

257 OLD WHARF ROAD, Unit 4, DP(ZBAS-25-53): Simon Peter Kotzeff, 38 Prospect Street, Winchester, MA 01890, C/O Paul R Tardif (Attorney) is seeking a Special Permit to demolish a non-conforming single-family dwelling in a cottage colony on a non-conforming lot. Located on a property located in the Resort Residential (RR) Zoning District at 257 Old Wharf Road - Unit 6, Dennis Port (Assessor's Map 20 Lot 32-6).

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
20-32-1	257 OLD WHA	DP	CAYER KATHLEEN M
20-32-2	257 OLD WHA	DP	SHELLEY BRIANNE
20-32-3	257 OLD WHA	DP	TSUCHIYA KANAKO
20-32-4	257 OLD WHA	DP	CAYER KATHLEEN M
20-32-5	257 OLD WHA	DP	ANGLIN JOHN
20-32-6	257 OLD WHA	DP	KOTZEFF SIMON P
20-32-7	257 OLD WHA	DP	GRADY MICHAEL
20-32-8	257 OLD WHA	DP	GRADY SEAN
20-32-0	257 OLD WHA	DP	CAPTAINS ROW

Detail Information

CAMA ID	20-32-4
MapPar	20-32
Key	28019
Fiscal Year	2026
Extension	4
Address	257 OLD WHARF ROAD U-2
Village	DP
Property Type	R
Owner	CAYER KATHLEEN M
Co-Owner	
Owner Address	P O BOX 665
Owner City	WEST DENNIS
Owner State	MA
Owner Zip	02670
Owner Country	
State Class #	1020
State Class Desc	CONDOMINIUM
Deed Date	04/08/08 00-00-00



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Dennis Port (Assessor's Map 20 Lot 32-6).

Zoning (2021)

- Medium Wind Facility Overlay District
- Large Wind Facility Overlay District
- Med. & Large Wind Facility Overlay Distr
- Scenic Corridor
- 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

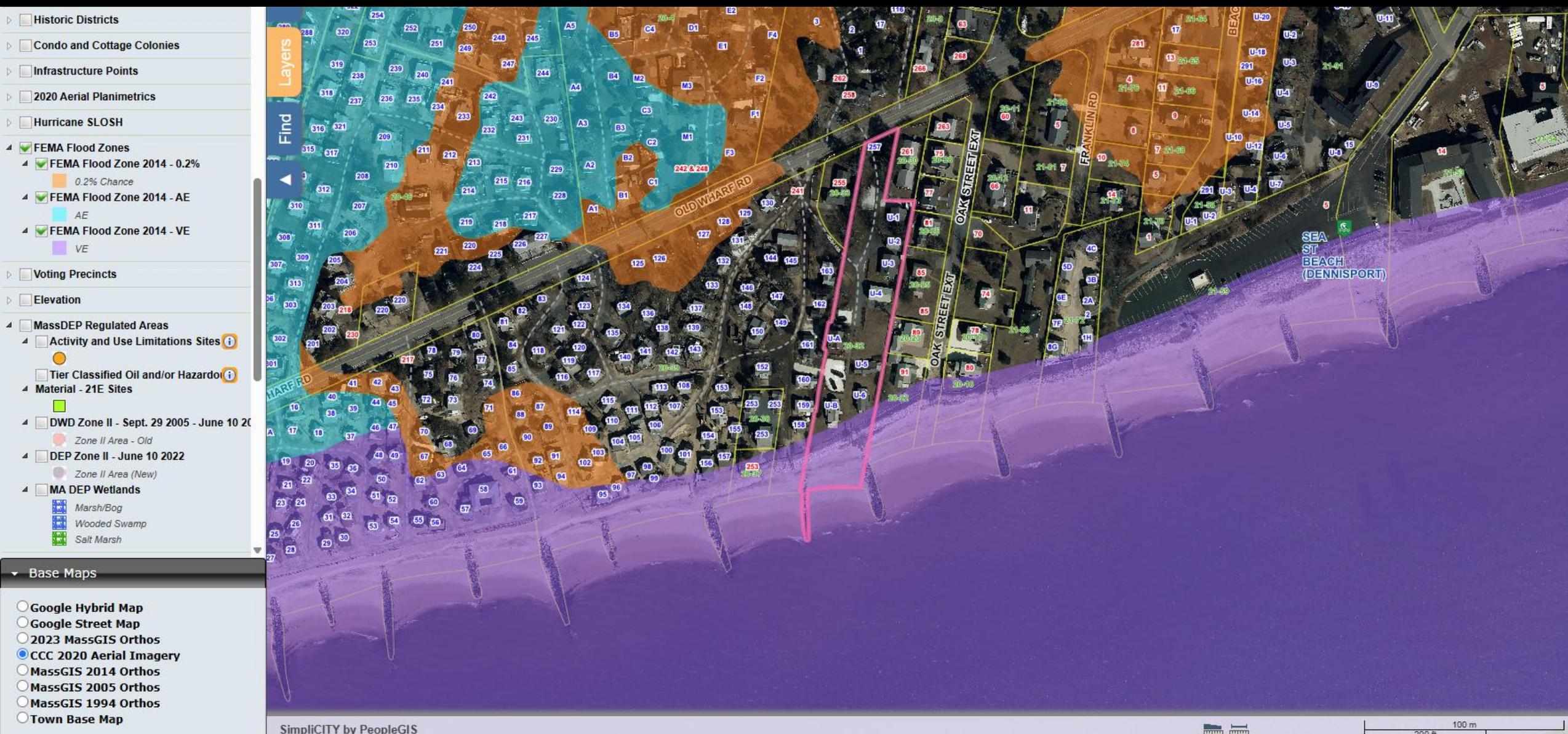
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Change

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



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20-32-7	257 OLD WHA	DP	GRADY MICHA
20-32-8	257 OLD WHA	DP	GRADY SEAN
20-32-0	257 OLD WHA	DP	CAPTAINS ROV

Detail Information

Owner State	MA
Owner Zip	02670
Owner Country	
State Class #	1020
State Class Desc	CONDOMINIUM
Deed Date	04/08/08 00:00:00
Book	N/A
Page	N/A
Certificate	C330-2
Last Sale Price	\$4900.0000
Total Value	\$214,500.00
Land Value	\$0.00
Building Value	\$214,500.00
Detached Building Value	\$0.00
Acres	0.00
Prev Year Total Value	\$196,600.00
Property Card	PK Field Card





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SIMON PETER KOTZEFF and LAURA PUMA KOTZEFF

257 Old Wharf Road, Unit 4, Dennis Port

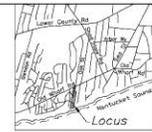
ZONING BOARD OF APPEALS

NARRATIVE OF PROJECT

The Applicants, Simon Peter Kotzeff and Laura Puma Kotzeff, are the owners of the property at 257 Old Wharf Road, Unit 4, Dennis Port, Massachusetts. The Property is located in the RR Zoning District, contains approximately 50,400 square feet (42,015 of upland), and is improved with 7 single family dwellings built in approximately 1953. The existing structure is 9.6 feet from the side boundary, and has a footprint (to the exterior of the building) of 712 square feet with floor space totaling 678 square feet.

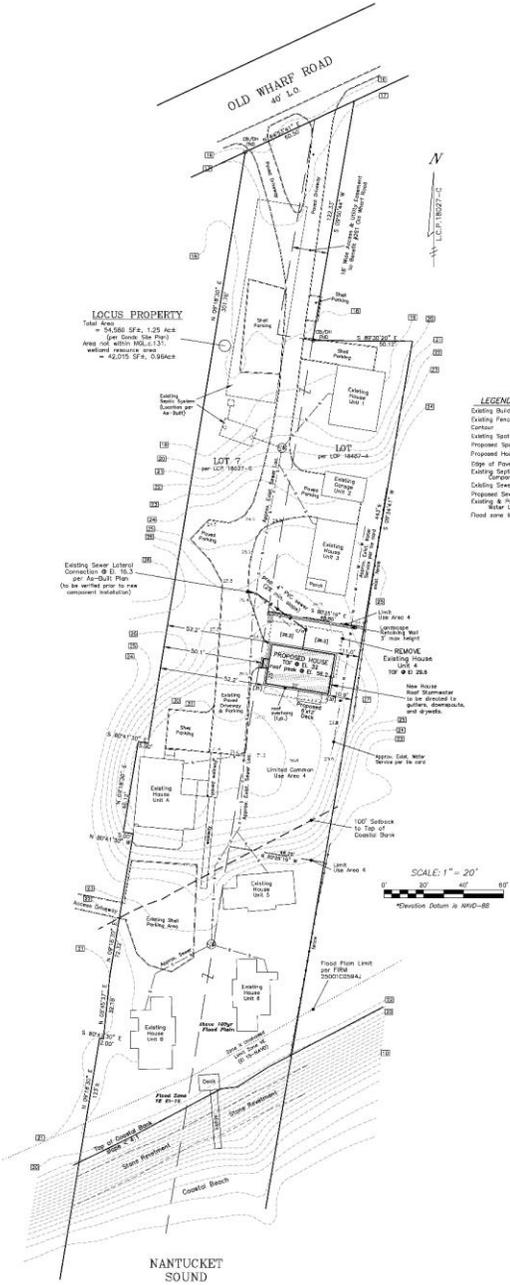
The applicant proposes to raze the existing one story structure and to replace it with a 2 story dwelling, having 949 square feet of living space, which includes a first floor, partial second floor, and a small second floor deck. The structure will have a footprint of 709 square feet and will be moved 1.3 feet further from the side boundary (10.9 feet), and will maintain the westerly 50 foot boundary. Although living space will increase, the building lot coverage will still be compliant at 12.4%, and height will be increased from its present 14.6 to 27.6 feet. The increase of floor area will also comply with the 40% increase in non-conforming area.

The Building Commissioner has referred this matter to the Zoning Board of Appeals to seek a finding by the Zoning Board of Appeals for the voluntary demolition and reconstruction of a non-conforming structure, which is substantially less non-conforming. The only increase of a non-conformity will be the increase in height with a side setback, which setback encroachment will be improved to a degree that this Board can find that the proposed structure will be substantially less non-conforming.



LOCATION MAP
 Parcel ID: 20-23-4
 Deed: CT C130-4
 LC PL 18467-A, Lot 7
 LC PL 18467-A

LOCUS PROPERTY
 Total Area: 1.25 ac.
 (per Code Site Plan)
 Area not within MGL 25C
 wetland resource area
 = 46,275 SF or 0.666 ac



LEGEND

- Existing Building
- Existing Fence
- Control
- Existing Spot Elev.
- Proposed Spot Elev. (ft)
- Proposed House
- Edge of Pavement
- Existing Utility
- Existing Sewer
- Proposed Sewer
- Existing & Prop. Water Line
- Flood zone limit

Zoning Compliance

Zone: RR	Existing Lot 4 House	Proposed Lot 4 House
Min Front Setback	50'	236'
Min Side Setback	50'	8.6'/23.1'
Min Rear Setback	50'	10.9'/20.1'
Min Area	11,800 sq ft	2,000 sq ft
Building Coverage	12.58%	22.4%

Building Height

	Existing	Proposed
Highest Roof Ridge Elevation	42.8	50.2
Average Natural Grade	22.2	25.5
Building Height	14.6	27.6

Non-Conforming Floor Space

Existing	Proposed
1st floor: 678 sq ft	1st floor: 589 sq ft
Total: 697 sq ft	Total: 721 sq ft
Max. Allowable Increase per zoning use: 24,170 sq ft or a max. of 271 sq ft	Total: 949 sq ft
Max. Allowable Total Floor Space: 6,920 sq ft or a max. of 1,489 sq ft	

NOTE:
 * The existing Lot 4 house is not located within a Special Flood Hazard Area.
 * This property is not located within a Zone II Drinking Water Protection District.



MORAN ENGINEERING ASSOC.
 58-591-2018 1st New Street, 2nd Floor, Nantucket, MA
 PROPOSED CONDITIONS PLOT PLAN
 Prepared For: Simon & Laura Koltzoff
 Unit 4, 287 OLD WHARF RD., DENNISPORT, MA
 PROJECT: 24-037 DATE: 01/19/2025
 Revised: 10/15/25

<u>Zoning Compliance</u>		Existing Unit 4 House	Proposed Unit 4 House
Zone: RR	Zoning		
Min Front Setback	50'	236'	247'
Min Side Setback	50'	9.6'/51.3'	10.9'/50.1'
Min Rear Setback	50'	256'±	259'±
Total Building Coverage *	(10503sf) 25%max	(5300sf±) 12.6%	(5205sf±) 12.4%

*15% of non-wetland lot area used

<u>Building Height</u>	Existing	Proposed
Highest Roof Ridge Elevation =	42.8	56.2
Average Natural Grade =	28.2	28.6
Building Height =	14.6	27.6

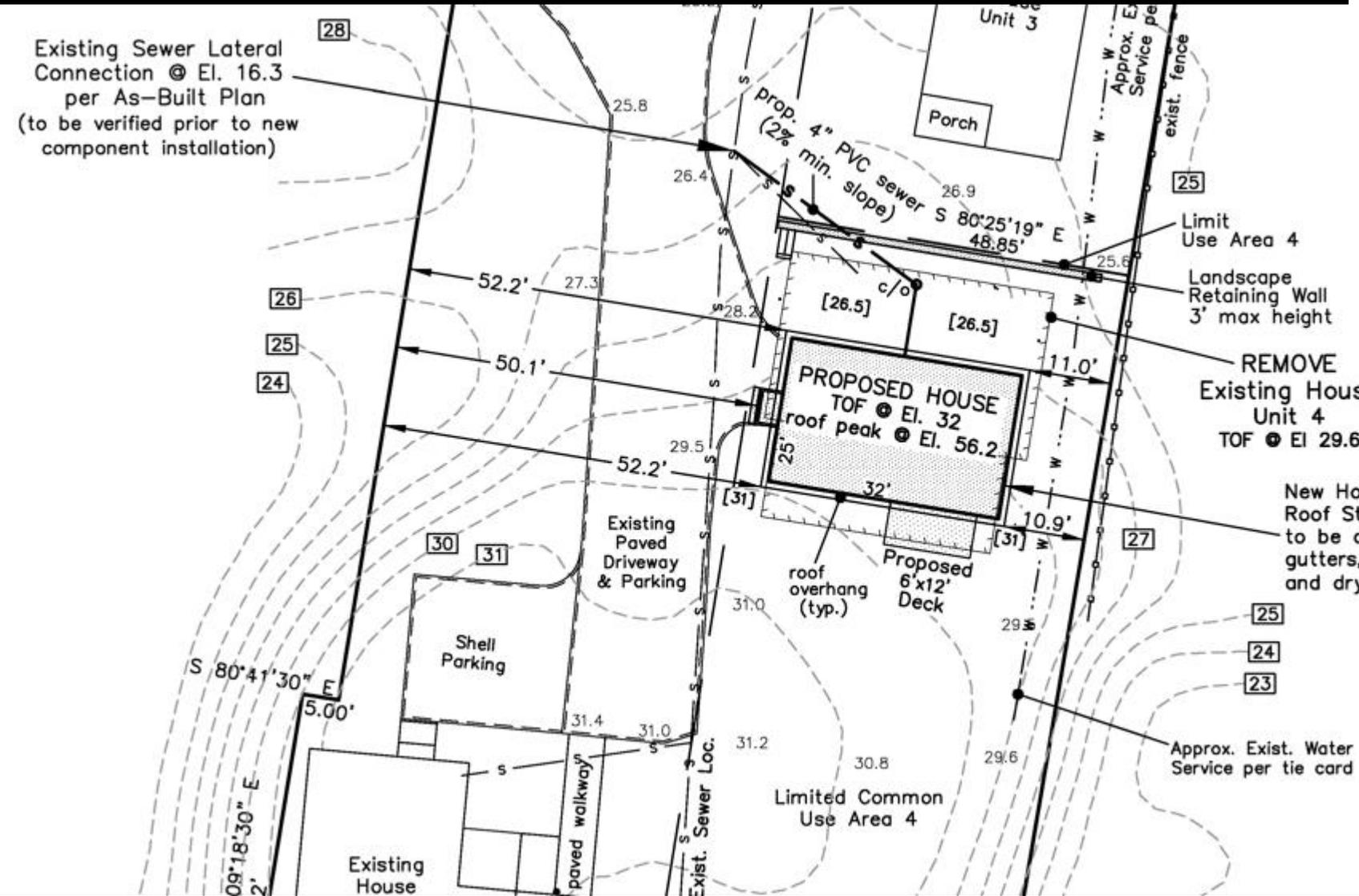
<u>Building Height</u>	Existing	Proposed
Highest Roof Ridge Elevation =	42.8	56.2
Average Natural Grade =	28.2	28.6
Building Height =	14.6	27.6

Non-Conforming Floor Space

<u>Existing</u>	<u>Proposed</u>
1st floor: 678 sf	1st floor: 589 sf
Total: 678 sf	2nd floor: 291 sf
	Deck: 69 sf
	Total: 949 sf

Max Approvable Increase per zoning sec. 2.4.1.2.D:
678 sf x 40% = 271 sf

Max Approvable Total Floor Space = 678 sf + 271 sf = 949 sf



Existing Sewer Lateral Connection @ El. 16.3 per As-Built Plan (to be verified prior to new component installation)

Limit Use Area 4

Landscape Retaining Wall 3' max height

REMOVE Existing House Unit 4 TOF @ El. 29.6

New House Roof Stormwater to be directed to gutters, downspouts, and drywells.

Approx. Exist. Water Service per tie card

Limited Common Use Area 4

Existing House

paved walkway

Exist. Sewer Loc.

Shell Parking

Existing Paved Driveway & Parking

Proposed 6'x12' Deck

roof overhang (typ.)

PROPOSED HOUSE TOF @ El. 32 roof peak @ El. 56.2

Unit 25

Unit 25

Unit 28

Unit 26

Unit 25

Unit 24

Unit 30

Unit 31

Unit 25

Unit 24

Unit 23

S 80°41'30" E 5.00'

S 09°18'30" E 2'

25.8

52.2'

50.1'

52.2'

32'

10.9'

29.6

31.2

30.8

31.4

31.0

31.0

31.0

31.0

31.0

31.0

31.0

31.0

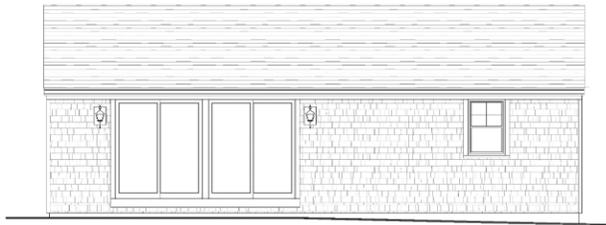
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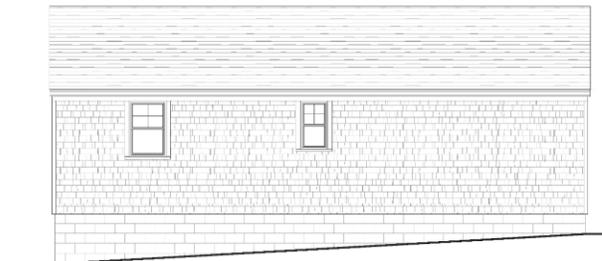
EXISTING FRONT ELEVATION



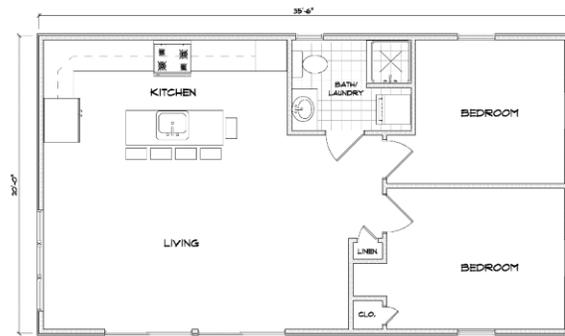
EXISTING EAST ELEVATION



EXISTING EAST ELEVATION



EXISTING REAR ELEVATION



EXISTING 1ST FLOOR PLAN
678 S.F.

EXISTING CONDITIONS

Rick Roy Construction LLC
123A Queen Anne Road
Harwich, MA 02631
508-432-6840
508-432-4814 FAX
rroycon@comcast.net

1/4" = 1'-0"

(UNLESS OTHERWISE NOTED)

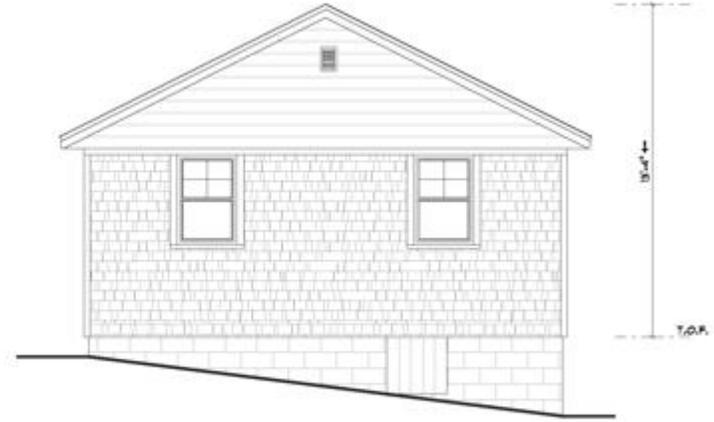
SIMON AND LAURA KOTZEFF
#4 257 OLD WHARF RD.
DENNISPORT MA

Monday, May 12, 2025

EC



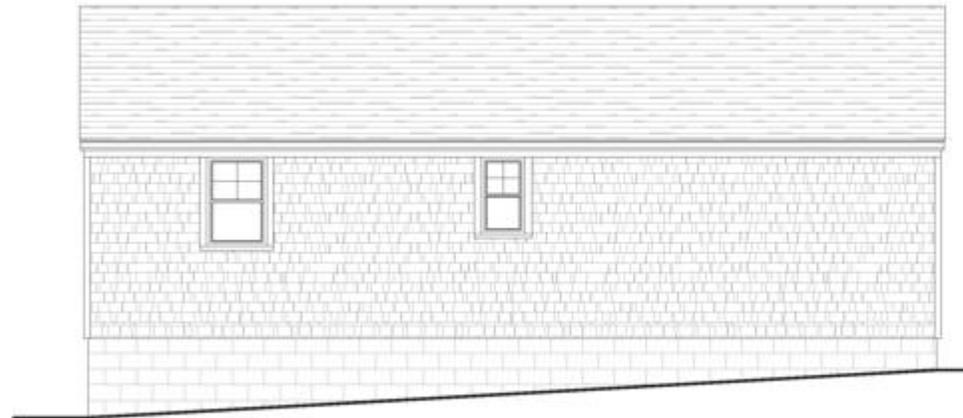
EXISTING FRONT ELEVATION



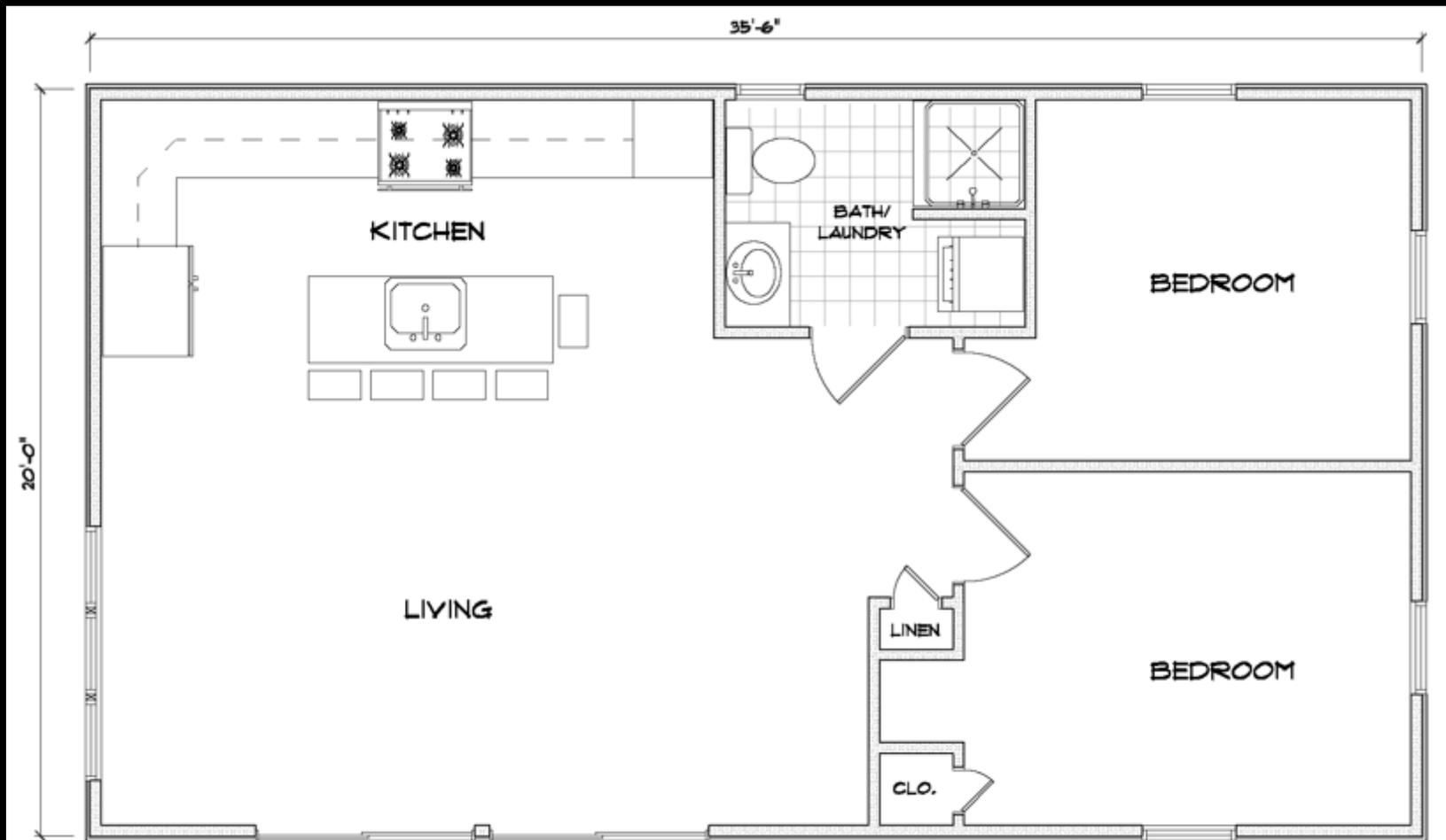
EXISTING EAST ELEVATION



EXISTING EAST ELEVATION



EXISTING REAR ELEVATION



EXISTING 1ST FLOOR PLAN

678 S.F.

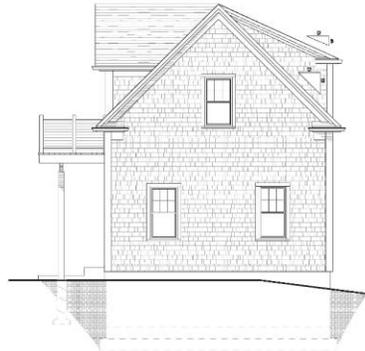


PROPOSED FRONT ELEVATION
SCALE: 3/8" = 1'-0"

VERSION 6
FOR REVIEW
10 14 2025



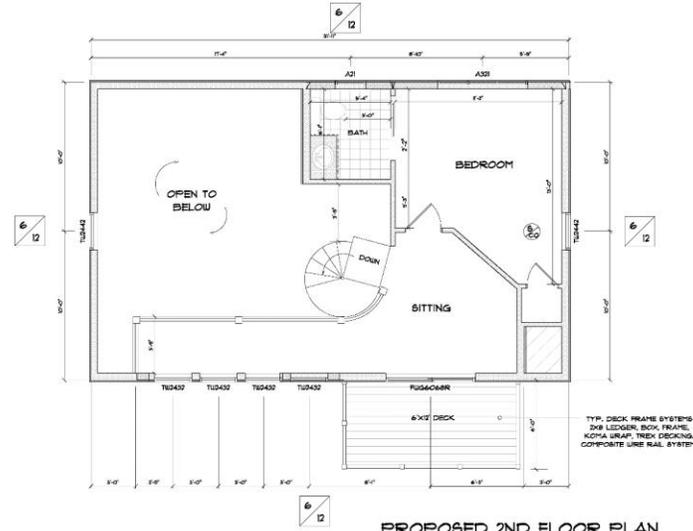
PROPOSED LEFT ELEVATION
SCALE: 3/8" = 1'-0"



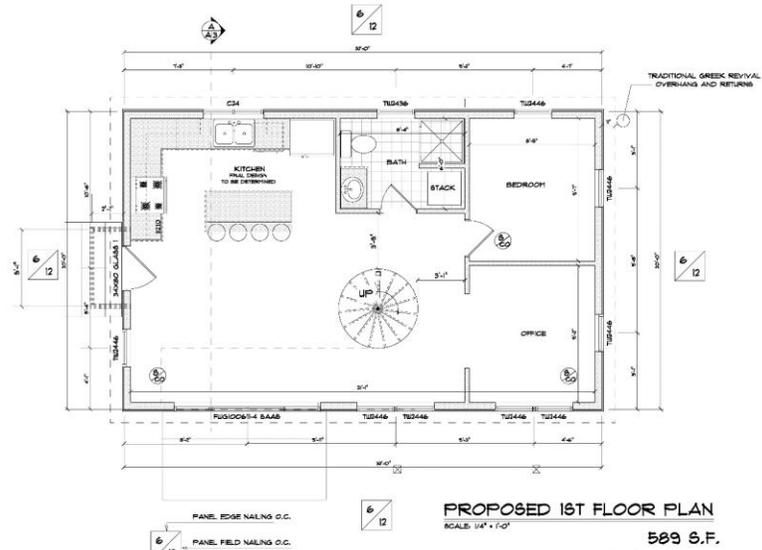
PROPOSED RIGHT ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"
291 S.F.
DECK 63 S.F.



PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
589 S.F.
CRAWL 572 S.F.
OVERALL- 1521 S.F.

Rick Roy Construction LLC
123A Queen Anne Road
Harwich, MA 02631
508-432-6840
508-432-4814 FAX
rroycon@comcast.net

1/4" = 1'-0"
(ALL DIMS OTHERWISE NOTED)

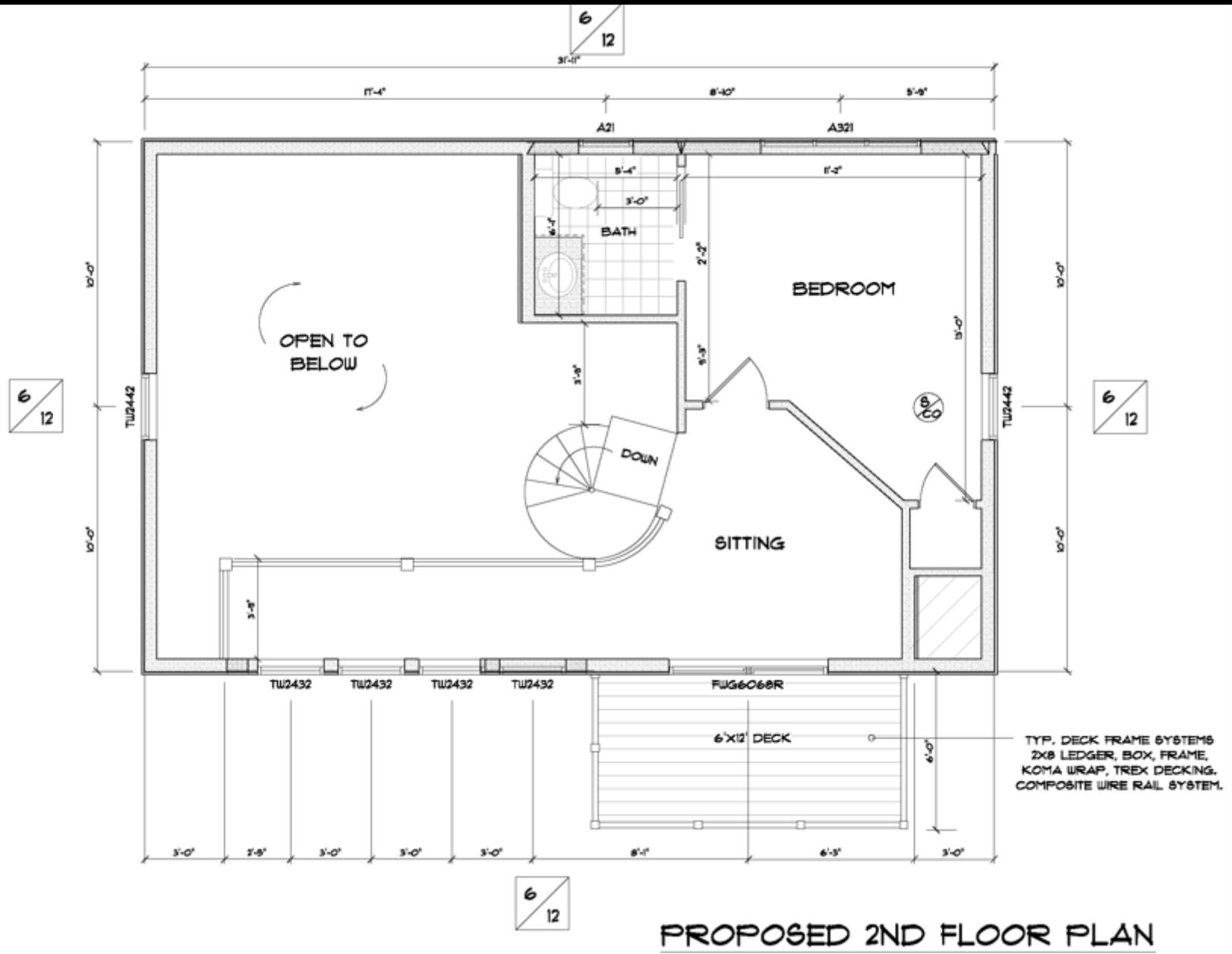
SIMON AND LAURA KOTZEFF
#4 257 OLD WHARF RD.
DENNISPORT MA

Tuesday, October 14, 2025

P1



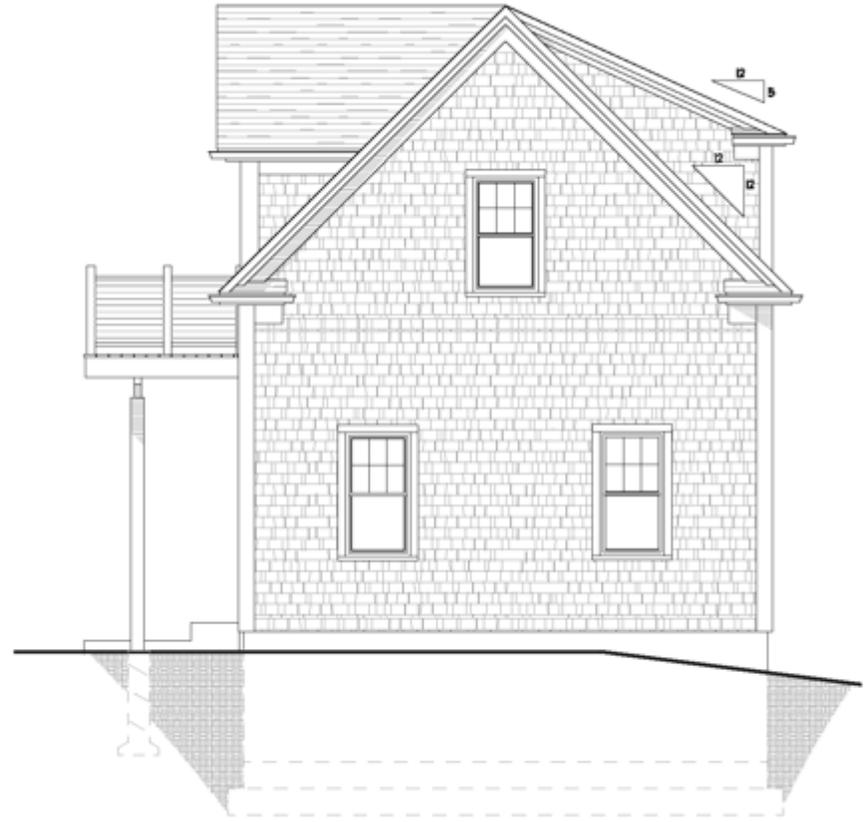
PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"



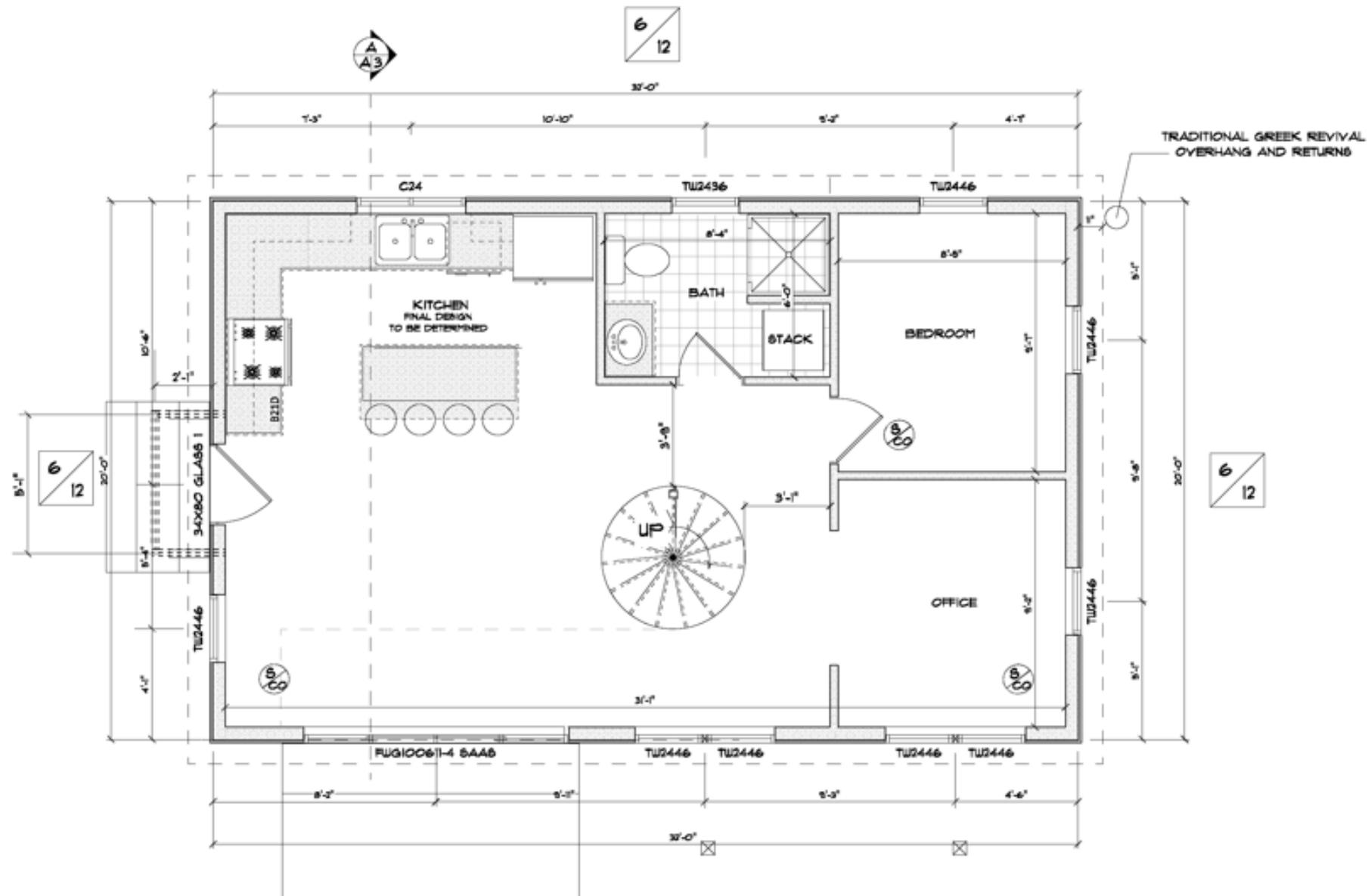
PROPOSED 2ND FLOOR PLAN



PROPOSED LEFT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED 1ST FLOOR PLAN

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

589 S.F.

CRAWL 512 S.F.

OVERALL- 1521 S.F.



Doc#: 1,279,559 10-06-2015 11:59
CtF#: C330-4
BARNSTABLE LAND COURT REGISTRY

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY
MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE LAND COURT REGISTRY
Date: 10-06-2015 @ 11:59am
CtF#: 553 Doc#: 1279559
Fee: \$1,539.00 Cons: \$450,000.00

NOT
AN
OFFICIAL
COPY
QUITCLAIM DEED
NOT
AN
OFFICIAL
COPY

WE, ANGELO G. MARAGOS and JENNIFER C. MARAGOS, being married of
Wellesley, MA

For Consideration of FOUR HUNDRED FIFTY THOUSAND AND NO/100
(\$450,000.00) DOLLARS PAID

Grant to SIMON PETER KOTZEFF and LAURA PUMA KOTZEFF, Husband
and Wife as Tenants by the Entirety of 38 Englewood Road, Winchester, MA 01890

With QUITCLAIM COVENANTS

Unit No. 4 of Captain's Row Condominium, created by Master Deed dated May 22, 2001
and filed on June 25, 2001 with Barnstable Registry District of Barnstable County of the
Land Court as Document No. 836,038 noted on Certificate of Title No. C-330.

The Post Office Address of the Condominium is 257 Old Wharf Road, Dennisport, MA
02639

The Unit conveyed is laid out as shown on a plan filed with Deed recorded as Document
No. 838,835, which plan is a copy of a portion of the plans filed with said Master Deed
and to which is affixed a verified statement in the form provided in G.L. c. 183A,
subchapter 9. It is subject to and with the benefit of the obligations, restrictions, rights
and liabilities contained in G.L. c. 183A, the Master Deed and the By-Laws filed
therewith.

The Condominium and each of the units is intended for residential purposes and other
uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

The undivided percentage interest of the unit conveyed hereunder in the common areas
and facilities is 12.5%.

Meaning and intending and hereby conveying the premises conveyed to us by deed dated
July 18, 2001 and recorded with Barnstable Land Court Registry as Document No.
838,835. See also Certificate of Title No. C330-4.

PROPERTY ADDRESS: Unit 4, Captain's Row Condominium
257 Old Wharf Road, Dennisport, MA

Executed as a sealed instrument this 30 day of September, 2015.

NOT
AN
OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY
Angelo G. Maragos
Angelo G. Maragos
NOT
AN
OFFICIAL
COPY
Jennifer C. Maragos
Jennifer C. Maragos

COMMONWEALTH OF MASSACHUSETTS

On this 30 day of September, 2015, before me, the undersigned notary
public, personally appeared, Angelo G. Maragos and Jennifer C. Maragos who proved to
me through satisfactory evidence of identification, which was
MA Driver's license to be the person(s) whose name is signed on the
preceding or attached document, an acknowledged to me that he/she signed it voluntarily
for its stated purpose and who swore or affirmed to me that the contents of the document
are truthful and accurate to the best of his/her knowledge and belief.

County,
Suffolk

Silvia E. Reyes
Notary Public
My Commission Expires: March 19, 2021



BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register

Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-25-64

DATE OF REFERRAL:
October 17, 2025

FEES PAID:
\$50.00

OWNERS NAME: KOTZEFF SIMON PETER

PROPERTY ADDRESS OF WORK: 257 OLD WHARF ROAD, Unit U-4, DENNIS PORT, MA,
02639

MAP & PARCEL: 20-32-6

DETERMINATION OF REFERRAL: Voluntary demolition and reconstruction of a non-conforming structure, requires a ZBA finding that the non-conforming nature of the new structure is substantially less non-conforming.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
Raze and Replace a single family dwelling in a cottage colony

