

Ryder & Wilcox

SURVEYING · ENGINEERING
HOME PLANNING & DESIGN

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October 21, 2025

Zoning Board of Appeals
Town of Dennis
685 Route 134
S. Dennis, MA 02660

RE: 7 Allain Way (Map 81, Pcl. 1)

Dear Board Members,

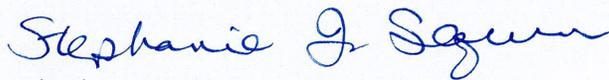
On behalf of Deborah Gustafson, owner of subject property, please reserve time on the November 24, 2025 Zoning Board of Appeals hearing to consider a request for a Special Permit. The Special Permit is being requested to allow the construction of a second-story addition to the existing dwelling.

The original one-story dwelling was constructed in 1969. An addition was constructed in 2003. A proposed second-story addition and alterations to the existing dwelling is currently planned. A new bedroom and bathroom will be on the second floor. An existing bedroom will become an office with a 6' opening to a hallway and staircases to access the second floor and basement. A second-story deck above the existing first floor deck and exterior stairs are also proposed.

The existing dwelling is nonconforming in that it is only 10.4' from the rear lot line where 25' minimum is required. The proposed second-story addition will be approximately 13.0' from the rear lot line; the proposed second-story deck and exterior stairs will be approximately 10.9' from the rear property line.

I have provided a Site Plan, existing and proposed floor plans, and photos of the property. Please feel free to contact this office if you have any questions or need additional information.

Very truly yours,



Stephanie J. Sequin, P.E.

cc: Gustafson
#13543