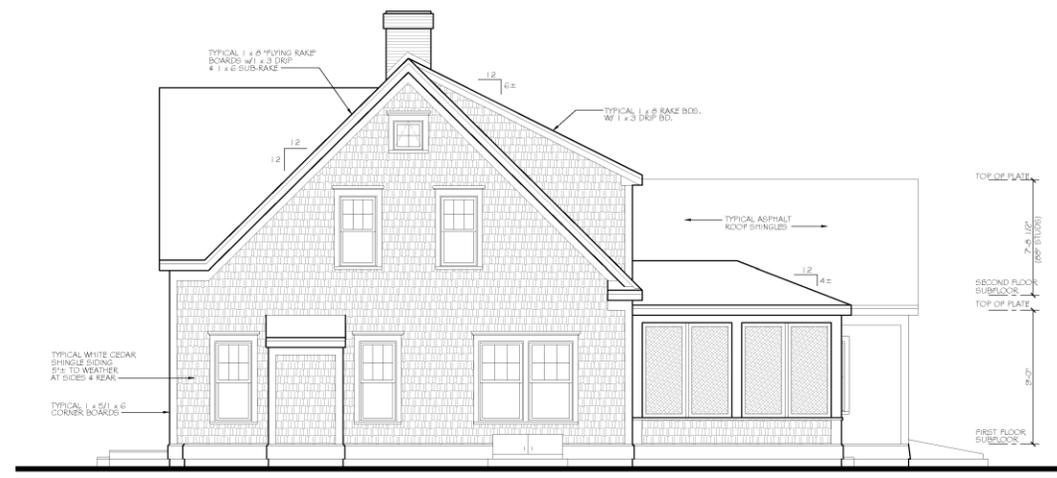
PROJ. NO.
 2025-37

DWG. NO.:

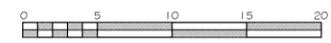
A3

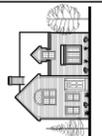


FRONT ELEVATION



RIGHT SIDE ELEVATION

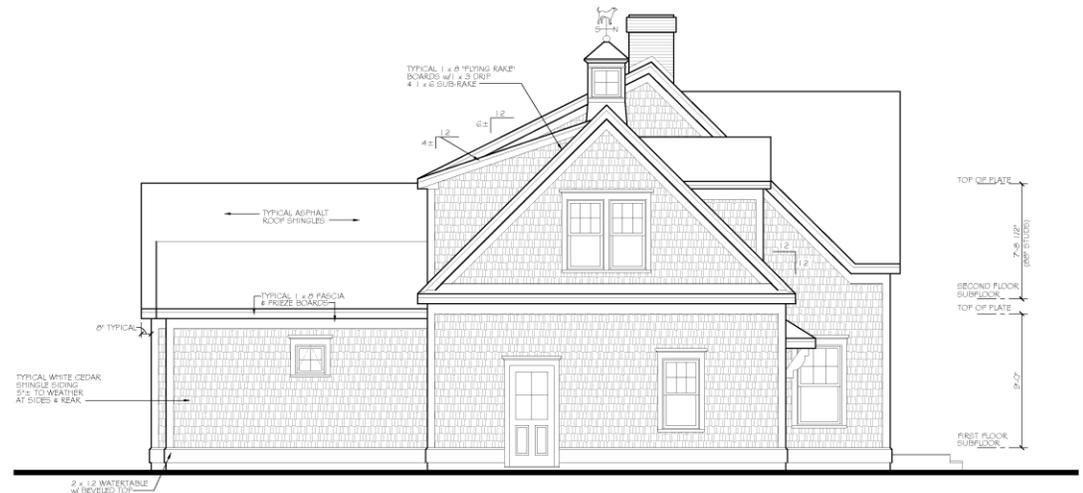




DESIGNED/DRAWN BY:
 MOORE HOME DESIGN
 COMPANY OF CAPE COD, LLC
 P.O. BOX 2124 949 ROUTE 137
 BREWSTER, MA. (508) 896-6403



REAR ELEVATION



LEFT SIDE ELEVATION

NEW HOUSE FOR:

ARI KOUFOS
 46 SCARSDALE RD, DENNIS, MA

NOTE:
 THE PLANS SHOWN ARE THE SOLE PROPERTY OF THE DESIGNER AND CAN NOT BE COPIED, REPRODUCED AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER.

SCALE :
 1/4" = 1'-0"

DRAWN BY
 TAM/STM

DATE :
 9/23/2025

PROJ. NO.
 2025-37

DWG. NO.:

A4





DESIGNED/DRAWN BY:
 MOORE HOME DESIGN
 COMPANY OF CAPE COD, LLC
 P.O. BOX 2124 949 ROUTE 137
 BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
ARI KOUFOS
 46 SCARSDALE RD, DENNIS, MA

NOTE:
 THE PLANS SHOWN ARE THE SOLE PROPERTY OF THE DESIGNER AND CAN NOT BE COPIED, REPRODUCED AND/OR ALTERED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER.

SCALE :
 1/4" = 1'-0"

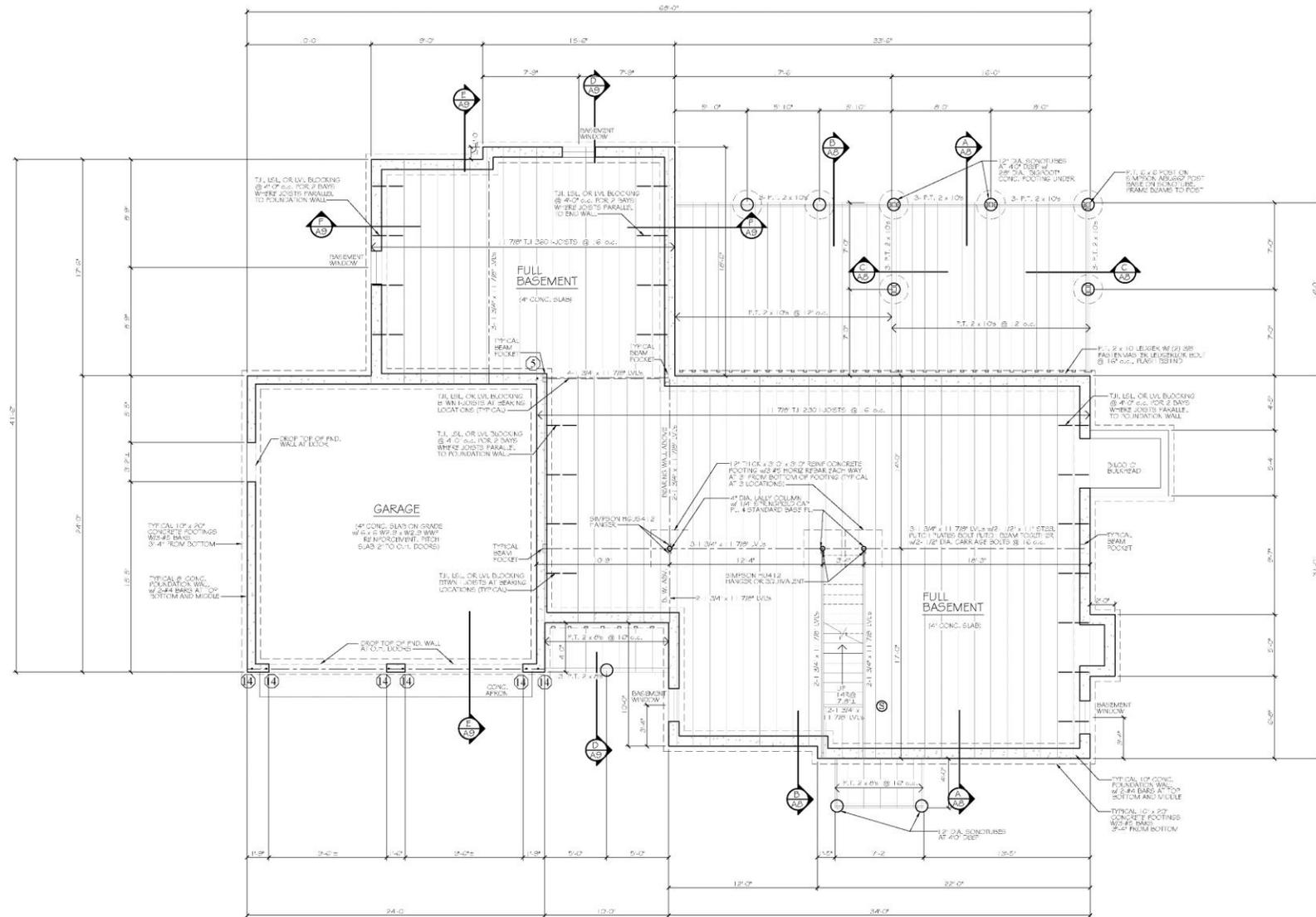
DRAWN BY
 TAM/STM

DATE :
 9/23/2025

PROJ. NO.
 2025-37

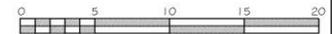
DWG. NO.:

A5



FOUNDATION PLAN

- NOTE 1: FOUNDATION CONTRACTOR TO PROVIDE SFP, R.A. ANCHOR BOLTS AT 1'-0" WITH MINIMUM EMBEDMENT OF 7" IN 10 CONCRETE. ALL SFP PARTS TO BE CONNECTED USING 3/8" x 14 SQUARE PLATE WASHERS.
- NOTE 2: AT WINDOW/DOOR OPENINGS IN FOUNDATION WALL, RIMBOARD TO BE CONTIGUOUS OVER OPENINGS, HANG FLOOR JOISTS TO RIMBOARD.
- NOTE 3: PROVIDE SQUARE BLOCKS IN THE FLOOR BOX BELOW POSTS, TYP.
- NOTE 4: PROVIDE 2 DAYS OF T.I. LVL, OR L.S.L. BLOCKING @ 4'-0" o.c. WHERE JOISTS RUN PARALLEL TO FOUNDATION WALL, TYP.
- NOTE 5: AT DECK PROVIDE DECK LATERAL LOAD CONNECT ON PER 2015 IN INTERNATIONAL RESIDENTIAL CODE.
- NOTE 6: WHERE FLOOR JOISTS BEAR ON A 2X6/2X8 BEAM PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS.



Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-25-53

DATE OF REFERRAL:
September 16, 2025

FEES PAID:
\$50.00

OWNERS NAME: ARI KOUFOS

PROPERTY ADDRESS OF WORK: 46 SCARSDALE ROAD, DENNIS, MA, 02638

MAP & PARCEL: 385-12-0

DETERMINATION OF REFERRAL: Special Permit required per 2.4.1.2 (C.2) for the voluntary building demolition and reconstruction on a non-conforming lot.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
RAZE AND REPLACE EXISTING SINGLE FAMILY DWELLING WITH NEW SINGLE FAMILY DWELLING

MOORE HOME DESIGN COMPANY OF CAPE COD

PO BOX 2124
949 ROUTE 137
BREWSTER, MA 02631

PHONE: 508-896-6403
www.tom@moorehdc.com

September 24, 2025

Town of Dennis
Zoning Board of Appeals
Dennis, MA 02638

RE: Ari Koufos
46 Scarsdale Road
Dennis, MA

Dear Board of Appeals Members,

Under Section 2.4.1.2. (c.2) Non-conforming Conditions, of the Town of Dennis Zoning by-Law, we are respectfully requesting a Special Permit for the raze and replace of the pre-existing non-conforming single family dwelling at 46 Scarsdale Road in Dennis, MA., with a new conforming single family dwelling.

The project consists of the demolition of the existing single family dwelling and building a single family dwelling in an expanded footprint.

This existing house/property is non-conforming for the following reasons:

- 1.) The lot has 19,938 s.f. where 40,000 s.f. is required.

The proposed new single family dwelling will conform to all setbacks, lot coverage and building height regulations of the Town of Dennis Zoning By-Law.

It is our belief that the project as presented will not create nuisance, hazard or congestion, or other significant harm to the neighborhood, nor cause derogation from the general purpose, and intent of the Town of Dennis Zoning By-Law. We believe that the project as presented meets the criteria as set forth by the Town of Dennis Zoning By-Laws Section 1.4.2.1.

- a.) The use is allowed by special permit in the district in which proposed, pursuant to 2.2.2 – Use Regulations Schedule;

The site is used for residential purposes and will continue to be used as such.

- b.) Suitability of the site for the proposed use in light of the applicable district intent, as provided in 2.1.5;

Residential uses are allowed within this district.

- c.) Adequacy of management of traffic flow within the site as well as in relation to adjoining streets and properties, so as to minimize unsafe or harmful impacts of the use;

The proposed construction will not increase traffic to the site.

- d.) Compatibility of the proposed use with surrounding land uses, so as to minimize harmful impact or conflict with existing desirable neighborhood character, including views, vistas and other aesthetic values;

The site will continue to be used in a fashion similar to that of other properties and its historical use and will not harm any views or vistas.

- e.) Adequacy of provision of utilities and other necessary or desirable public services;

The project will not increase the need for utilities or other public services.

- f.) Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and neighborhoods; and

The project will not generate light, noise, litter, odor or other sources of nuisance.

- g.) Adequacy of protection from degradation and alteration of the natural environment, including but not limited to slopes and other topographical features, vegetation, wetland, groundwater and water bodies and wildlife habitat.

The project will not degrade the natural environment.

We also have met the criteria of section 2.4.1.2.D.

- 1.) The creation of any new non-conformity where no non-conformity currently exists.

-No new non-conformity has been created.
- 2.) The increase in that portion of the floor space that is non-conforming by more than forty percent (40%) within any ten-year time period.

-The existing house and proposed house conform to setbacks, and do not have any nonconforming area.
- 3.) The addition of floor space to a lawfully pre-existing non-conforming structure on a site that exceeds fifteen percent (15%) lot coverage restrictions. If said addition would exceed a floor space to lot area of thirty percent (30%) excluding basement and uncovered porch/deck.

- The proposed house is under the 15% lot coverage restriction. The proposed lot coverage is 14.0%.
- 4.) The increase in the intensity of setback non-conformity by further encroaching into a setback area than currently exists.

-The proposed new house will not encroach into any required setbacks.

In conclusion, we look forward to presenting this application for Special Permit at your next available hearing.

Sincerely
Thomas A. Moore
Moore Home Design Company of Cape Cod