

December 17, 2025

Dennis Zoning Board of Appeals  
Dennis Town Hall  
685 Route 134  
South Dennis, MA 02660

**RE: Unit 5, 43 Pond Street, West Dennis, Massachusetts. SP 2.4.1.2.**

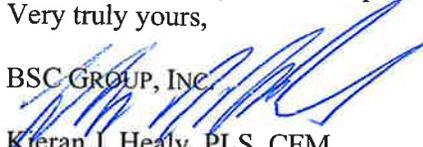
Dear Board Members,

On behalf of Nicola Kavanagh, owner, BSC Group, Inc. is requesting a Special Permit to modify the existing cottage by addition an 8'X28.4' addition to the landward side of the existing dwelling.

In response to the Special Permit requirements, I offer the following information to aid in the consideration of this Special Permit.

- a.) The current use is a lawful pre-existing residence. The proposed lot coverage is less than 15%.
- b.) The site is suitable for the proposed addition as the addition will be attached to the dwelling unit. A filing with the Board of Health is ongoing. The Dennis Conservation Commission has approved
- c.) There is no intent to increase the traffic flow or change the use of the current building. No unsafe or harmful impacts are expected.
- d.) The proposed addition is not expected to affect the views of neighboring properties as the porch and addition will be attached to the existing dwelling.
- e.) There is no requirement to change existing utilities or any increase in demand for public services as this will remain a two-bedroom residential dwelling.
- f.) The proposed improvements will not create any additional noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties as the occupancy of the building will remain unchanged.
- g.) The front addition will be attached to the existing building and as such will not create degradation or alteration of the natural environment. Plantings are proposed along the edge of the limited common area and shoreline to increase and enhance the buffer.

If we can be of any further help on this matter, please call The BSC Group at (508) 778-8919.  
Very truly yours,

  
BSC GROUP, INC.

Kieran J. Healy, PLS, CFM  
Project Manager, Senior Associate

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