

# 7 ALLAIN WAY, WD (ZBAS-25-55): Deborah S Gustafson, P.O. Box 214, West Dennis, MA (02670) C/O Stephanie Sequin of Ryder Wilcox Surveying is seeking a Special Permit to construct a second story addition of a non-conforming structure on a non-conforming lot. Located on a property located in the R-40 Zoning District, in an AE Flood zone at 7 Allain Way, West Dennis

(Assessor's Map 81, Parcel 1).

Owner:

Parcel ID:

Address:   Clear

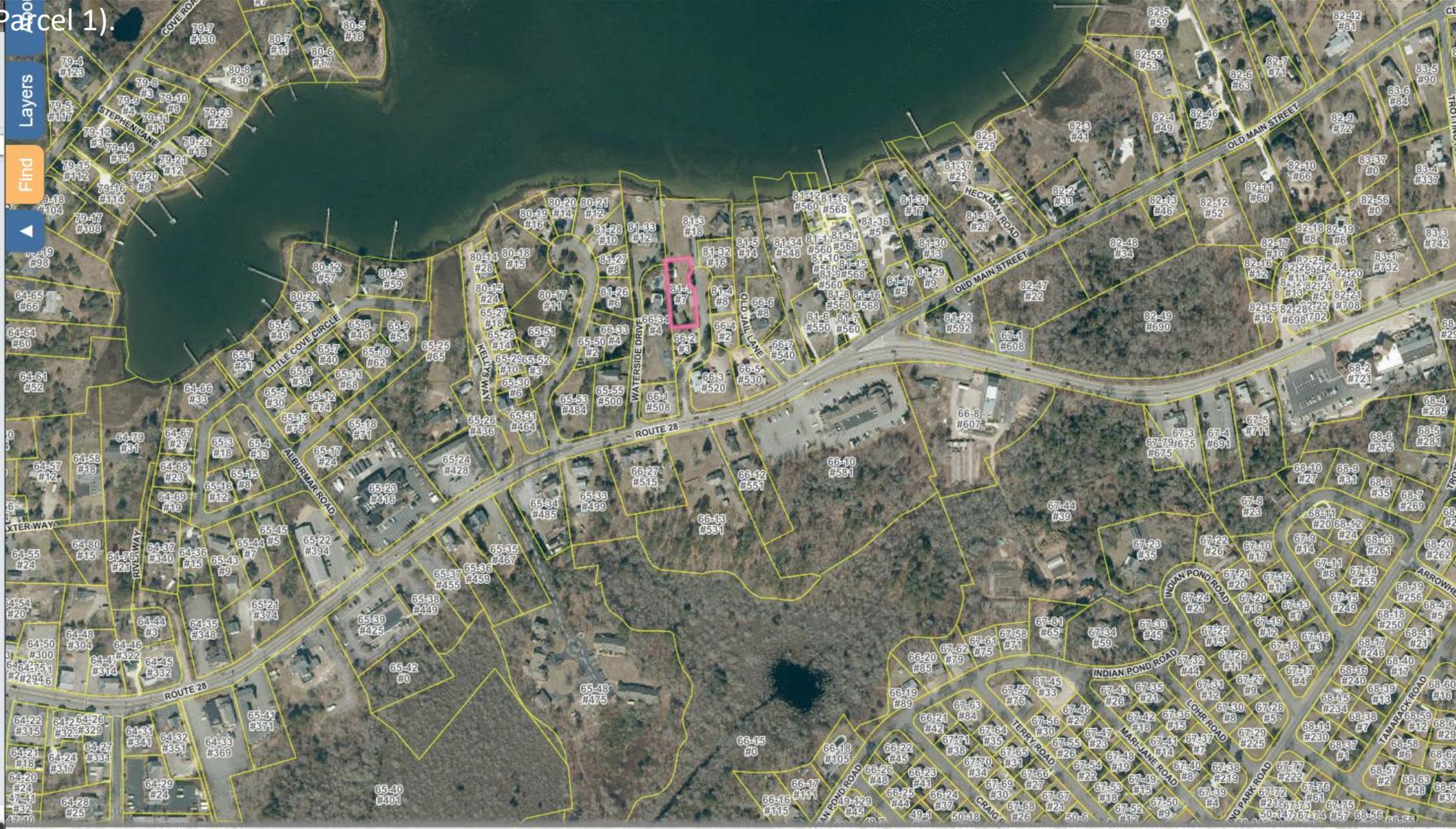
Condo/Cottage Colony:

## Results Summary

| Parcel ID | Address      | Village | Owner       |
|-----------|--------------|---------|-------------|
| 81-1-0    | 7 ALLAIN WAY | WD      | GUSTAFSON D |

## Detail Information Zoom To

|                         |                     |
|-------------------------|---------------------|
| CAMA ID                 | 81-1-0              |
| MapPar                  | 81-1                |
| Key                     | 6276                |
| Fiscal Year             | 2026                |
| Extension               | 0                   |
| Address                 | 7 ALLAIN WAY        |
| Village                 | WD                  |
| Property Type           | R                   |
| Owner                   | GUSTAFSON DEBORAH S |
| Co-Owner                |                     |
| Owner Address           | P O BOX 214         |
| Owner City              | WEST DENNIS         |
| Owner State             | MA                  |
| Owner Zip               | 02670               |
| Owner Country           |                     |
| State Class #           | 1010                |
| State Class Desc        | SINGLE FAMILY       |
| Deed Date               | 05/13/19 00:00:00   |
| Book                    | N/A                 |
| Page                    | N/A                 |
| Certificate             | 219372              |
| Last Sale Price         | 0.0000              |
| Total Value             | \$965,600.00        |
| Land Value              | \$350,200.00        |
| Building Value          | \$612,100.00        |
| Detached Building Value | \$3,300.00          |
| Acres                   | 0.35                |
| Prev Year Total Value   | \$940,200.00        |



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**Owner:**

**Parcel ID:**

**Address:**   Clear

**Condo/Cottage Colony:**

**Results Summary**

**Parcels**

| Parcel ID | Address      | Village | Owner       |
|-----------|--------------|---------|-------------|
| 81-1-0    | 7 ALLAIN WAY | WD      | GUSTAFSON D |

**Detail Information** Zoom To

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| Property Card           | PK Field Card       |



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**Labels**

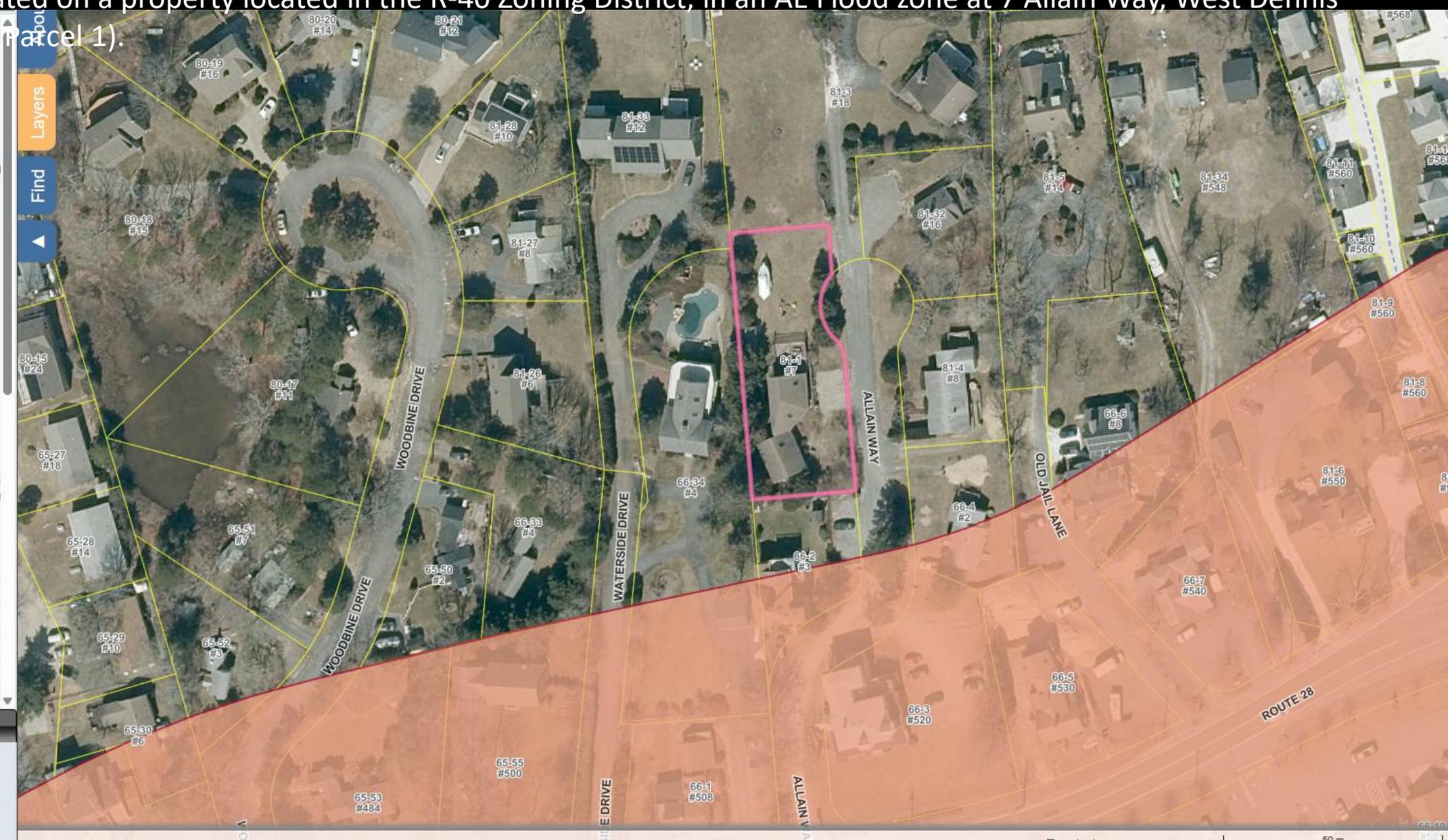
- Boundaries
- Places of Interest
- Assessors Maps
- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)

**Zoning**

- Zoning (2025)
  - Residential 40
  - Residential 60
  - General Commercial I
  - General Commercial II
  - General Commercial III
  - Limited Business
  - Extensive Business
  - Industrial
  - Resort Residential
  - Seasonal Resort Community
  - Hotel Resort District
  - Dennis Port Village Center Area A
  - Dennis Port Village Center Area B
  - West Dennis Village Center District
  - West Dennis Village Center Support Dist
  - West Dennis Marine Open Space District
  - West Dennis Mixed Use Marine District
  - West Dennis Residential-Commercial
  - Quivet Neck-Crowes Pasture Resource Protection District
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH

**Base Maps**

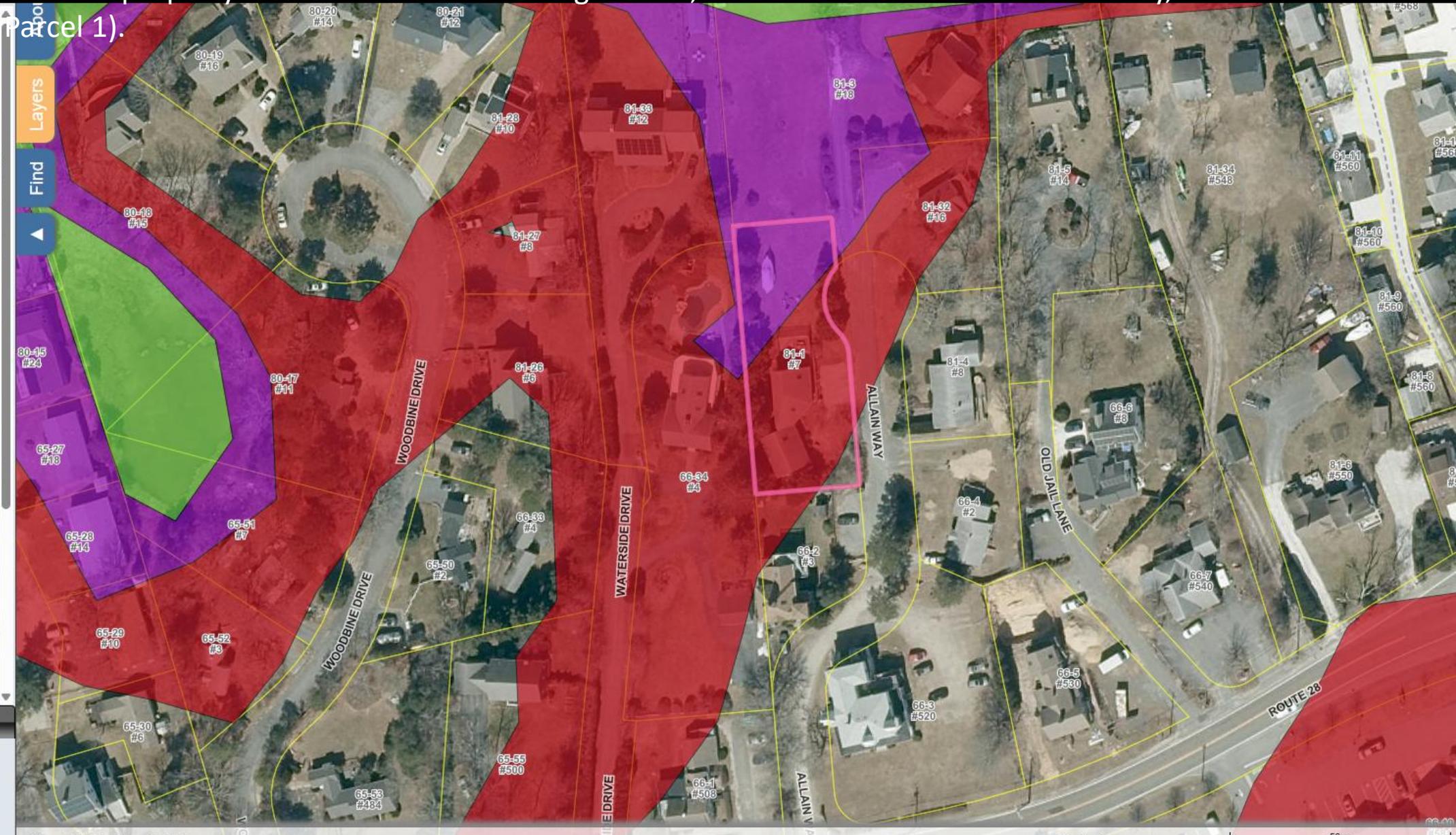
- 2023 MassGIS Orthos
- 2021 MassGIS Orthos
- 2019 MassGIS Orthos
- Google Hybrid Map
- Base Map (2025)



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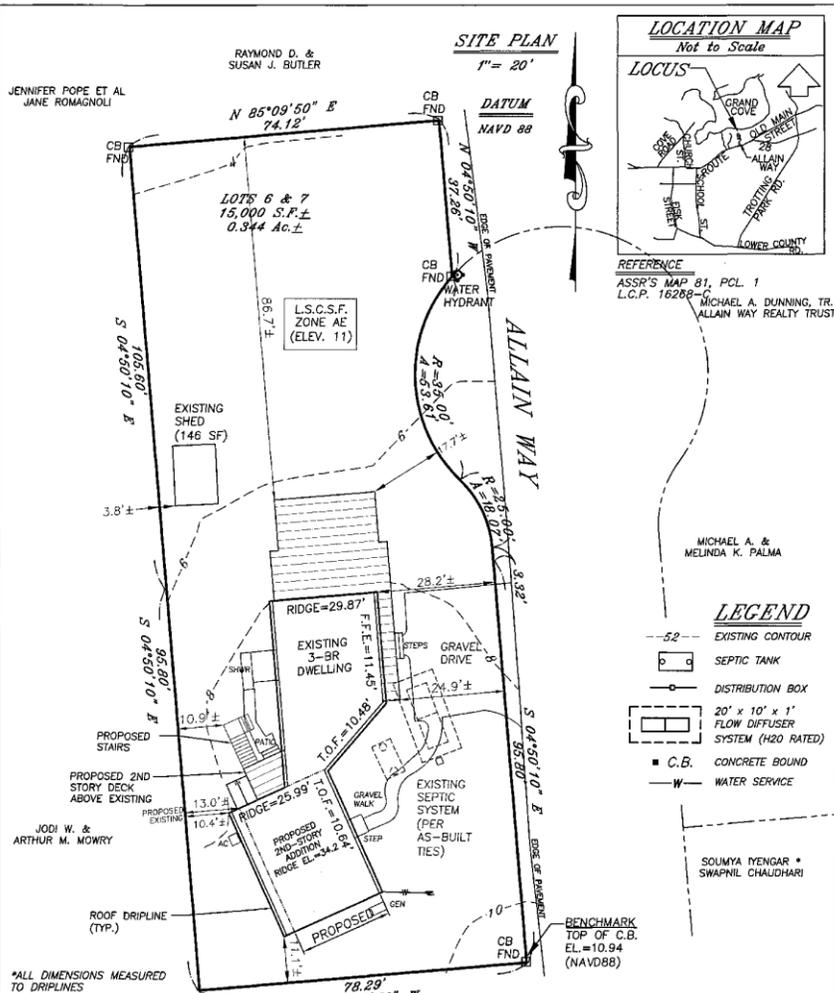
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- Places of Interest
- Assessors Maps
- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH**
  - Category 1
  - Category 2
  - Category 3
- FEMA Flood Zones
- 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 (2025, draft)
  - Town Beach / Recreation
- Base Maps
  - 2023 MassGIS Orthos**
  - 2021 MassGIS Orthos
  - 2019 MassGIS Orthos
  - Google Hybrid Map
  - Base Map (2025)









\*ALL DIMENSIONS MEASURED TO DRIPLINES

| ZONING COMPLIANCE TABLE<br>ZONING DISTRICT: R40 |                          |                     |                     |
|---|--------------------------|---------------------|---------------------|
|   | REQUIRED                 | EXISTING*           | PROPOSED            |
| LOT AREA  | 40,000 S.F.              | 15,000 S.F.         | 15,000 S.F.         |
| FRONTAGE  | 50'                      | 170.80'             | 170.80'             |
| LOT WIDTH                                       | 100'                     | 201'±               | 201'±               |
| REQUIRED SETBACKS:                              |                          |                     |                     |
| FRONT   | 25'                      | 17.7'               | 17.7'               |
| SIDE  | 15'                      | 11.1'               | 11.1'               |
| REAR  | 25'                      | 10.4'               | 10.4'               |
| BUILDING COVERAGE                               | 2,250 S.F.<br>15% (MAX.) | 1,829 SF<br>(12.2%) | 1,829 SF<br>(12.2%) |
| BUILDING HEIGHT                                 | 35'(MAX.)                | 18.9'               | 23.2'               |

BUILDING HEIGHT CALCULATIONS  
 PROPOSED RIDGE ELEV. = 34.2'  
 EXISTING FLOOD ELEVATION = 11.0'  
 HEIGHT = 23.2'

STEPHANIE R DEVITO (UNIT 1B)  
 JESSICA RUNYON (UNIT 2B)  
 CHRISTOPHER SMITH (UNIT 3B)

Professional Seal: **STEPHANIE R. DEVITO**, CIVIL ENGINEER, No. 37213, REGISTERED PROFESSIONAL ENGINEER, State of Massachusetts.

10/21/25

**SITE PLAN ~ PROPOSED ADDITION**

Prepared for: Deborah Gustafson  
 Location: 7 Allain Way - W. Dennis, MA

Ryder & Wilcox, Inc., P.E. & P.L.S.  
 3 Goddard Hill Rd.  
 P.O. Box 439  
 So. Orleans, MA, 02662  
 Tel.(508) 255-8312  
 Fax.(508) 240-2306

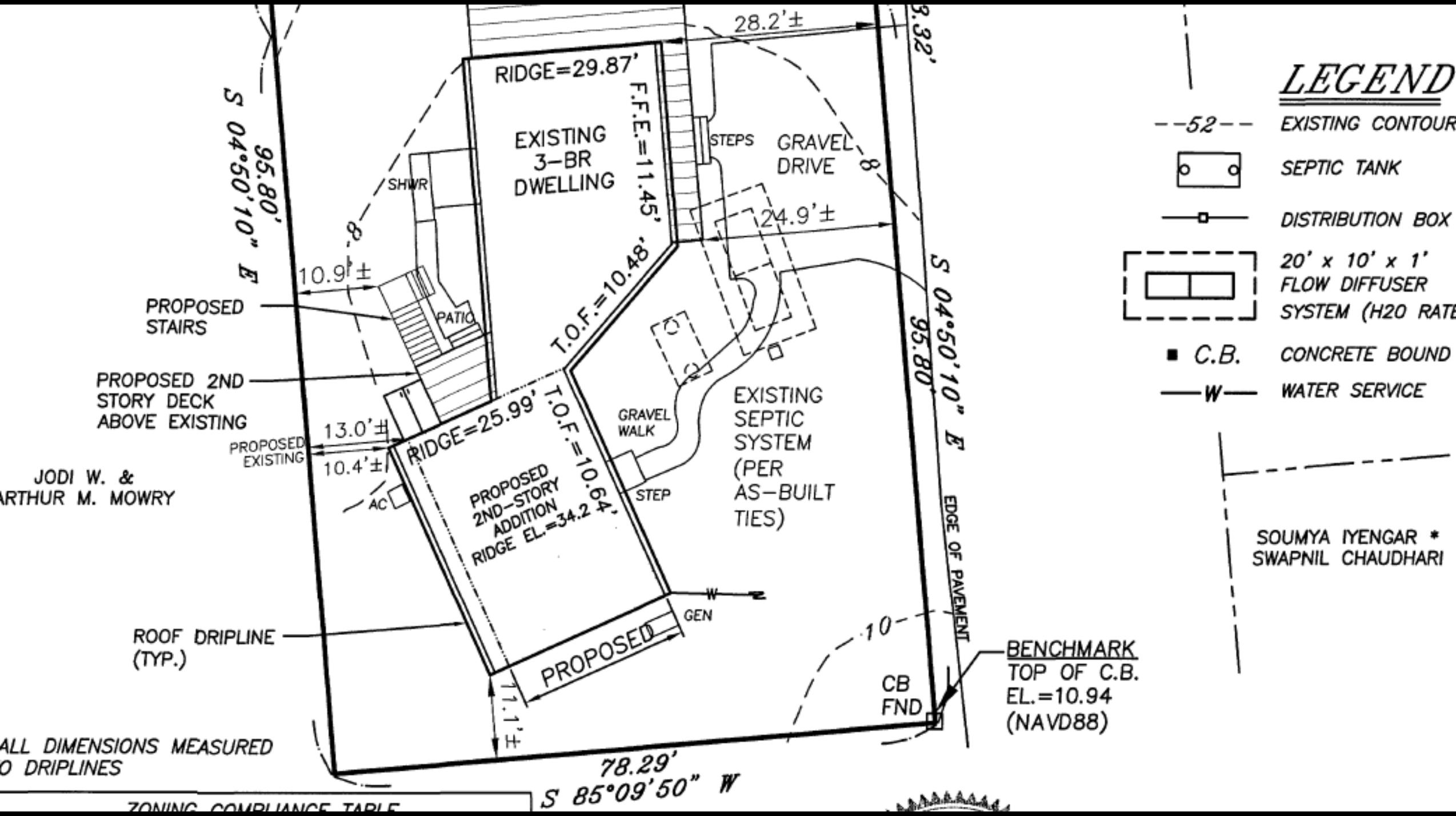
Scale: 1" = 20'  
 Drawn by GCE  
 Date - September 15, 2025  
 Rev. - 10/21/25 (Addn. dimens.)  
 Job No. 13534

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SURVEYING · ENGINEERING  
HOME PLANNING & DESIGN

3 GIDDIAH HILL ROAD · P.O. BOX 439  
SO. ORLEANS, MASSACHUSETTS 02662-0439  
TEL: 508.255.8312 FAX: 508.240.2306  
EMAIL: [info@ryder-wilcox.com](mailto:info@ryder-wilcox.com)

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

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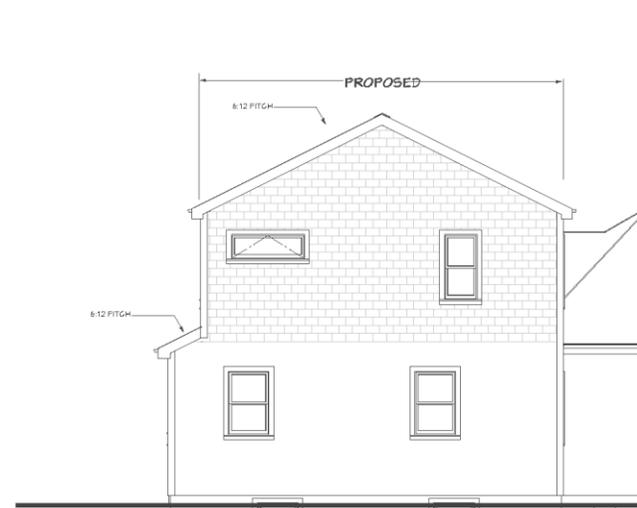
Very truly yours,



**FRONT ELEVATION** scale: 3/16=1-0



**REAR ELEVATION** scale: 1/8=1-0

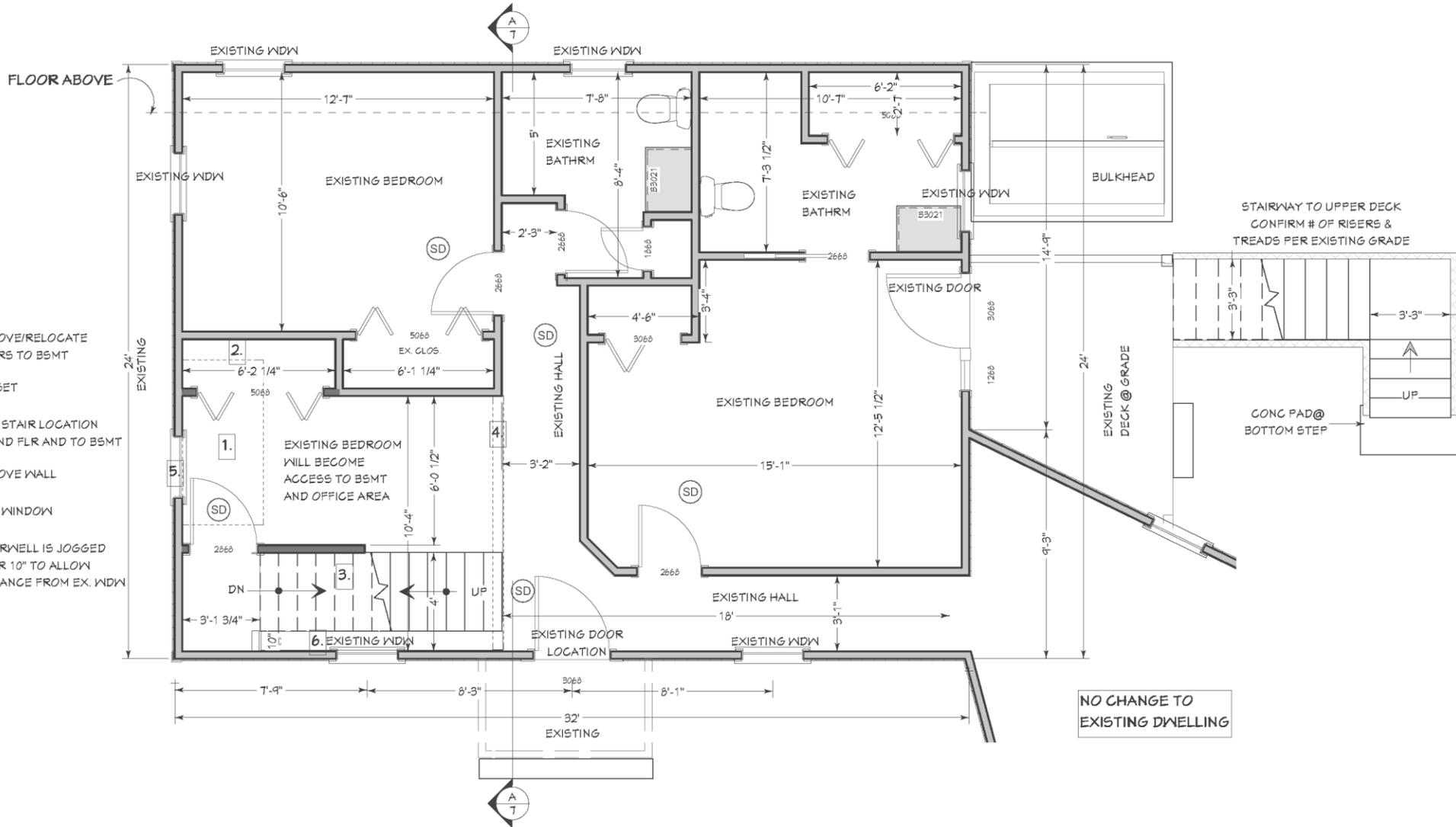


**LEFT SIDE ELEVATION** scale: 1/8=1-0

BETSY@BETSYLAUGHTON.COM  
Orleans MA  
508-272-5674

**DEBBIE GUSTAFSON**  
7 ALLAIN WAY  
WEST DENNIS MASS

Date:  
5-2-25  
Revisions:  
5-21-25  
6-12-25  
6-13-25  
9-3-25  
Revisions  
per ZBA:  
9-29-25  
10-15-25



- 1. REMOVE/RELOCATE STAIRS TO BSMT
- 2. CLOSET
- 3. NEW STAIR LOCATION TO 2ND FLR AND TO BSMT
- 4. REMOVE WALL
- 5. NEW WINDOW
- 6. STAIRWELL IS JOGGED OVER 10" TO ALLOW DISTANCE FROM EX. WDW

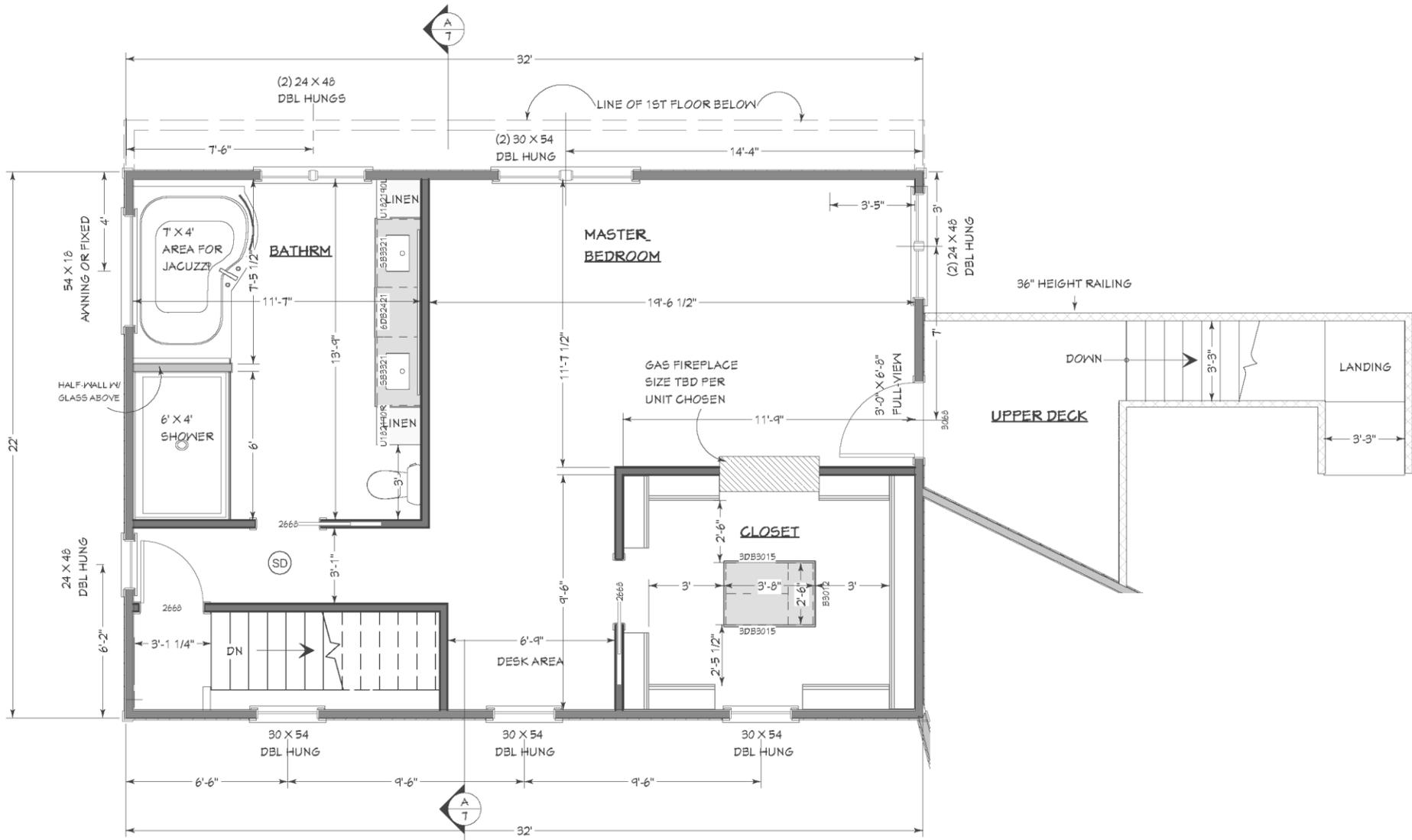
NO CHANGE TO EXISTING DWELLING

FIRST FLOOR PLAN scale: 1/4"=1'-0"

BETSY@BETSYLAUGHTON.COM  
 Orleans MA  
 508-272-5674

DEBBIE GUSTAFSON  
 7 ALLAIN WAY  
 WEST DENNIS MASS

Date: 5-2-25  
 Revisions: 5-21-25  
 6-12-25  
 6-13-25  
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 10-15-25

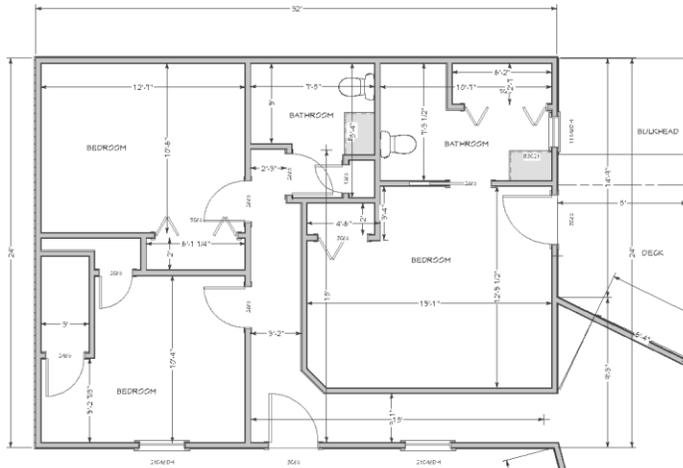


**SECOND FLOOR PLAN** scale: 1/4=1-0

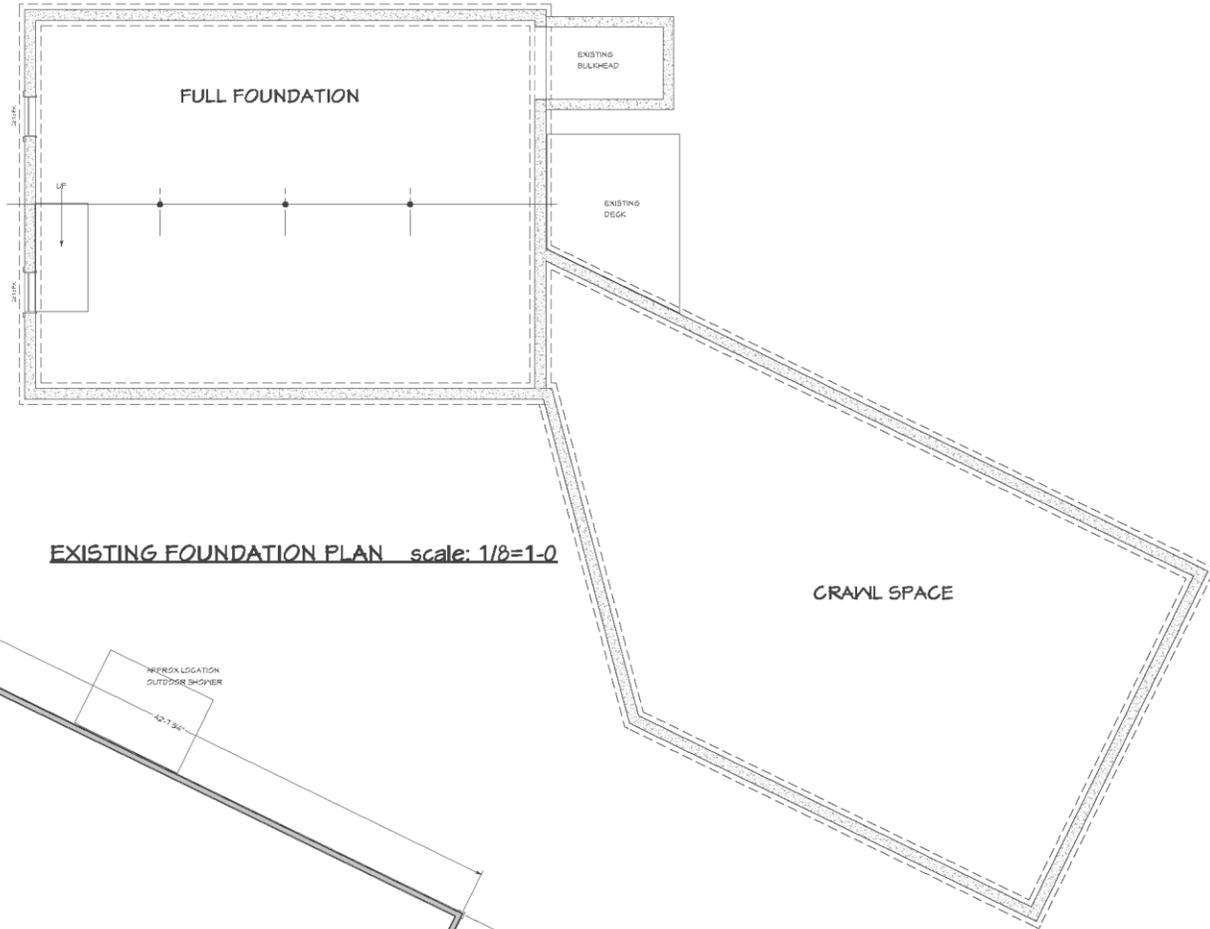
BETSY@BETSYLAUGHTON.COM  
 Orleans MA  
 508-272-5674

**DEBBIE GUSTAFSON**  
 7 ALLAIN WAY  
 WEST DENNIS MASS

Date: 5-2-25  
 Revisions:  
 5-21-25  
 6-12-25  
 6-13-25  
 9-3-25  
 Revisions per ZBA:  
 9-29-25  
 10-15-25



**EXISTING FIRST FLOOR PLAN scale: 1/8=1-0**



**EXISTING FOUNDATION PLAN scale: 1/8=1-0**

BETSY@BETSYLAUGHTON.COM  
Orleans MA  
508-272-5674

**DEBBIE GUSTAFSON**  
7 ALLAIN WAY  
WEST DENNIS MASS

Date:  
5-2-25  
Revisions:  
5-21-25  
6-12-25  
6-13-25  
9-3-25  
Revisions  
per ZBA:  
9-29-25  
10-15-25

Key: 6276

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 6,592

| Assessed Owner Of Record                                    |            | Parcel ID  |                   | Location              |            | Class           | Mix%  | Description       |                  |                 | BLD #        | Elda ID   | Card       |           |              |                |         |         |
|---|------------|--|-------------------|-----------------------|------------|-----------------|---|-------------------|------------------|-----------------|--------------|-----------|------------|-----------|--------------|----------------|---------|---------|
| GUSTAFSON DEBORAH S   |            | 81-1-0   |                   | 7 ALLAIN WAY 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          | %              |         |         |
| GUSTAFSON DEBORAH S<br>P O BOX 214<br>WEST DENNIS, MA 02670 |            | GUSTAFSON DEBORAH S<br>GOODSTEIN ET TAB (EST OF) |                   | 05/13/2019            | H          |                 | (219372)  | 12435-2022        | 06/06/2022       | 3               | ALTERATIONS  | 20,000    |            |           |              | 0              | 0       |         |
|   |            |  |                   | 09/09/1981            | X          |                 | (94884)   | 2018-467          | 09/07/2018       | 2               | ADDITIONS    | 4,800     | 02/25/2019 | CDM       | 100          | 100            |         |         |
|   |            |  |                   |                       |            |                 |   | 2011-0537         | 06/07/2011       | 3               | ALTERATIONS  | 1,500     | 01/13/2012 | APK       | 100          | 100            |         |         |
|   |            |  |                   |                       |            |                 |   | 2003-625          | 05/16/2005       | 77              | CYCLICAL REV |           | 05/16/2005 | HD        | 100          | 100            |         |         |
|   |            |  |                   |                       |            |                 |   |                   | 11/14/2003       | 2               | ADDITIONS    | 90,000    | 05/28/2004 | SF        | 100          | 100            |         |         |
| CD  | T          | ACRES/SF   | Nbhd              | FEMA                  | Int1       | ADJ BASE        | SAF   | Int2              | Lpi              | Chot            | CREDIT AMT   | ADJ VALUE |            |           |              |                |         |         |
| 100   | A          | 0.350  | 09 1.00           | AE 1.00               | VV 1.00    | 542,640         | 1.84  | 1 1.00            | V08              | 2.10            |              | 350,200   |            |           |              |                |         |         |
| TOTAL   | 15,246 SF  |  | LC PLANS 16268B,C |                       | Photo Date |                 | 03/04/2019  |                   | BLDG #           |                 | 1            |           |            |           |              |                |         |         |
| Nbhd  | GRAND COVE |  |                   |                       | Photo      |                 |  |                   |                  |                 |              |           |            |           |              |                |         |         |
| FEMA  | ACCEL ZONE |  |                   |                       | YrBlt      |                 | 1969  |                   | NET AREA         |                 | 1,649        |           |            |           |              |                |         |         |
| Int1  | MEW        |  |                   |                       | COST MODEL |                 | CURRENT TAXABLE   |                   | PREVIOUS TAXABLE |                 |              |           |            |           |              |                |         |         |
| TY  | QUAL       | COND   | DIM NOTE          | YB                    | UNITS      | ADJ PRICE       | RCNLD   |                   |                  |                 |              |           |            |           |              |                |         |         |
| SHF   | G          | 1.18   | G 0.90            | 10X14                 | 2019       | 140             | 26.38   | 3,300             |                  |                 |              |           |            |           |              |                |         |         |
| FY2013 ADDED GFP VERIFIED PER BUILDING DEPARTMENT RECORDS   |            |  |                   |                       |            | BLDG            | ADJ   | DESC              | LAND             | 350,200         | 336,800      |           |            |           |              |                |         |         |
|   |            |  |                   |                       |            | STYLE           | 1.86  | RANCH [100%]      | BUILD.           | 612,100         | 600,200      |           |            |           |              |                |         |         |
|   |            |  |                   |                       |            | QUALITY         | 1.10  | GOOD-AVE+ [100%]  | DETACH           | 3,300           | 3,200        |           |            |           |              |                |         |         |
|   |            |  |                   |                       |            | FRAME           | 1.00  | WOOD FRAME [100%] | OTHER            | 0               | 0            |           |            |           |              |                |         |         |
|   |            |  |                   |                       |            | TOTAL           |   |                   | TOTAL            | 965,600         | 940,200      |           |            |           |              |                |         |         |
| BldgID  | MODEL      | YR_BLT   | EFF_YR            | DLCU                  | OVCU       | MEASURE         | BY  | LIST              | BY               | REVIEW          | BY           | vWallHt   | NET AREA   | SIZE ADJ  | ADJ PRICE/SF | RCN            | % GD    | RCNLD   |
| 1   |            | 1969   | 2008 / 15         | 1.000                 | 1.890      | 2/25/2019       | CDM   | 5/28/2004         | SF               | 2/25/2019       | CDM          | 8.0       | 1,649      | 1.000     | \$436.69     | 720,095        | 85      | 612,100 |
| CAPACITY  |            | UNITS  | ADJ               | ELEMENT               | CD         | DESCRIPTION     | ADJ   | S                 | BAT              | T               | DESCRIPTION  | UNITS     | YB         | ADJ PRICE | RCN          | TOTAL RCN      | 720,095 |         |
| STORIES(FAR)  | 1          | 1.00   |                   | FOUNDATION            | 4          | BSMT WALL       | 1.00  | A                 | BMU              | N               | BMU          | 769       |            | 100.99    | 77,661       | CONDITION ELEM |         | CD      |
| ROOMS   | 5          | 1.00   |                   | EXT. COVER            | 1          | WOOD SHINGLES   | 1.00  | A                 | BAS              | L               | BASE AREA    | 769       | 1969       | 319.87    | 245,979      | EXTERIOR       |         | G       |
| BEDROOMS  | 3          | 1.00   |                   | ROOF SHAPE            | 1          | GABLE           | 1.00  | B                 | WDK              | N               | WOOD DECK    | 81        |            | 87.99     | 7,127        | INTERIOR       |         | G       |
| BATHROOMS   | 2.5        | 1.00   |                   | ROOF COVER            | 1          | ASPHALT SHINGLE | 1.00  | C                 | CRL              | N               | CRL          | 880       |            | 57.38     | 50,495       | KITCHEN        |         | G       |
| FIXTURES  | 8          | \$12,000   |                   | FLOOR COVER           | 1          | HARDWOOD        | 1.00  | C                 | BAS              | L               | BASE AREA    | 880       | 2003       | 319.87    | 281,484      | BATHS          |         | G       |
| RES UNIT CNT  | 1          | 1.00   |                   | INT. FINISH           | 2          | DRYWALL         | 1.00  | D                 | WDK              | N               | WOOD DECK    | 437       |            | 61.20     | 26,746       | HVAC/ELEC      |         | G       |
|   |            |  |                   | HEATING/COOLING       | 9          | WARM/COOL AIR   | 1.03  | GFP               | O                | GAS FIREPLACE   | 1            |           |            | 12,245.30 | 12,245       |                |         |         |
|   |            |  |                   | FUEL SOURCE           | 2          | GAS             | 1.00  | ODS               | O                | OUT DOOR SHOWER | 1            |           |            | 5,158.00  | 5,158        |                |         |         |
|   |            |  |                   | SEASONAL PRIVATE ROAD | 2          | YES             | 1.00  |                   |                  |                 |              |           |            |           |              |                |         |         |
|   |            |  |                   | HISTORIC DST          | 1          | NO              | 1.00  |                   |                  |                 |              |           |            |           |              |                |         |         |
|   |            |  |                   | GENERATOR USE         |            |                 | 1.00  |                   |                  |                 |              |           |            |           |              |                |         |         |
| EFF.YR./AGE 2008 / 15                                       |            |  |                   |                       |            |                 |   |                   |                  |                 |              |           |            |           |              |                |         |         |
| COND 15 15 %  |            |  |                   |                       |            |                 |   |                   |                  |                 |              |           |            |           |              |                |         |         |
| FUNC 0  |            |  |                   |                       |            |                 |   |                   |                  |                 |              |           |            |           |              |                |         |         |
| ECON 0  |            |  |                   |                       |            |                 |   |                   |                  |                 |              |           |            |           |              |                |         |         |
| DEPR 15 % GD 85   |            |  |                   |                       |            |                 |   |                   |                  |                 |              |           |            |           |              |                |         |         |
| RCNLD \$612,100   |            |  |                   |                       |            |                 |   |                   |                  |                 |              |           |            |           |              |                |         |         |