

137 SEA STREET, ED (ZBAS-25-56): James E McLoughlin IV, P.O. Box 1675, East Dennis, MA (02641) is seeking a Special Permit to demolish a single-story non-conforming house and garage and construct new house with attached garage and relocate an existing cottage on a non-conforming lot. Located on a property located in the R-40 Zoning District, part of the Old Kings Highway Historic District at 137 Sea Street, East Dennis (Assessor's Map 422, Parcel 12).

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
422-12-0	137 SEA STRE	ED	M CLOUGHLIN

Detail Information

CAMA ID	422-12-0
MapPar	422-12
Key	16758
Fiscal Year	2026
Extension	0
Address	137 SEA STREET
Village	ED
Property Type	R
Owner	M CLOUGHLIN JAMES E IV
Co-Owner	M CLOUGHLIN DONNA P
Owner Address	P O BOX 1675
Owner City	EAST DENNIS
Owner State	MA
Owner Zip	02641
Owner Country	
State Class #	1090
State Class Desc	MULTI HOUSES
Deed Date	02/26/19 00:00:00
Book	31854
Page	135
Certificate	
Last Sale Price	0.0000
Total Value	\$1,469,100.00
Land Value	\$948,200.00
Building Value	\$514,000.00
Detached Building Value	\$6,900.00
Acres	0.55
Prev Year Total Value	\$1,389,200.00



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Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
422-12-0	137 SEA STRE	ED	MCMCLOUGHLIN

Detail Information [Zoom To](#)

Key	16758
Fiscal Year	2026
Extension	0
Address	137 SEA STREET
Village	ED
Property Type	R
Owner	MCMCLOUGHLIN JAMES E IV
Co-Owner	MCMCLOUGHLIN DONNA P
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Property Card	PK Field Card

Layers

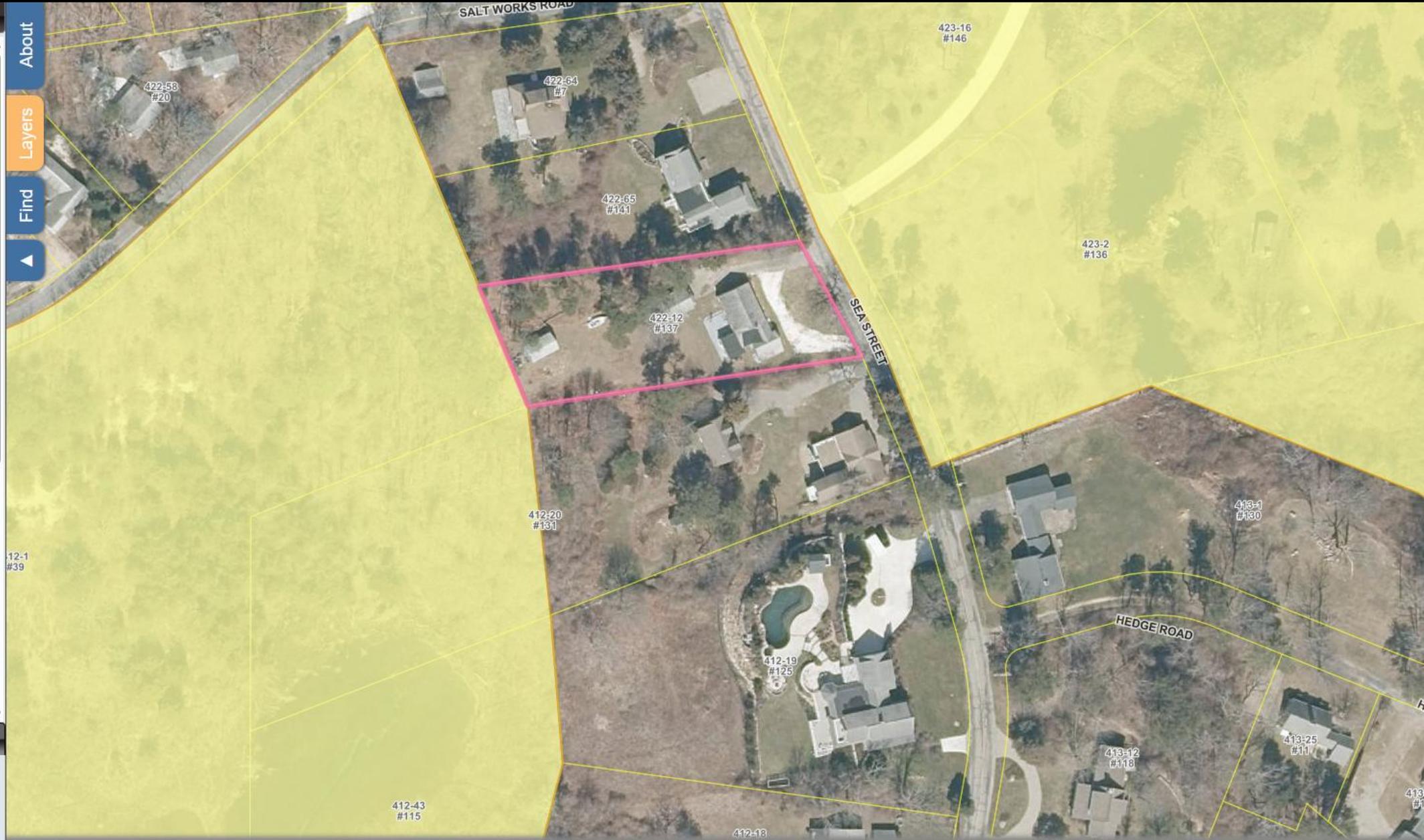
Find

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- Layers
- 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)

- About
- Layers
- Find



Layers

- Labels
- Boundaries
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- Assessors Maps
- 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

Base Maps

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



About

Layers

Find

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EXISTING CONDITIONS



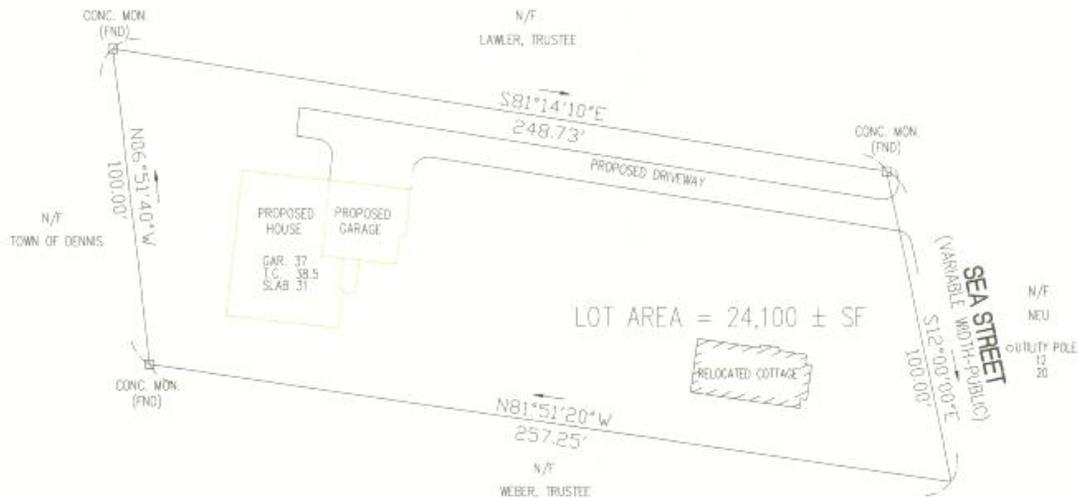
EXISTING SETBACKS (FT)

MAIN HOUSE SIDE	10
GARAGE REAR	10
MAIN HOUSE FRONT	53

EXISTING LOT COVERAGE (SF)

FREE STANDING GARAGE	325
COTTAGE	617
MAIN HOUSE	1,709
TOTAL	2,651
LOT COVERAGE	11.0%

PROPOSED CONDITIONS



PROPOSED SETBACKS (FT)

MAIN HOUSE SIDE	18
MAIN HOUSE REAR	26
COTTAGE FRONT	36
COTTAGE SIDE	16

PROPOSED LOT COVERAGE (SF)

FREE STANDING GARAGE	-
COTTAGE	617
MAIN HOUSE w/ GARAGE	2110
TOTAL	2727
LOT COVERAGE	11.3%



LEGEND

- EXISTING GRADE
- PREFORMED GRADE
- PROPOSED SPOT GRADE
- BUILDING SETBACKS
- WATER LINE

- GENERAL NOTES:
- THIS PLAN REFERENCES PLAN RECORDED AT THE BARNSTABLE RECORDS OF DEEDS AT PLAN BOOK 122, PAGE 17, RECORDED 19 AUGUST 2005.
 - THIS PLAN REFERENCES TOWN OF DENNIS ASSESSORS PARCEL 452-12-0.
 - THE SITE IS NOT WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP, COMMUNITY PANEL 250703038A, EFFECTIVE 16 JULY 2014.
 - ZONING DISTRICT IS RESIDENTIAL 40
ZONING REQUIREMENTS:
LOT AREA 40,000 SF
FRONTAGE 30 FT
LOT WIDTH 130 FT
FRONT SETBACK 25 FT
SIDE SETBACK 15 FT
REAR SETBACK 25 FT
SITE COVERAGE 15%
 - VERTICAL DATUM IS NAVD 83. ELEV IS SPINE SET BY DENNIS DPR ON UTILITY POLE 42-20.
 - AREAS WHERE EXISTING STRUCTURES DO NOT CONFORM TO ZONING SETBACKS ARE SHOWN HATCHED IN RED.

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SCHEMATIC SITE PLAN
137 SEA STREET
EAST DENNIS, MASSACHUSETTS

APPLICANT: DONNA & JAMES MCGOUGHIN
P.O. BOX 1675
EAST DENNIS, MA 02641

SCALE: 1" = 20' (DATE: 21 OCTOBER 2023)

Commonwealth Design

COMMONWEALTH DESIGN CORP.
P.O. BOX 1675
EAST DENNIS, MA 02641
TELEPHONE: 508-296-1820
Email: james.mcgoughin@commonwealthdesigncorp.com

GRAPHIC SCALE

1" = 20'

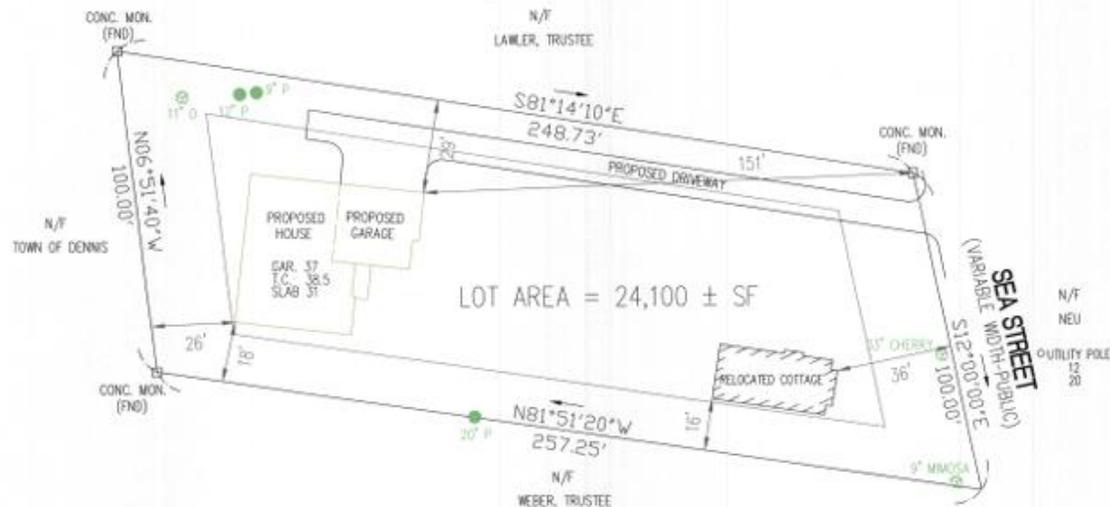
SHEET 1 OF 2 JOB 2021003

2021003-014

EXISTING CONDITIONS



PROPOSED CONDITIONS



DATE: 13 NOV 2015

- LEGEND
- 2" — EXISTING GRADE
 - 20" — PROPOSED GRADE
 - 20x40 — PROPOSED SPOT GRADE
 - BUILDING SETBACKS
 - WATER LINE
 - EXISTING TREE

GENERAL NOTES

- THIS PLAN REFERENCES PLAN RECORDED AT THE BARNSTABLE REGISTRY OF DEEDS AT PLAN BOOK 123, PAGE 11. RECORDED 19 AUGUST 1965.
- THIS PLAN REFERENCES TOWN OF DENNIS ASSESSORS' PARCELS 422-12-3.
- THE SITE IS NOT WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP, COMMUNITY PANEL 2500C0204A, EFFECTIVE 19 JULY 2014.
- ZONING DISTRICT IS RESIDENTIAL R2. ZONING REQUIREMENTS:
 LOT AREA: 40,000 SF
 FRONTAGE: 50 FT
 LOT WIDTH: 130 FT
 FRONT SETBACK: 25 FT
 SIDE SETBACK: 15 FT
 REAR SETBACK: 25 FT
 SITE COVERAGE: 15%
- VERTICAL DATUM IS NAVD 83. 10M IS SPINE SET BY DENNIS DPW ON UTILITY POLE 12-20.
- AREAS WHERE EXISTING STRUCTURES DO NOT CONFORM TO ZONING SETBACKS ARE SHOWN HATCHED IN RED.
- EXISTING TREES LOCATED WITH DIAMETER MEASURED AT BREAST HEIGHT (DBH).

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	13 NOV 2015	EXISTING TREE ABAND	JEM

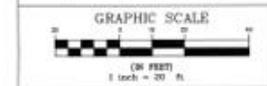
EXISTING TREE PLAN
137 SEA STREET
EAST DENNIS, MASSACHUSETTS

APPLICANT: DONNA & JAMES MCLOUGHLIN
 P.O. BOX 1675
 EAST DENNIS, MA 02641

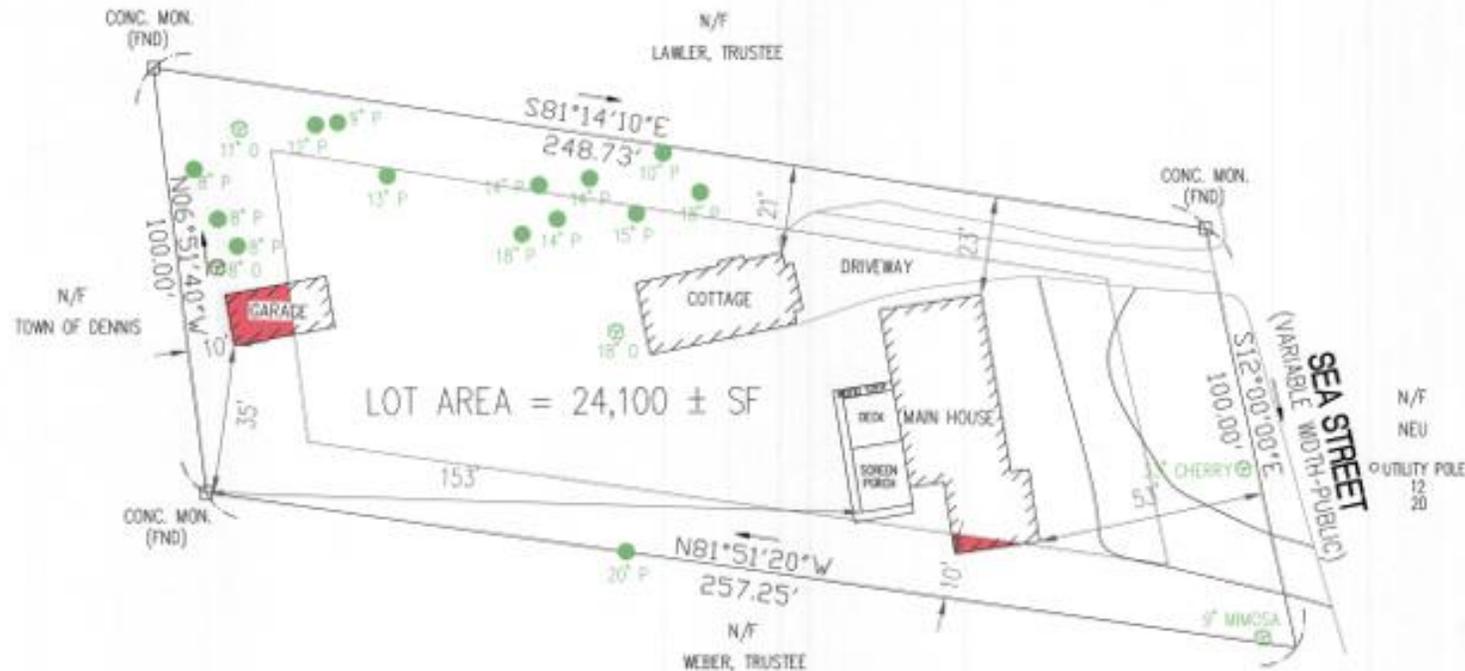
SCALE: 1" = 20' DATE: 21 OCTOBER 2015



COMMONWEALTH DESIGN CORP.
 P.O. BOX 1875
 EAST DENNIS, MA 02641
 TELEPHONE: 781 758-1822
 Email: james.mclaughlin@commonwealthdesigncorp.com



EXISTING CONDITIONS



MAIN HOUSE SIDE	10
GARAGE REAR	10
MAIN HOUSE FRONT	53

FREE STANDING GARAGE	325
COTTAGE	617
MAIN HOUSE	1,709
TOTAL	2,651
LOT COVERAGE	11.0%

ZONING SUMMARY

ITEM	REQUIRED	EXISTING HOUSE	EXISTING COTTAGE	EXISTING GARAGE	PROPOSED HOUSE&GARAGE	PROPOSED COTTAGE
LOT AREA:	40,000 SF	24,100 SF	24,100 SF	24,100 SF	24,100 SF	24,100 SF
FRONTAGE:	50 FT	100 FT	100 FT	100 FT	100 FT	100 FT
LOT WIDTH:	100 FT	94 FT	94 FT	94 FT	94 FT	94 FT
FRONT SETBACK:	25 FT	53 FT	96 FT	204 FT	151 FT	36 FT
SIDE SETBACK:	15 FT	10 FT	21 FT	35 FT	18 FT	16 FT
REAR SETBACK:	25 FT	153 FT	105 FT	10 FT	26 FT	171 FT
SITE COVERAGE:	15% (3,615 SF)	1,709 SF	617 SF	325 SF	2,110 SF	617 SF

TOTAL EXISTING COVERAGE 2,651 SF OR 11%

TOTAL PROPOSED COVERAGE 2,727 SF OR 11.3%

PROPOSED BUILDING HEIGHT

AVERAGE GRADE OF PROPOSED HOUSE:

NORTH: $(35.7+32.1)/2=33.9$
 EAST: $(32.1+33.2)/2=32.7$
 SOUTH: $(33.2+34.0)/2=33.6$
 WEST: $(34.0+35.7)/2=34.9$

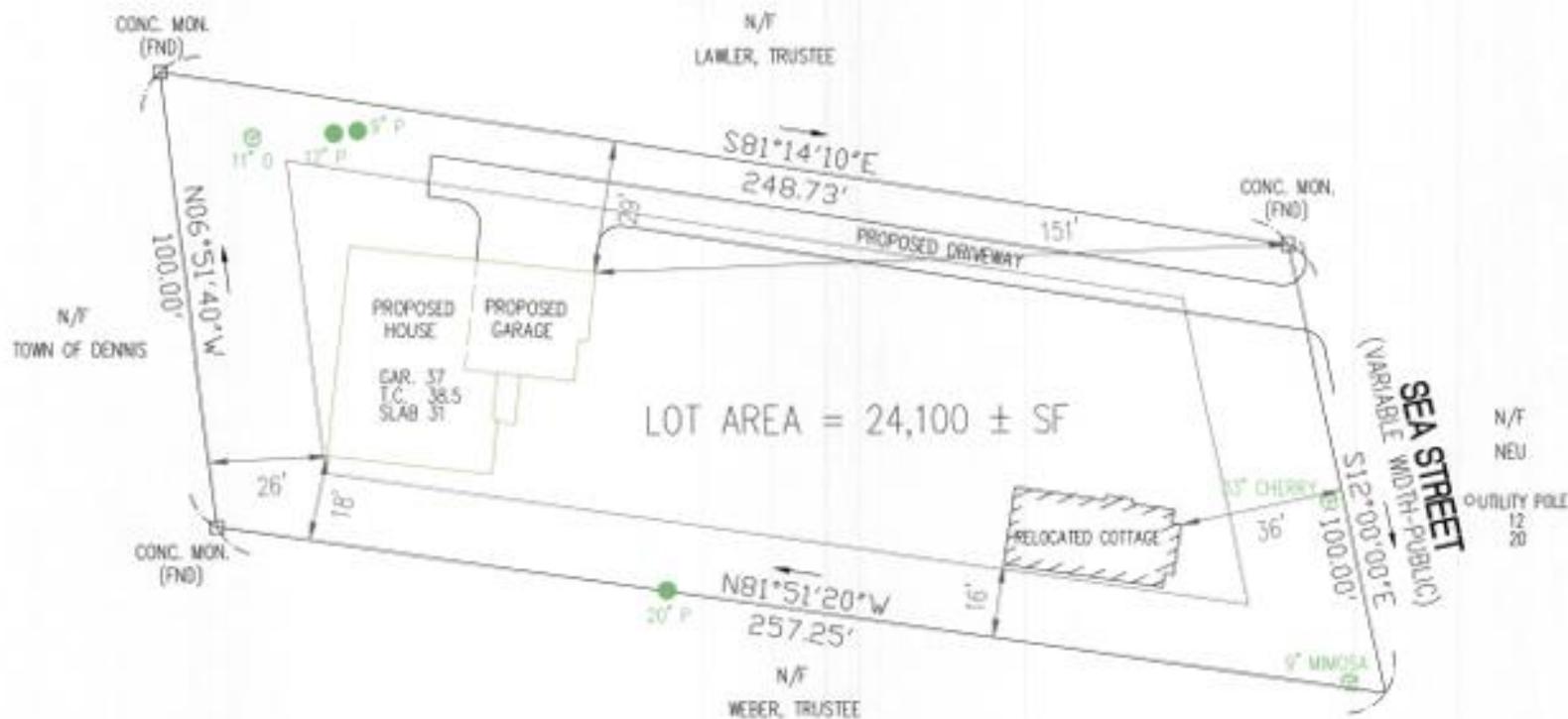
AVERAGE GRADE:

MAXIMUM RIDGE ELEVATION = 33.8+35 = 68.8

PROPOSED RIDGE ELEVATION = 35 (TOP CONC.)+32.9 = 67.9

PROPOSED RIDGE ELEVATION OF 67.9 IS LESS THAN MAXIMUM ALLOWED ELEVATION OF 68.8.

PROPOSED CONDITIONS



PROPOSED SETBACKS (FT)

MAIN HOUSE SIDE	18
MAIN HOUSE REAR	26
COTTAGE FRONT	36
COTTAGE SIDE	18

PROPOSED LOT COVERAGE (SF)

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COTTAGE	617
MAIN HOUSE w/ GARAGE	2110
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PLAN BOOK 123 PAGE 17

ZONING SUMMARY

ITEM	REQUIRED	EXISTING HOUSE	EXISTING COTTAGE	EXISTING GARAGE	PROPOSED HOUSE&GARAGE	PROPOSED COTTAGE
LOT AREA:	40,000 SF	24,100 SF	24,100 SF	24,100 SF	24,100 SF	24,100 SF
FRONTAGE:	50 FT	100 FT	100 FT	100 FT	100 FT	100 FT
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TOTAL EXISTING COVERAGE 2,651 SF OR 11% TOTAL PROPOSED COVERAGE 2,727 SF OR 11.3%

PROPOSED BUILDING HEIGHT

AVERAGE GRADE OF PROPOSED HOUSE:

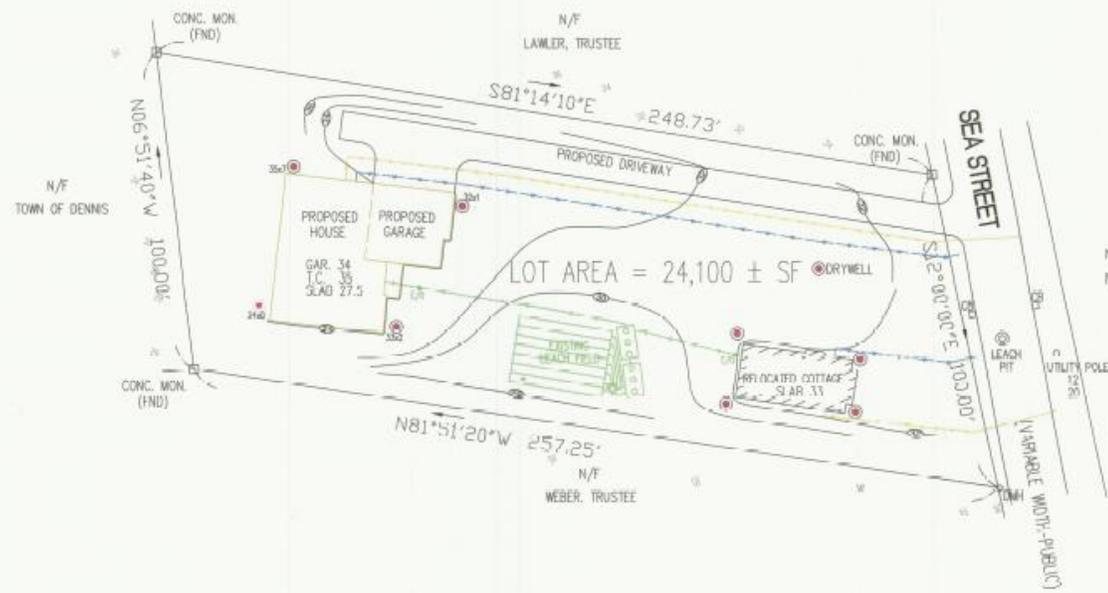
NORTH: $(35.7+32.1)/2=33.9$
 EAST: $(32.1+33.2)/2=32.7$
 SOUTH: $(33.2+34.0)/2=33.6$
 WEST: $(34.0+35.7)/2=34.9$

AVERAGE GRADE:

MAXIMUM RIDGE ELEVATION = 33.8+35 = 68.8

PROPOSED RIDGE ELEVATION = 35 (TOP CONC.)+32.9 = 67.9

PROPOSED RIDGE ELEVATION OF 67.9 IS LESS THAN MAXIMUM ALLOWED ELEVATION OF 68.8.



DRAINAGE NOTES

1. ALL ROOF RUNOFF SHALL BE CONTROLLED BY GUTTERS WITH DOWNSPOUTS DIRECTED TO DRYWELL INFILTRATORS. (4 PER BUILDING).
2. DRYWELLS ARE TO BE 20" ADS PIPE, 2' DEEP WITH 2' OF NATIVE STONE. ADS COVER TO BE WITHIN 6" OF FINISH GRADE.
3. DRIVEWAY RUNOFF TO BE DIRECTED TO A DRYWELL SET IN A DEPRESSION IN THE FRONT YARD.

SEPTIC SYSTEM NOTES

1. CERTIFICATE OF COMPLIANCE FOR EXISTING 6 BEDROOM SYSTEM ISSUED IN 9 APRIL 2021.
2. INVERT INTO EXISTING SEPTIC TANK IS ELEVATION 25.18.
3. SEWER SERVICES TO BE 4" PVC WITH A MINIMUM 2% SLOPE.



LEGEND

- BUILDING SETBACKS
- WATER SERVICE
- GAS SERVICE
- SEPTIC SERVICE LINE
- UTILITY POLE
- DRYWELL INFILTRATOR

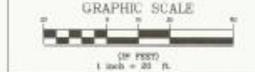
- GENERAL NOTES**
1. THIS PLAN REFERENCES PLAN RECORDED AT THE DANVERSABLE REGISTRY OF DEEDS AT PLAN BOOK 123, PAGE 17, RECORDED 19 AUGUST 1995.
 2. THIS PLAN REFERENCES TOWN OF DENNIS ASSESSORS PARCEL 422-12-D.
 3. THE SITE IS NOT WITHIN A FLOOD HAZARD AREA AS SHOWN ON FEMA MAP, COMMUNITY PANEL 250010394L, EFFECTIVE 15 JULY 2014.
 4. ZONING DISTRICT IS RESIDENTIAL 40. ZONING REQUIREMENTS:
 LOT AREA: 40,000 SF
 FRONTAGE: 50 FT
 LOT WIDTH: 100 FT
 FRONT SETBACK: 25 FT
 SIDE SETBACK: 15 FT
 REAR SETBACK: 25 FT
 SITE COVERAGE: 15%
 5. VERTICAL DATUM IS NAVD 83. TM & SPINE SET BY DENNIS DPW ON UTILITY POLE 12-20.

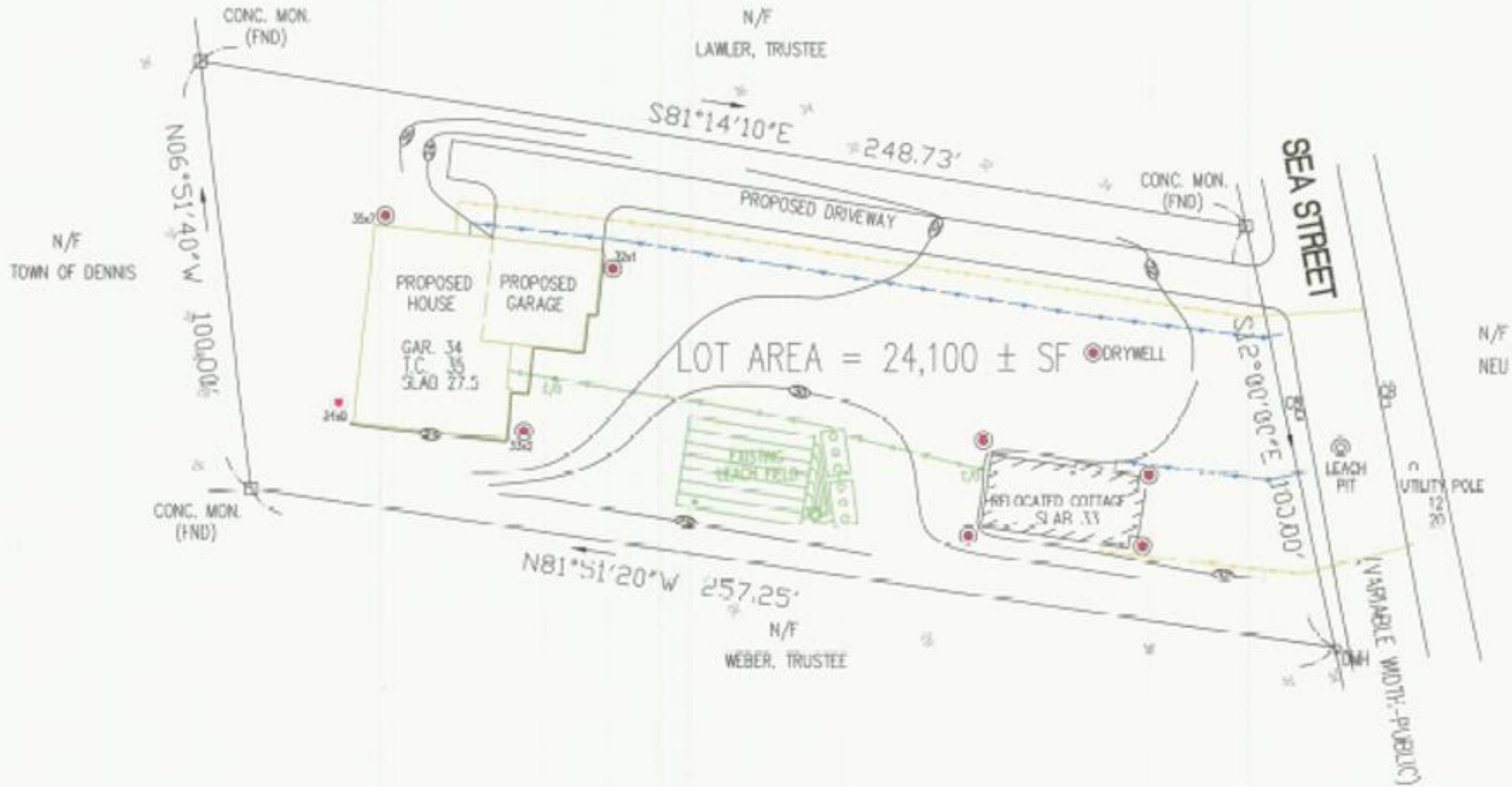
REVISIONS

NO.	DATE	DESCRIPTION	BY

PROPOSED SITE PLAN
137 SEA STREET
EAST DENNIS, MASSACHUSETTS
 APPLICANT: DONNA & JAMES MCLOUGHLIN
 P.O. BOX 1675
 EAST DENNIS, MA 02641
 SCALE: 1" = 20' DATE: 21 09/2023 2025

Commonweath Design
COMMONWEALTH DESIGN, LLC
 P.O. BOX 1675
 EAST DENNIS, MA 02641
 TELEPHONE: 781 726-1820
 Email: james.mcloughlin@commonweathdesigncorp.com







RIDGE 67.9#
 ATTIC 53.9#
 TOP PLATE 52.9#
 SECOND FLOOR 44.9#
 TOP PLATE 44.1#
 FIRST FLOOR 36.1#
 TOP OF FND. 35#
 FINISH GRADE 34#
 TOP OF FTG. 27#



FRONT ELEVATION

1/4" = 1'-0"

PROPOSED RESIDENCE FOR
 DONNA L. AND JAMES E. MCLOUGHLIN
 ASSESSORS PARCEL 422-12-0
 137 SEA STREET
 EAST DENNIS, MA

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

FRONT ELEVATION
 137 SEA STREET
 EAST DENNIS, MASSACHUSETTS
 APPLICANT: DONNA & JAMES MCLOUGHLIN
 P.O. BOX 1675
 EAST DENNIS, MA 02641
 SCALE: 1/4" = 1'-0" DATE: 1 APRIL 2025



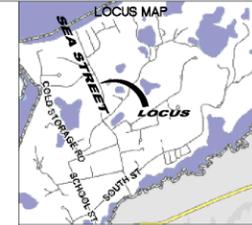
COMMONWEALTH DESIGN CORP.
 P.O. BOX 1675
 EAST DENNIS, MA 02641
 TELEPHONE: 781 756-1820
 Email: james.mcloughlin@commonwealthdesigncorp.com

GRAPHIC SCALE



SHEET 6 OF 13 JOB 2021003

2021003-006



REAR ELEVATION

1/4" = 1'-0"

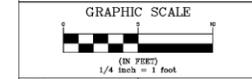
PROPOSED RESIDENCE FOR
 DONNA L. AND JAMES E. MCLOUGHLIN
 ASSESSORS PARCEL 422-12-0
 137 SEA STREET
 EAST DENNIS, MA

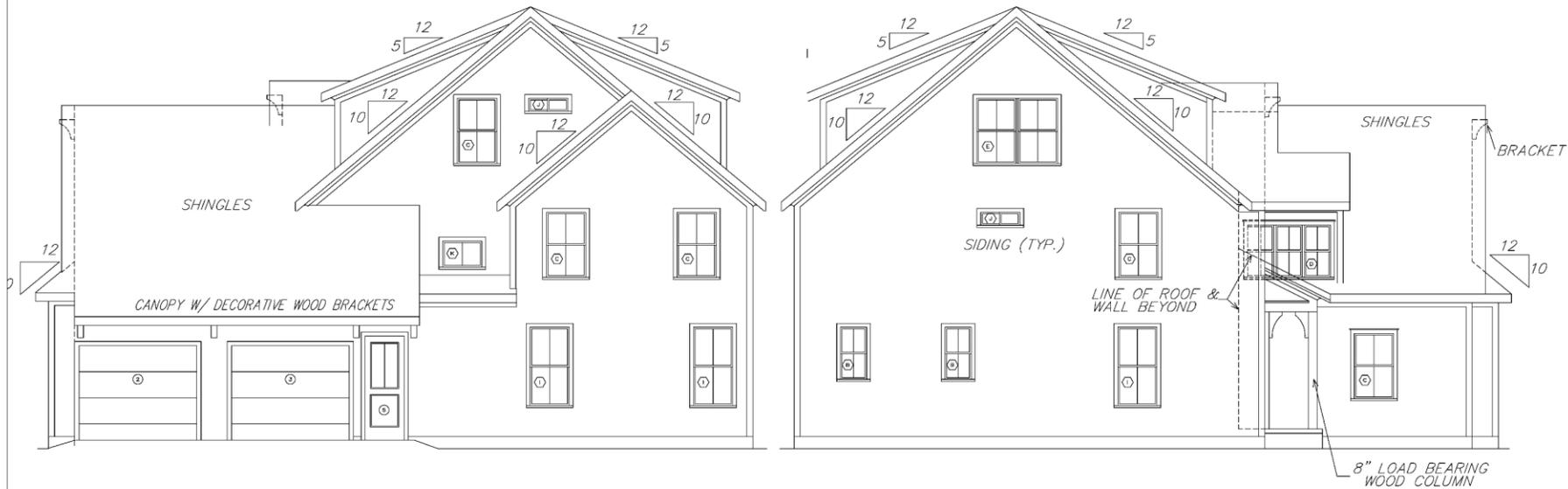
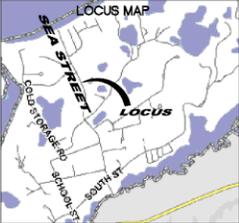
REVISIONS:			
NO.	DATE	DESCRIPTION	BY

REAR ELEVATION
 137 SEA STREET
 EAST DENNIS, MASSACHUSETTS
 APPLICANT: DONNA & JAMES MCLOUGHLIN
 P.O. BOX 1675
 EAST DENNIS, MA 02641
 SCALE: 1/4" = 1'-0" DATE: 1 APRIL 2025



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RIGHT ELEVATION
1/4" = 1'-0"

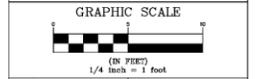
LEFT ELEVATION
1/4" = 1'-0"

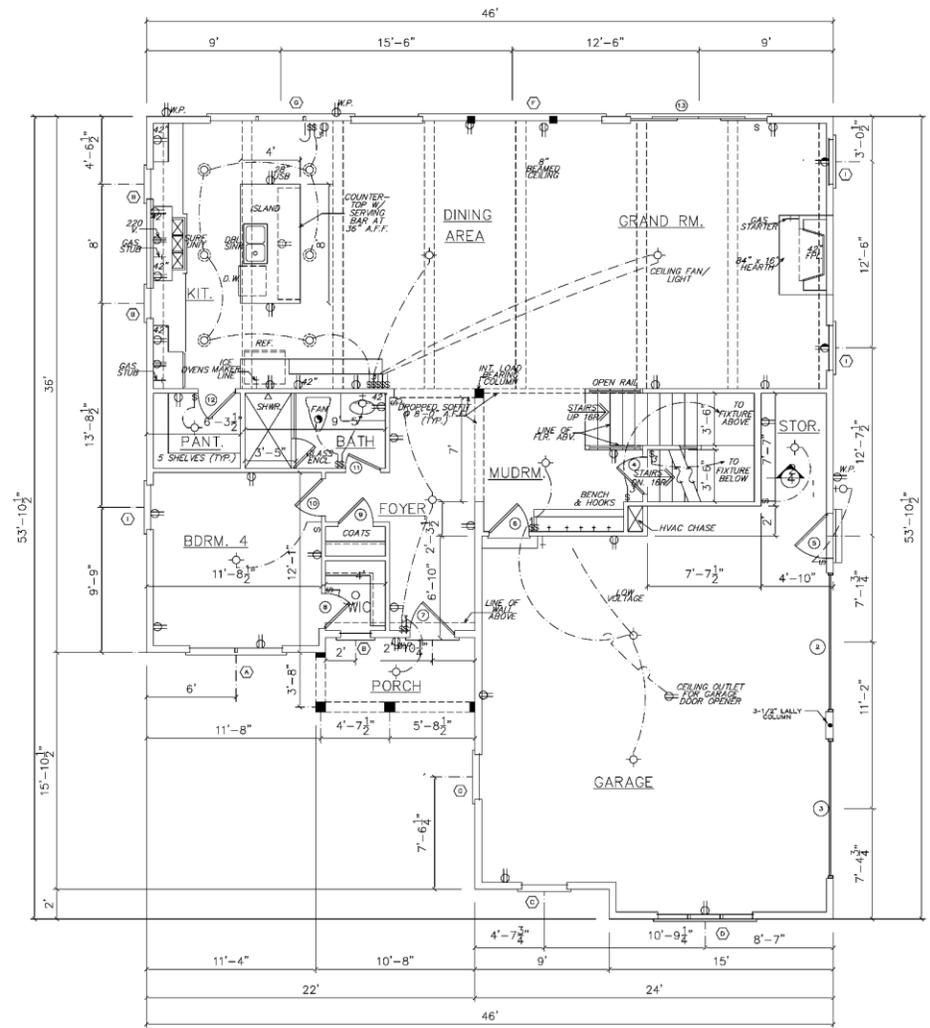
PROPOSED RESIDENCE FOR
DONNA L. AND JAMES E. MCLOUGHLIN
ASSESSORS PARCEL 422-12-0
137 SEA STREET
EAST DENNIS, MA

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

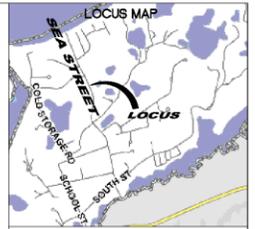
LEFT AND RIGHT SIDE ELEVATIONS
137 SEA STREET
EAST DENNIS, MASSACHUSETTS
APPLICANT: DONNA & JAMES MCLOUGHLIN
P.O. BOX 1675
EAST DENNIS, MA 02641
SCALE: 1/4" = 1'-0" DATE: 1 APRIL 2025

Commonwealth Design
COMMONWEALTH DESIGN CORP.
P.O. BOX 1675
EAST DENNIS, MA 02641
TELEPHONE: 781 756-1820
Email: james.mcloughlin@commonwealthdesigncorp.com





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



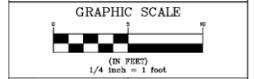
**PROPOSED RESIDENCE FOR
DONNA L. AND JAMES E. MCLOUGHLIN
ASSESSORS PARCEL 422-12-0
137 SEA STREET
EAST DENNIS, MA**

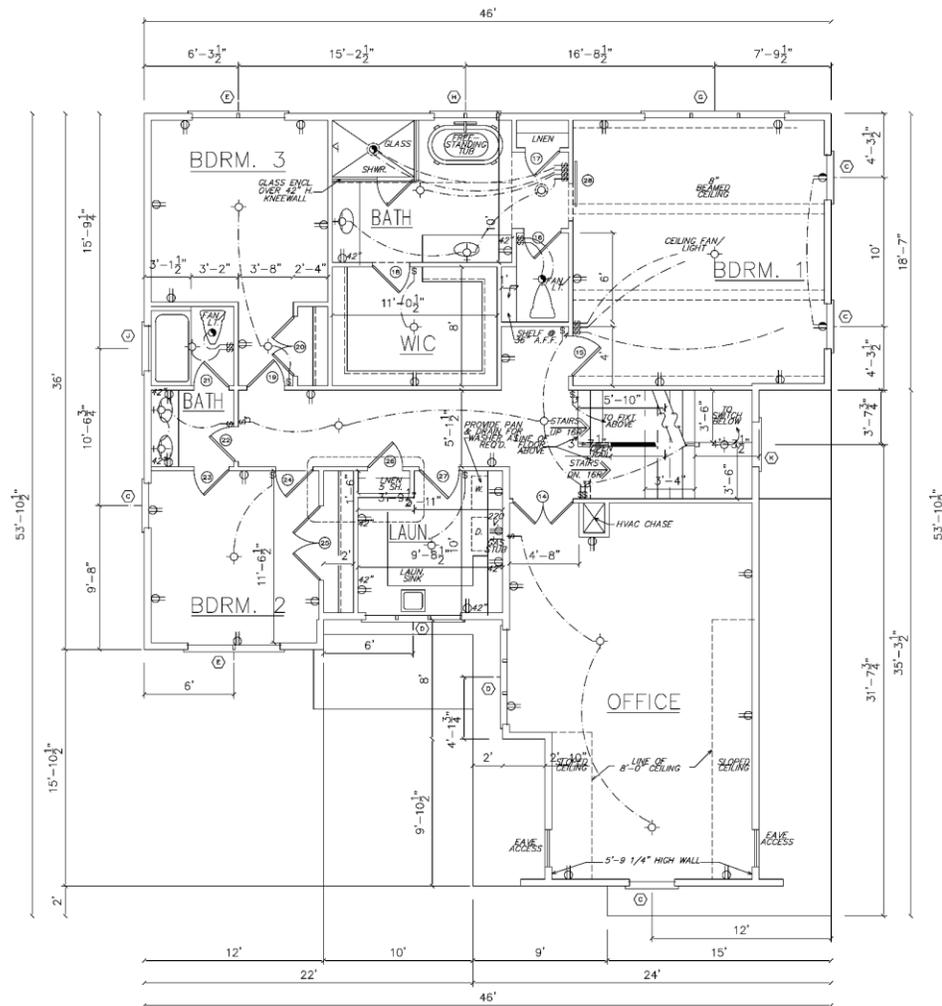
REVISIONS:

NO.	DATE	DESCRIPTION	BY

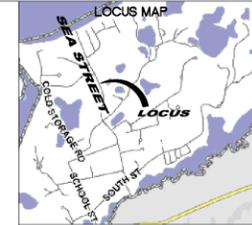
FIRST FLOOR PLAN
137 SEA STREET
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SECOND FLOOR PLAN
1/4" = 1'-0"

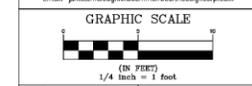


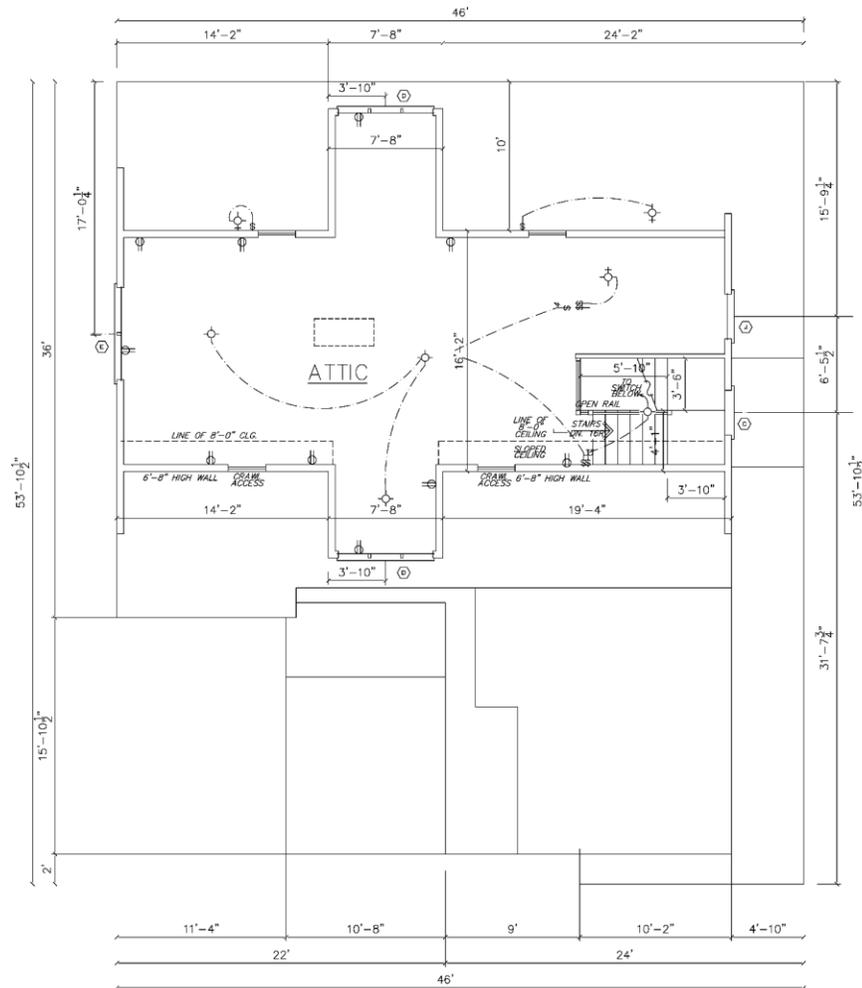
PROPOSED RESIDENCE FOR
DONNA L. AND JAMES E. MCLOUGHLIN
ASSESSORS PARCEL 422-12-0
137 SEA STREET
EAST DENNIS, MA

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

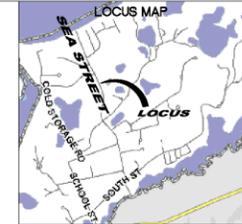
SECOND FLOOR PLAN
137 SEA STREET
EAST DENNIS, MASSACHUSETTS
APPLICANT: DONNA & JAMES MCLOUGHLIN
P.O. BOX 1675
EAST DENNIS, MA 02641
SCALE: 1/4" = 1'-0" DATE: 1 APRIL 2025

Commonwealth Design
COMMONWEALTH DESIGN CORP.
P.O. BOX 1675
EAST DENNIS, MA 02641
TELEPHONE: 781 726-1820
Email: james.mcloughlin@commonwealthdesigncorp.com





ATTIC
1/4" = 1'-0"



PROPOSED RESIDENCE FOR
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GRAPHIC SCALE



Key: 16758

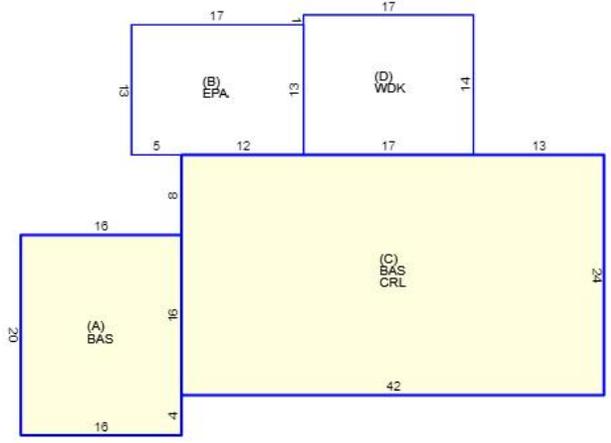
Town of DENNIS - Fiscal Year 2025

11/12/2024

5:56:51PM

SEQ #: 17,122

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description		BLD #	Elda ID	Card								
M'CLOUGHLIN JAMES E IV		422-12-0		137 SEA STREET ED		1090	100	MULTI HOUSES		1		1 of 2								
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%				
M'CLOUGHLIN JAMES E IV		M'CLOUGHLIN JAMES E IV		02/26/2019	F	31854-135			05/16/2016	25	RENTAL PERMI		05/16/2016	EMZ	0	0				
M'CLOUGHLIN DONNA P		M'CLOUGHLIN JAMES E IV TRU		09/22/2016	A	600,000	29952-123		07/01/2015	25	RENTAL PERMI		07/01/2015	EMZ	0	0				
P O BOX 1675		LEE PATRICIA G		08/26/1977	X		2571-48		03/04/2014	25	RENTAL PERMI		03/04/2014		0	0				
EAST DENNIS, MA 02641									04/01/2013	25	RENTAL PERMI		04/01/2013		0	0				
									07/01/2012	25	RENTAL PERMI		07/01/2012		0	0				
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE								
100	A	0.550	20	1.00	R	1.00	VV	1.00	1,279,080	1.35	90	0.90	V16	5.50		948,240				
TOTAL	23,958 SF		PLAN 123M7(F2)			Photo Date		01/28/2010		BLDG #		1								
Nbhd	QUIVET NK		LOC=PROX TO BAY																	
FEMA	OLD PK CODE																			
Int1	MEW																			
TY	QUAL	COND	DIM NOTE	YB	UNITS	ADJ PRICE	RCNLD													
DGF	A	1.00	A	0.75	12 X 22		264	34.94	6,900											
SPLIT EST						BLDG	ADJ	DESC	LAND	948,200	911,900									
						STYLE	1.86	RANCH [100%]	BUILD.	392,800	370,500									
						QUALITY	1.00	AVERAGE [100%]	DETACH	6,900	6,600									
						FRAME	1.00	WOOD FRAME [100%]	OTHER	121,200	100,200									
						TOTAL			TOTAL	1,469,100	1,389,200									
BLD#ID	MODEL	YR_BLT	EFF_YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD		
1		1958	1996 / 27		1.000	1,860	1/28/2010	HD	1/1/1982	JMC	1/28/2010	HD	8.0	1.00	1,328	1.020	\$389.17	516,822	76	392,800
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	516,822			
STORIES(FAR)		1	1.00	FOUNDATION	3	CONTIN WALL	1.00	A	BAS	L	BASE AREA	320	1958	299.31	95,778	CONDITION ELEM CD				
ROOMS		7	1.00	EXT. COVER	1	WOOD SHINGLES	1.00	B	EPA	N	ENCLOSED PORCH	221		141.21	31,207	EXTERIOR G				
BEDROOMS		5	1.00	ROOF SHAPE	1	GABLE	1.00	C	CRL	N	CRL	1,008		50.11	50,513	INTERIOR G				
BATHROOMS		2	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	C	BAS	L	BASE AREA	1,008	1958	299.31	301,700	KITCHEN G				
FIXTURES		6	\$9,000	FLOOR COVER	1	HARDWOOD	1.00	D	WDK	N	WOOD DECK	238		62.84	14,956	BATHS A				
RES UNIT CNT		1	1.00	INT. FINISH	3	WOOD PANEL	1.00		FPL	O	FPL, FIREPLACE	1		13,667.40	13,667	HVAC/ELEC A				
				HEATING/COOLING	1	FORCED AIR	1.00									EFF_YR/AGE 1996 / 27				
				FUEL SOURCE	2	GAS	1.00									COND 24 24 %				
				SEASONAL	1	NO	1.00									FUNC 0				
				PRIVATE ROAD	1	NO	1.00									ECON 0				
				HISTORIC DST	3	OLD KINGS	1.00									DEPR 24 % GD 76				
				GENERATOR	1		1.00									RCNLD \$392,800				
				USE	1		1.00													



Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-25-63
DATE OF REFERRAL:
October 3, 2025
FEES PAID:
\$50.00

OWNERS NAME: MCLOUGHLIN JAMES E IV
PROPERTY ADDRESS OF WORK: 137 SEA STREET, EAST DENNIS, MA, 02641
MAP & PARCEL: 422-12-0
DETERMINATION OF REFERRAL: Requires Zoning Board of Appeals (ZBA) Special permit for Voluntary Demolition and reconstruction

DESCRIPTION OF WORK BY APPLICANT:
Raze existing house and construct new house

ISSUED BY:

**PROJECT NARRATIVE
137 SEA STREET
EAST DENNIS. MA**

The existing house was constructed in 1958 and the cottage was constructed in 1959. In the 1980s, the garage structure was relocated to its current location. It was previously located in the rear yard area of the main house.

The lot was created by the “Approval Not Required” process and endorsed by the Dennis Planning Board on 8 August 1955. The plan is recorded at the Barnstable Registry of Deeds at Plan Book 123, Page 17. At the time the lot was created, it conformed to the requirements of the Dennis Zoning By-Law.

Sea Street is a Town Way.

A new 6-bedroom septic system was constructed in 2021 and the Dennis Board of Health issued a Certificate of Compliance on 9 April 2021. The only modification to the existing system proposed is new sewer services from the main house and relocated cottage to be connected to the existing septic tank.

The proposed plan is to demolish the existing main house and detached garage and construct a new 2-1/2 story single-family home with an attached garage. The existing cottage would be relocated to a more appropriate location.

The proposed plan would eliminate existing setback non-conformities for the main house and garage. The proposed plan will comply with all zoning requirements, with the exception of the pre-existing non-conforming lot area.

The proposed plan will improve zoning compliance as well as provide a significant aesthetic improvement to the neighborhood.