

Commonwealth of Massachusetts



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

**PERMIT NUMBER:**  
ZDET-25-74

**DATE OF REFERRAL:**  
December 16, 2025

**FEES PAID:**  
\$50.00

EPSILON PORTUNUS LLC

**OWNERS NAME:** 255 LOWER COUNTY ROAD, DENNIS PORT, MA, 02639

**PROPERTY ADDRESS OF WORK:** 37-36-0

**MAP & PARCEL:**

**DETERMINATION OF  
REFERRAL:**

**Requires Zoning Board of Appeals (ZBA) reversal of previously issued 2012 Variance and a Special Permit for an increase in Height of a non-conforming structure on a non-conforming lot in the Resort Residential (RR) Zoning District. Also, requires Planning Board (PB) Site Plan Review (SPR) and PB Special Permit 4.9 Review.**

**ISSUED BY:**

**DESCRIPTION OF WORK BY APPLICANT:**

To convert 2 Commercial buildings - each in to two residential units. The buildings were previously 4 units and relief approved to convert to commercial at a previous date. Buildings are to be elevated to conform to FEMA regulations. Parking in front to be modified to remove the need to back onto Lower County Road. Also included #247 Lower County Road.