

42 DAVENPORT ROAD, WEST DENNIS ZBAS-25-62: Sean S. Lyons 2015 Revocable Trust, 22 Oldham Road, Arlington, MA (02474)
 C/O Robert Perry of Cape Cod Engineering, is seeking a Special Permit to demolish a single-story single-family dwelling and replace it with two-story single-family dwelling on a non-conforming lot. Located on a property in the R-40 Zoning District at 42 Davenport Road, West Dennis, MA (Assessor's Map 26, Parcel 25).

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

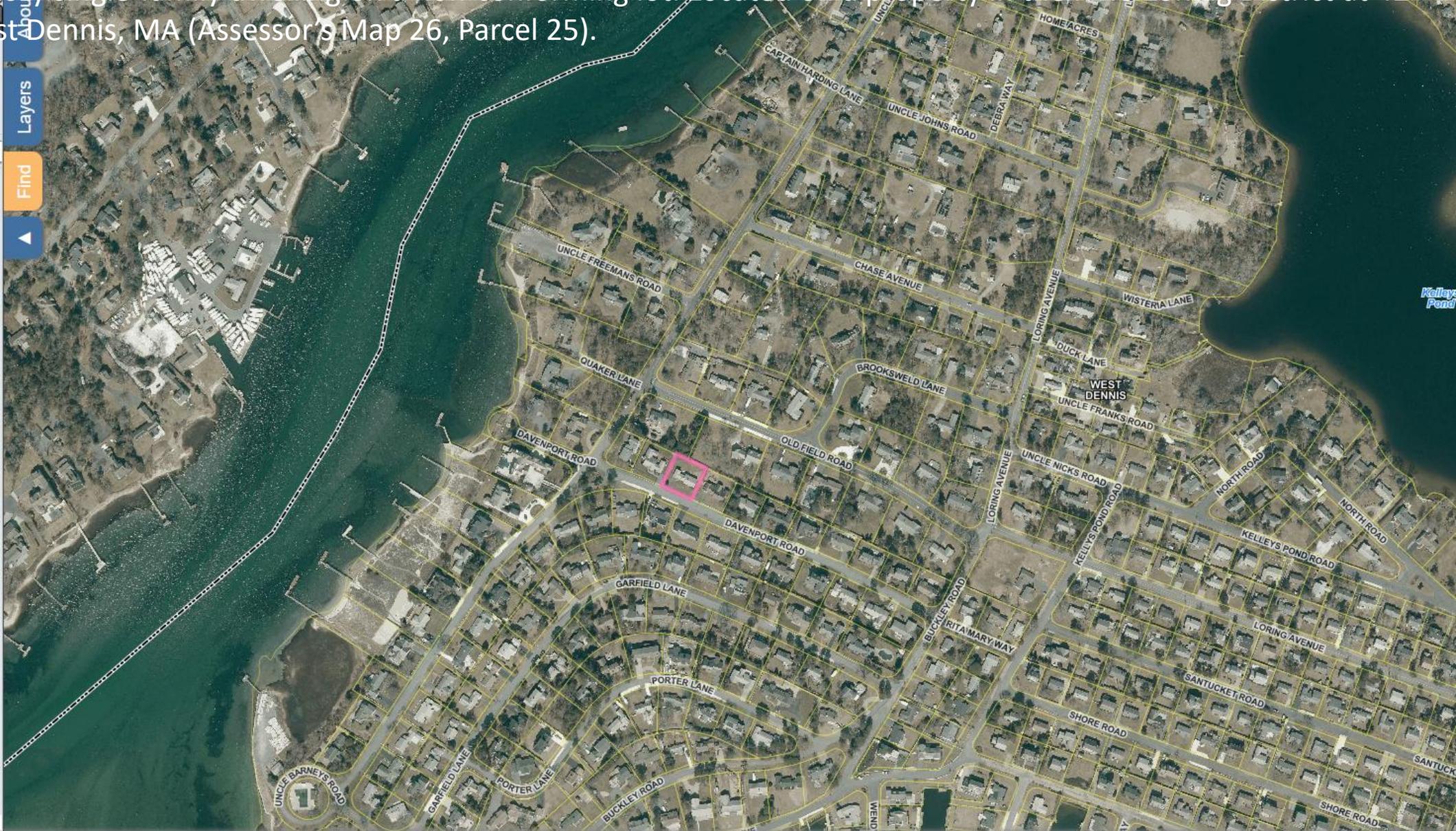
Results Summary

Parcels

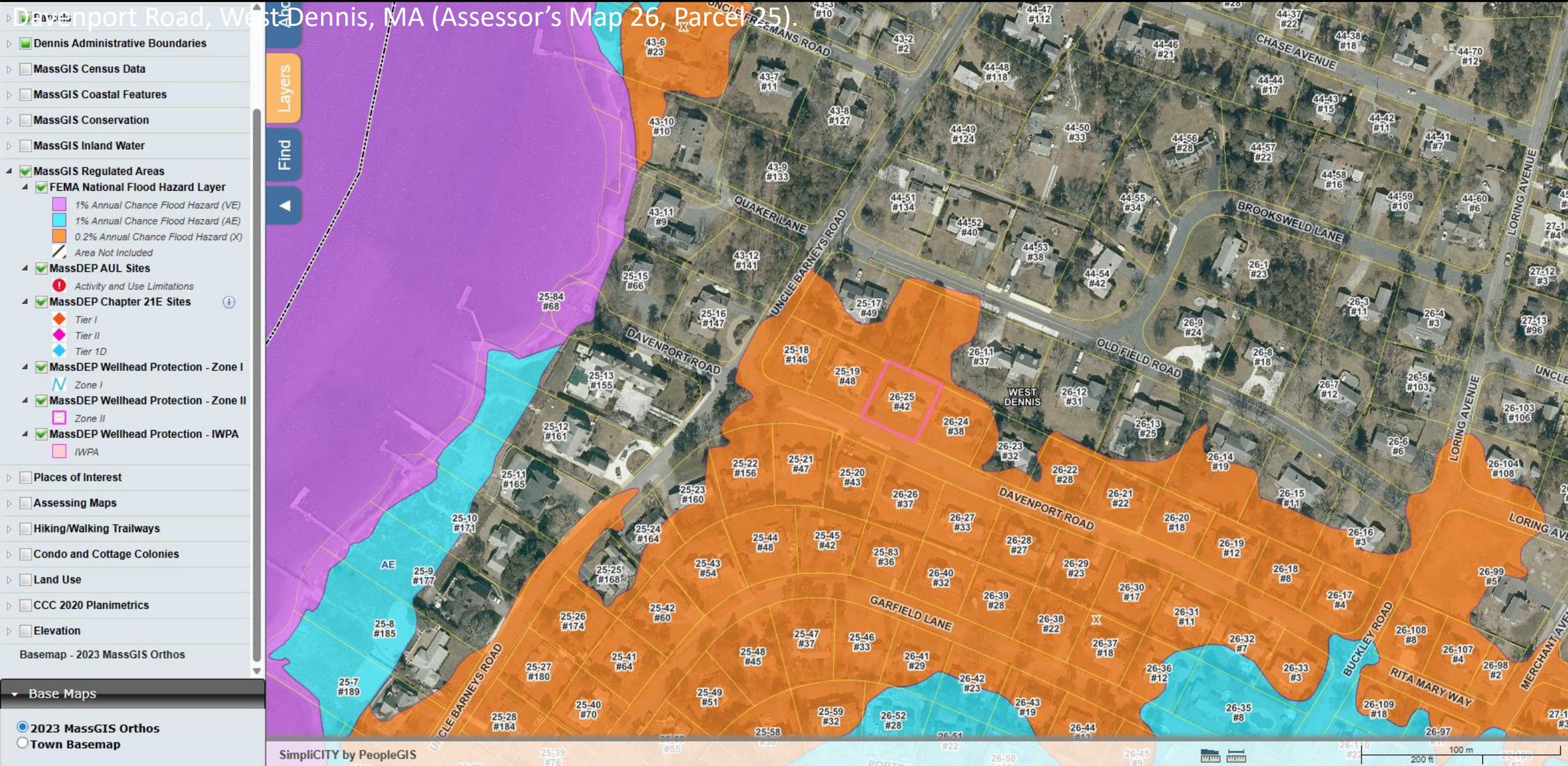
Parcel ID	Address	Village	Owner
26-25-0	42 DAVENPOR	WD	SEAN S LYONS

Detail Information

CAMA ID	26-25-0
MapPar	26-25
Key	1267
Fiscal Year	2027
Extension	0
Address	42 DAVENPORT ROAD
Village	WD
Property Type	R
Owner	SEAN S LYONS 2015 REVOC
Co-Owner	KATHLEEN M LYONS 2015 R
Owner Address	22 OLDHAM ROAD
Owner City	ARLINGTON
Owner State	MA
Owner Zip	02474
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	10/24/22 00:00:00
Book	35441
Page	281
Certificate	
Last Sale Price	10,0000
Total Value	\$1,000,400.00
Land Value	\$552,100.00
Building Value	\$448,300.00
Detached Building Value	\$0.00
Acres	0.24
Prev Year Total Value	\$971,300.00



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Labels

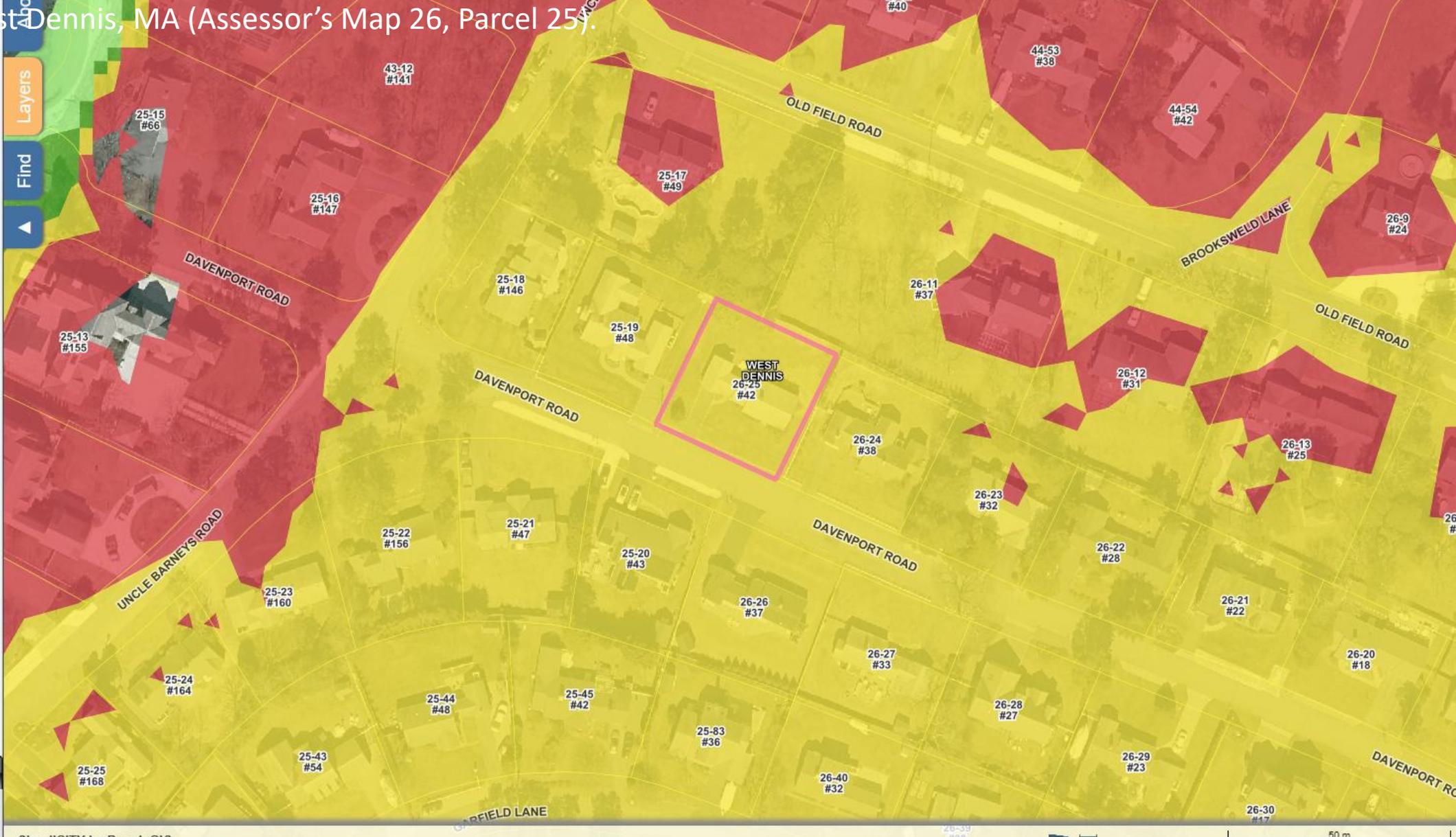
- Parcel and Address Numbers
- Parcel Numbers
- Address Numbers (MAT points)
- Village Names
- Waterbody Names
- Road Names

Layers

- Parcels
- Dennis Administrative Boundaries
- MassGIS Census Data
- MassGIS Coastal Features
 - MassDMF Designated Shellfish Growing Areas
 - Approved
 - Conditionally Approved
 - Restricted
 - Conditionally Restricted
 - Prohibited
 - MassDMF Shellfish Suitability Area
 - American Oyster
 - Bay Scallop
 - Blue Mussell
 - Ocean Quahog
 - European Oyster
 - Quahog
 - Razor Clam
 - Sea Scallop
 - Soft-shelled Clam
 - Surf Clam
 - USACE Hurricane Surge Inundation Zone
 - Category 1
 - Category 2
 - Category 3
 - Category 4
- MassGIS Conservation
- MassGIS Inland Water
- MassGIS Regulated Areas

Base Maps

- 2023 MassGIS Orthos
- Town Basemap



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Results Summary

Parcels

Parcel ID	Address	Village	Owner
26-25-0	42 DAVENPOR	WD	SEAN S LYONS

Detail Information [Zoom To](#)

Key	1267
Fiscal Year	2027
Extension	0
Address	42 DAVENPORT ROAD
Village	WD
Property Type	R
Owner	SEAN S LYONS 2015 REVOC
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State Class #	1010
State Class Desc	SINGLE FAMILY
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Property Card	PK Field Card



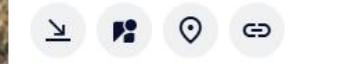
42 Davenport R...



Workspace PF [SHARE](#)

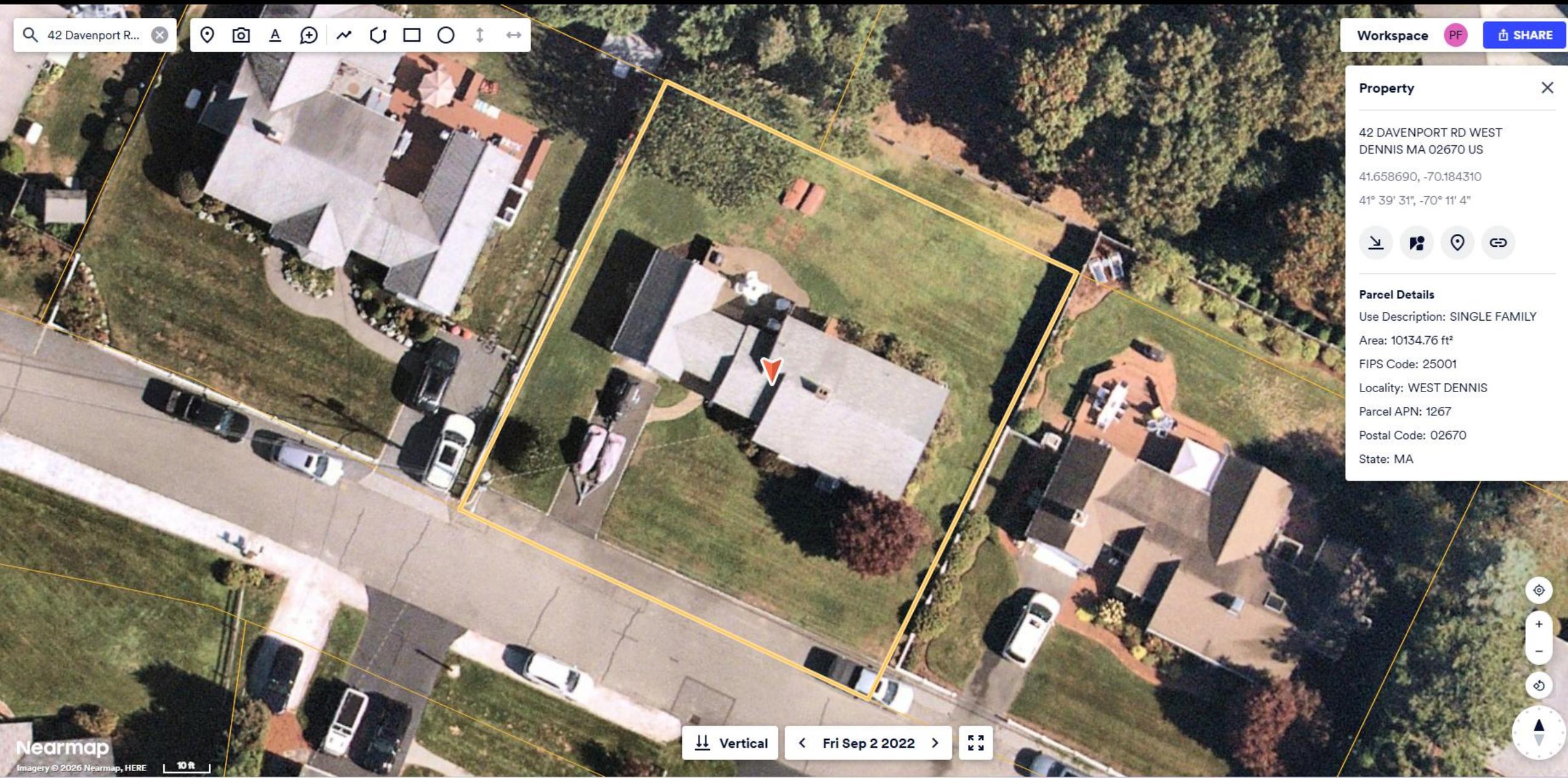
Property X

42 DAVENPORT RD WEST
DENNIS MA 02670 US
41.658690, -70.184310
41° 39' 31", -70° 11' 4"



Parcel Details

Use Description: SINGLE FAMILY
Area: 10134.76 ft²
FIPS Code: 25001
Locality: WEST DENNIS
Parcel APN: 1267
Postal Code: 02670
State: MA



42 Davenport R...



Workspace PF [SHARE](#)

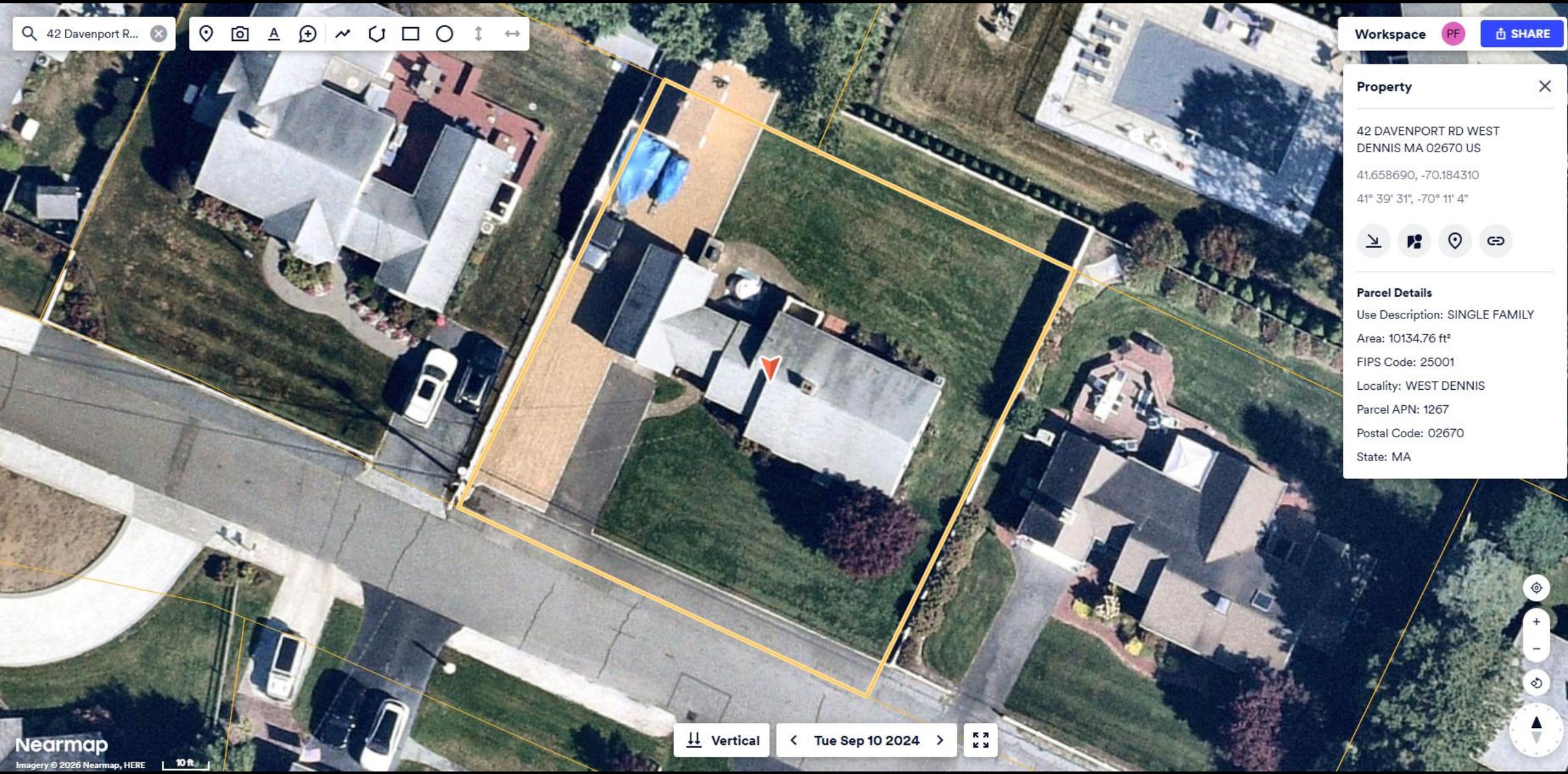
Property

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Vertical < Tue Sep 10 2024 >



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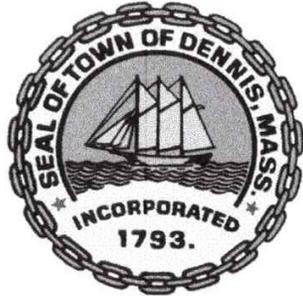








Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-25-75

DATE OF REFERRAL:
December 16, 2025

FEES PAID:
\$50.00

OWNERS NAME: SEAN S LYONS 2015 REVOC TRUST

PROPERTY ADDRESS OF WORK: 42 DAVENPORT ROAD, WEST DENNIS, MA, 02670

MAP & PARCEL: 26-25-0

DETERMINATION OF REFERRAL: ZBA Special Permit required per 2.4.1.2.(C.2) for the voluntary demolition and rebuild of a non conforming structure on a non-conforming lot.

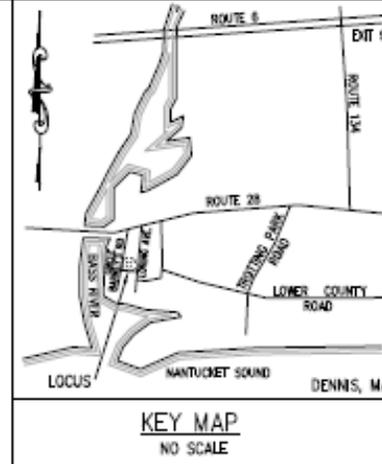
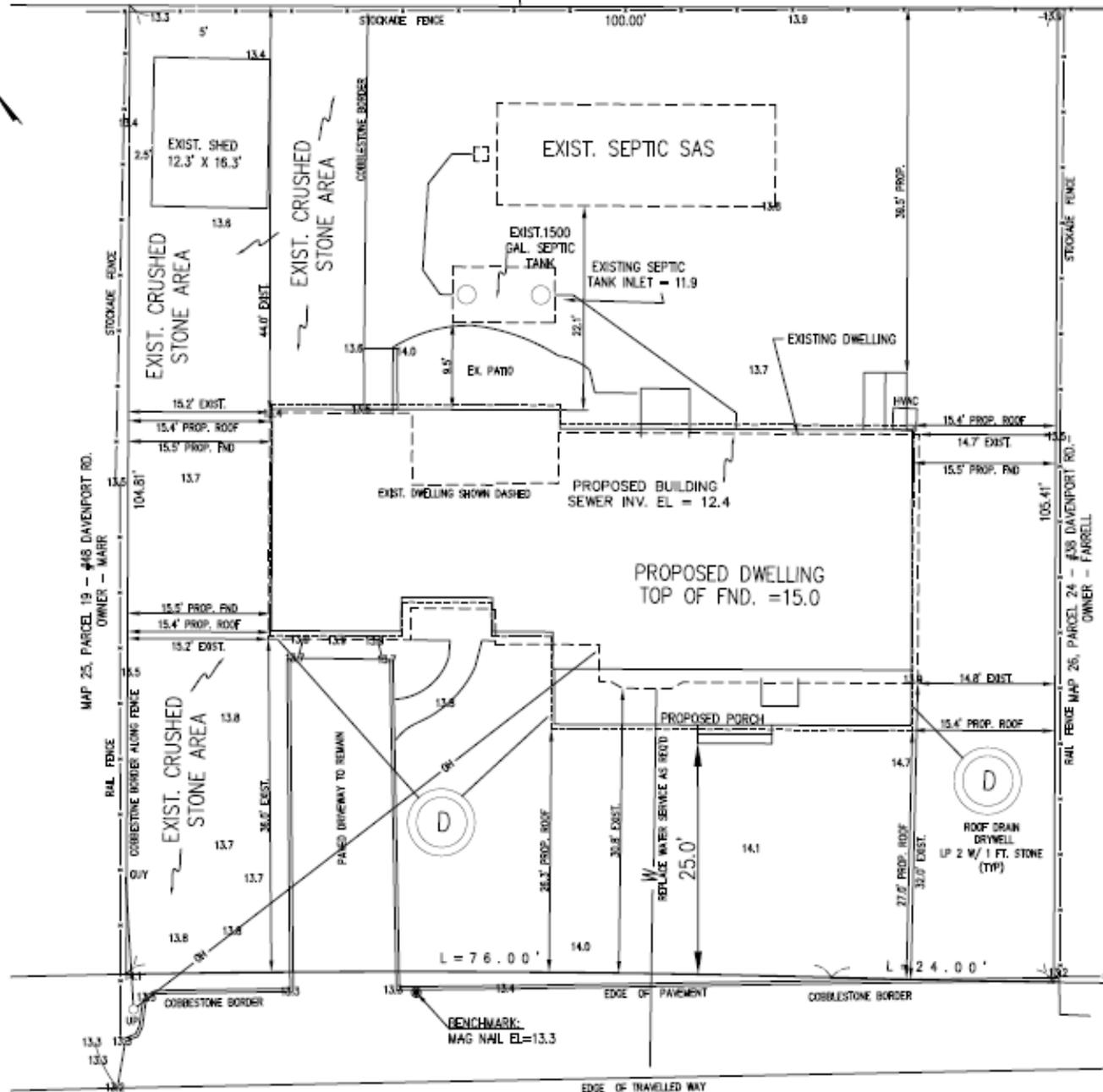
ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
Raze and replace a single family dwelling that is nonconforming by building coverage and side setback

A handwritten signature in black ink, appearing to be "Paul [unclear]", is written over the "ISSUED BY:" label.

MAP 25, PARCEL 19 - #49 OLD FIELD RD.
OWNER - BONGIORNO

MAP 26, PARCEL 11 - #37 OLD FIELD RD.
OWNER - BRUNDAGE



KEY MAP
NO SCALE

NOTES

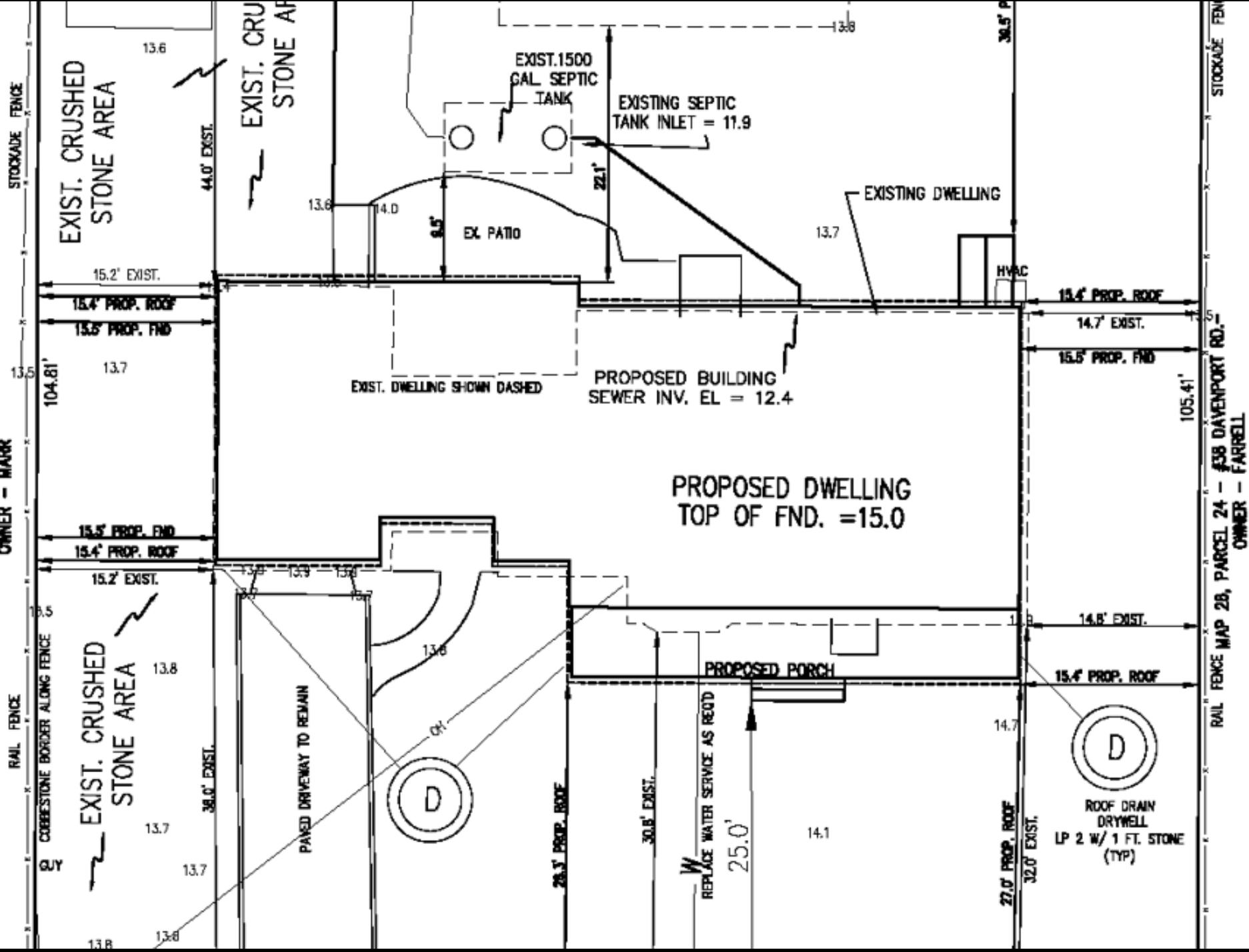
- ELEVATIONS REFER TO NAVD88. FOR SPECIFIC ELEVATION DATA CONTACT CAPE COD ENGINEERING, INC.
- LOT AREA = 10,473 S.F.
- EXIST. BUILDING COVERAGE = 1,649 S.F. / 10,473 S.F. = 15.8%
- PLAN REFERENCE: PLAN BOOK 128, PG. 27; TOPOGRAPHIC SURVEY PERFORMED IN MAY 2023, ROBERT FREEMAN, PLS
- EXISTING BUILDING SITE IS LOCATED WITHIN FEMA COASTAL FLOOD ZONE "X" (NOT A FLOOD HAZARD AREA)
- ZONING DISTRICT R 40
- REQUIRED YARD SETBACKS: FRONT AND REAR - 25 FT.; SIDES - 15 FT.
- DIMENSIONAL LOT LINE SETBACKS SHOWN FROM THE EXISTING AND PROPOSED DWELLING ARE MEASURED FROM THE FASCIA BOARDS OF THE ROOF TRIM
- SEPTIC SYSTEM COMPONENT LOCATIONS ARE DERIVED FROM AS-BUILT RECORDS ON FILE AT DENNIS HEALTH DEPT.

SITE ZONING DATA
R-40 ZONING DISTRICT

COMPONENT	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	10,473 S.F.	10,473 S.F.
FRONTAGE	50 FT.	100 FT.	100 FT.
LOT WIDTH	100 FT.	100 FT.	100 FT.
BUILDING COVERAGE	15.0%	1,649 S.F. / 10,473 S.F. = 15.8%	2,045 S.F. / 10,473 S.F. = 19.5%
FLOOR AREA RATIO	30%	1,368 S.F. / 10,473 S.F. = 13.1%	2,897 S.F. / 10,473 = 27.7% *
NON-CON. FLOOR AREA	0	0	0
YARD SETBACKS	REQUIRED	EXISTING	PROPOSED
STREET	25 FT.	30.8 FT.	26.3 FT.
RIGHT SIDE	15 FT.	14.7 FT.	15.4 FT.
LEFT SIDE	15 FT.	15.2 FT.	15.4 FT.
REAR	25 FT.	44.0 FT.	38.5 FT.
BUILDING HEIGHT	35 FT.	17.1 FT.	28.7 FT.

* F.A.R. VALUES IN CHART ARE A NET VALUES;
GROSS F.A.R. VALUES ARE:
EXIST 1,414 S.F. / 10, 473 = 13.5 % ; PROP. 3,037 S.F. / 10,473 = 29.0%

MAP 25, PARCEL 19 - #48 DAVENPORT RD.
OWNER - MAIR



PROPOSED DWELLING
TOP OF FND. = 15.0

PROPOSED BUILDING
SEWER INV. EL = 12.4

EXIST. DWELLING SHOWN DASHED

ROOF DRAIN
DRYWELL
LP 2 W/ 1 FT. STONE
(TYP)

REPLACE WATER SERVICE AS REQD
25.0'

EXIST. CRUSHED
STONE AREA

EXIST. CRUSHED
STONE AREA

EXIST. CRU
STONE AR

STOCKADE FENCE

RAIL FENCE

CORBESTONE BORDER ALONG FENCE

STOCKADE FENCE

RAIL FENCE MAP 28, PARCEL 24 - #38 DAVENPORT RD.
OWNER - FARRELL

SITE ZONING DATA

R-40 ZONING DISTRICT

COMPONENT	REQUIRED	EXISTING	PROPOSED
LOT AREA	40,000 S.F.	10,473 S.F.	10,473 S.F.
FRONTAGE	50 FT.	100 FT.	100 FT.
LOT WIDTH	100 FT.	100 FT.	100 FT.
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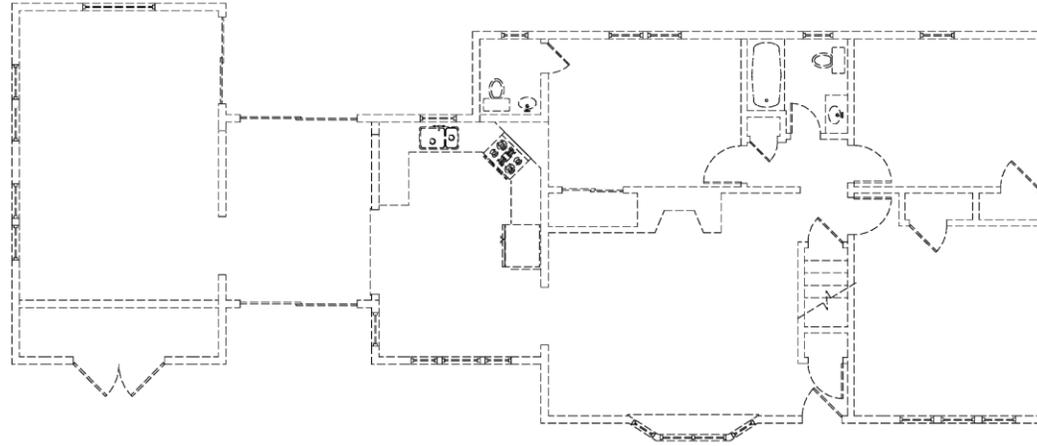
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NOTES

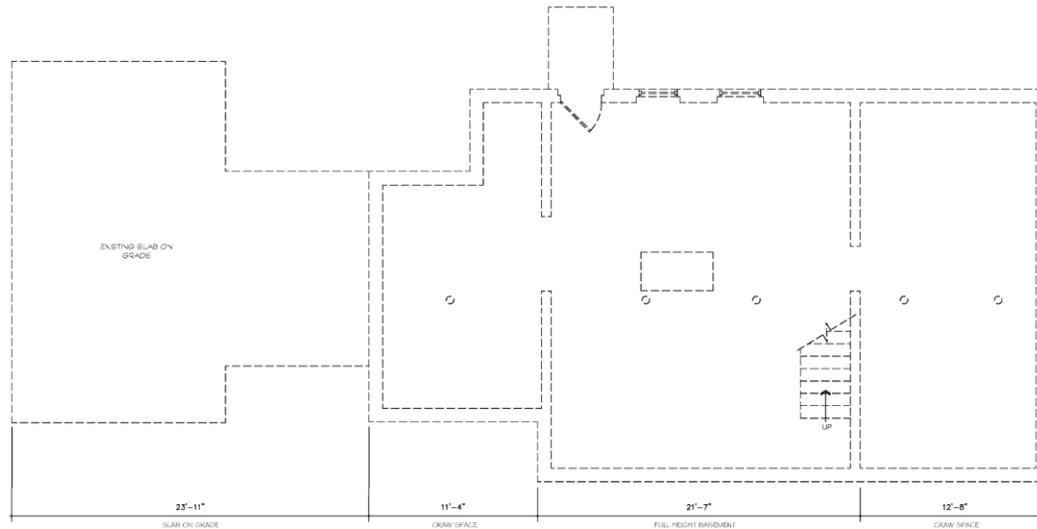
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9. SEPTIC SYSTEM COMPONENT LOCATIONS ARE DERIVED FROM AS-BUILT RECORDS ON FILE AT DENNIS HEALTH DEPT.

DEMOLITION NOTES

1. REMOVE EXISTING FINISHES, INCLUDING BUT NOT LIMITED TO: CARPET, CERAMIC TILE, RESILIENT FLOORING, BASE AND WALL COVERINGS WHERE INDICATED AND AS REQUIRED. PREPARE SURFACES TO RECEIVE NEW FINISHES.
 2. REMOVE EXISTING DOORS, FRAMES, STANDING AND RUNNING TRIM, EQUIPMENT, ACCESSORIES AND CASEWORK. PATCH FLOOR, WALLS AND CEILINGS AS REQUIRED TO RECEIVE NEW FINISHES.
 3. REMOVE EXISTING PLUMBING FITTINGS WHERE APPLICABLE.
 4. REMOVE ALL EXISTING ELECTRICAL DISTRIBUTION, RECEPTACLES AND FIXTURE WHERE APPLICABLE.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF HIS WORK. KEEP THE SITE CLEAR FOR ACCESS BY THE OWNER AND HIS FORCES DURING THE COURSE OF THE JOB.
 6. SHORING & BRACING ARE REQUIRED PRIOR TO ANY BEARING WALLS TO BE REMOVED. PROPERLY SHORE & BRACE ALL BEARING WALLS AS REQUIRED WHICH ARE TO BE REMOVED.
 7. LEGALLY DISPOSE OF ALL DEBRIS.
- NOTE: ONCE DEMOLITION IS COMPLETED, THE CONTRACTOR IS TO REVIEW ALL EXISTING STRUCTURE AND REPORT ANY CONDITIONS THAT SEEM PROBLEMATIC.



FIRST FLOOR DEMO PLAN
SCALE: 3/16" = 1'-0"



BASEMENT DEMO PLAN
SCALE: 3/16" = 1'-0"

Proposed Addition / Renovation
42 Davenport Road
West Dennis, MA

DATE: 12/05/25
SCALE: AS NOTED
DRAWN BY: SK
CHECKED BY: NRH

N AZEIH
H AMMOURI P.E.
PROFESSIONAL ENGINEERING
47 Manfield Street
Everett, MA 02149
(857) 312-9312



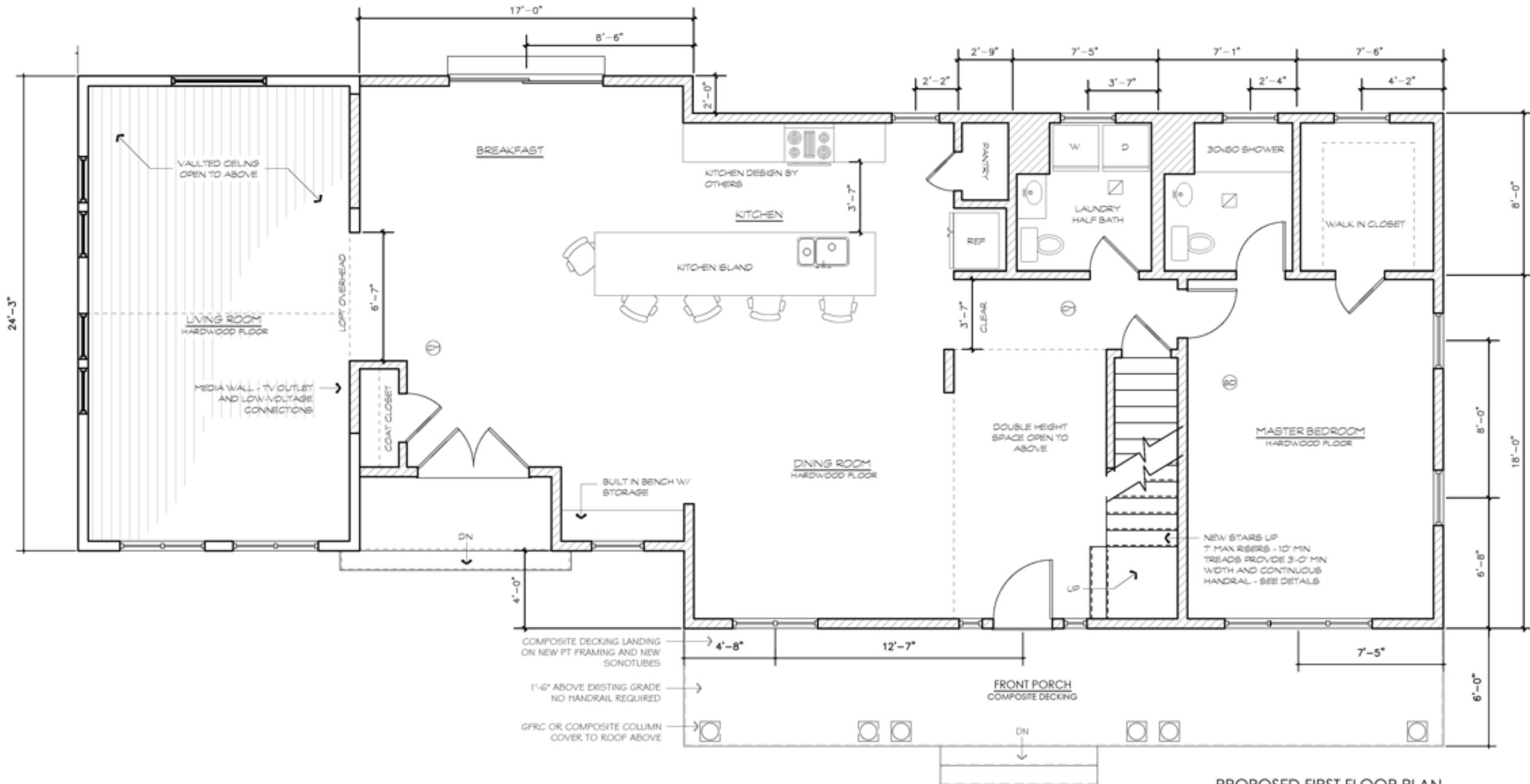
REVISION: DATE:

DRAWING TITLE:

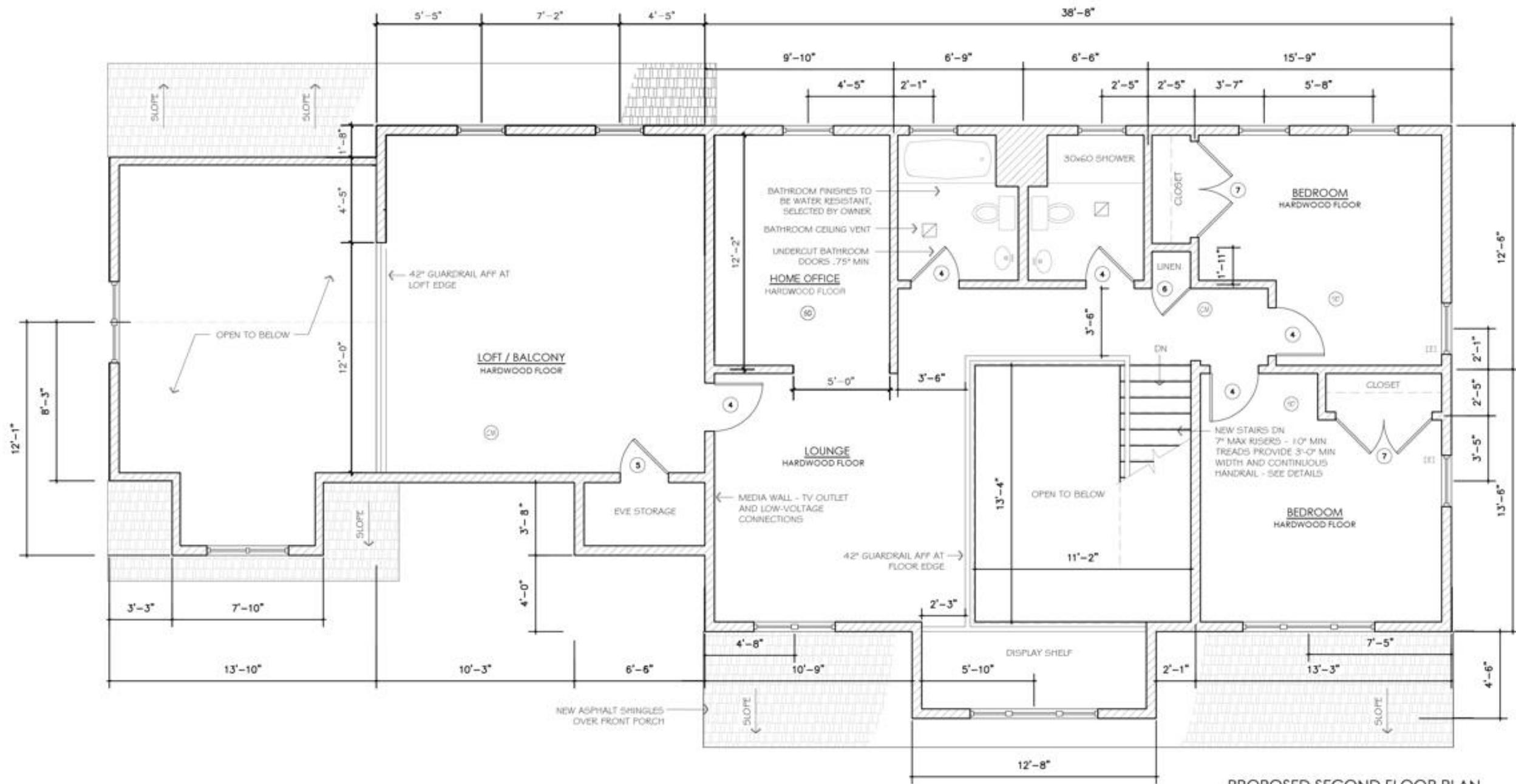
Demolition Plans

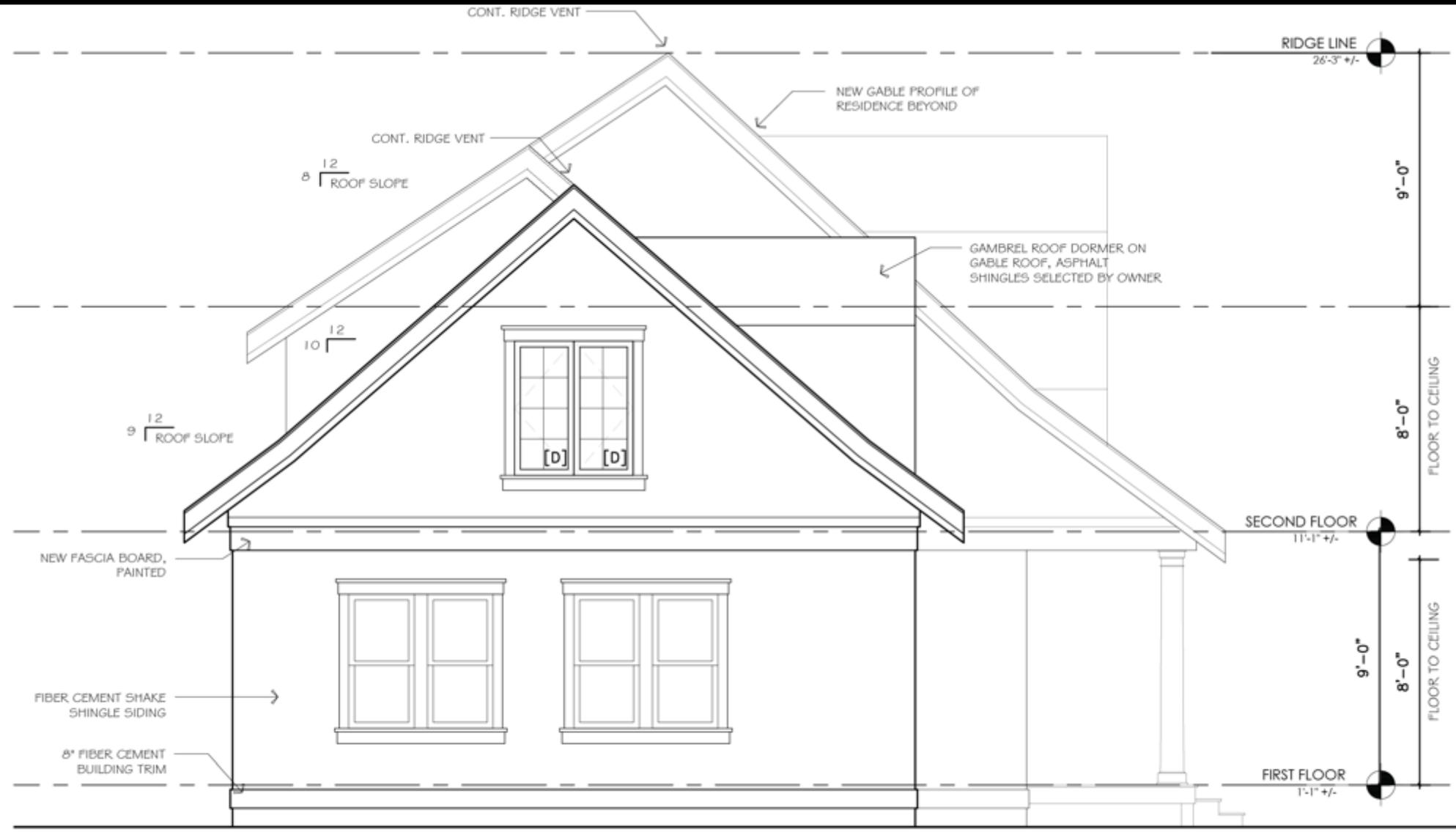
SHEET NUMBER:

D-1

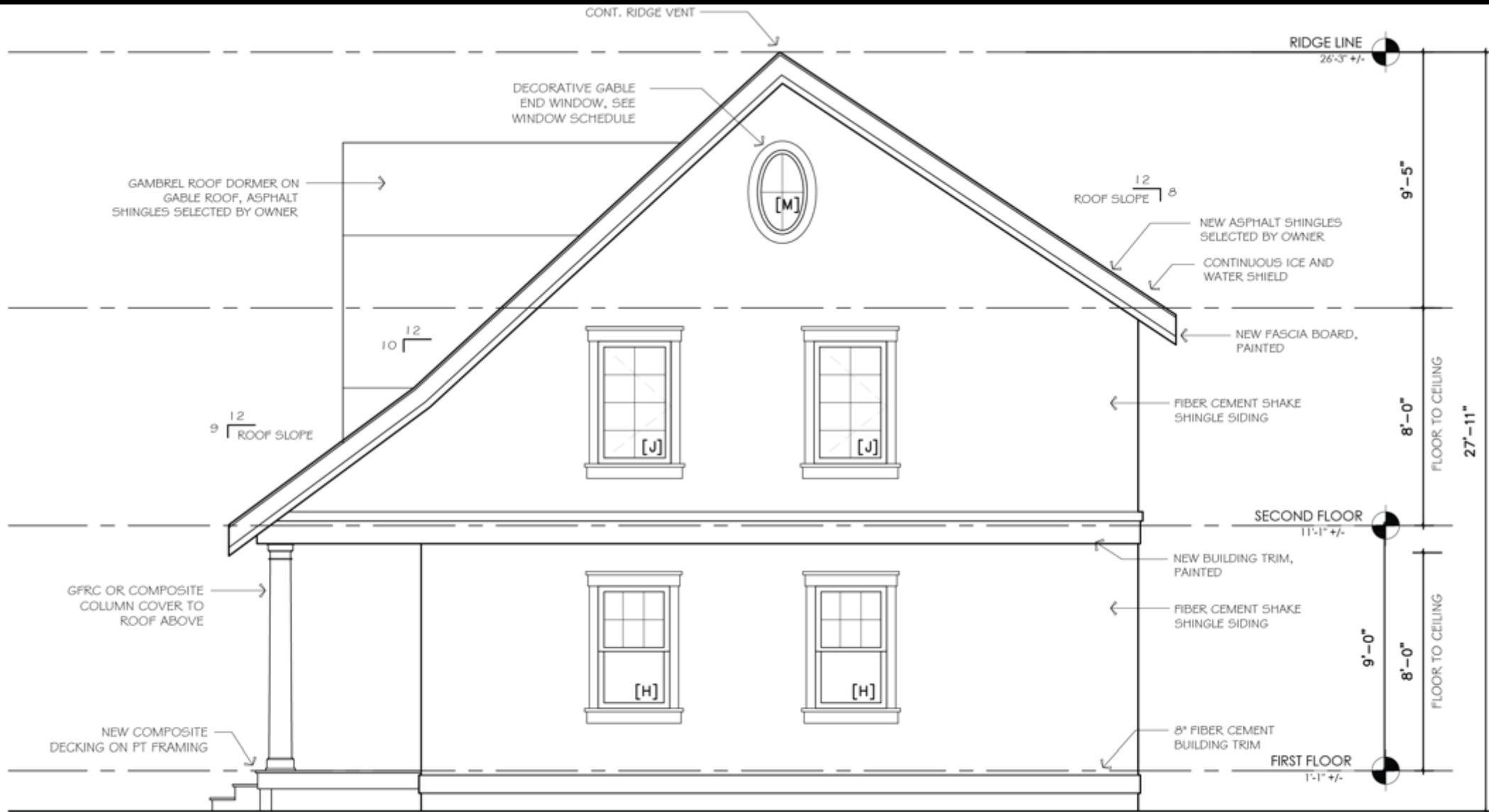


PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"





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



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



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

Key: 1267

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 1,668

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Elda ID	Card							
SEAN S LYONS 2015 REVOC TRUST		26-25-0		42 DAVENPORT ROAD 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	%				
SEAN S LYONS 2015 REVOC TRUST		SEAN S LYONS 2015 REVOC T		10/24/2022	F	10	35441-281		09/06/2018	77	CYCLICAL REV		09/06/2018	KT	100	100				
KATHLEEN M LYONS 2015 REVOC TR		LYONS KATHLEEN M ET UX		09/15/2021	QS	940,000	34475-50	2015-0584	06/23/2015	3	ALTERATIONS	18,000	08/25/2016	JMG	100	100				
22 OLDHAM ROAD		MCDONOUGH MAURAA ET AL		05/22/1998	A	189,000	11445-347		11/02/2010	77	CYCLICAL REV		11/02/2010	HD	0	0				
ARLINGTON, MA 02474								2005-0342	05/23/2005	3	ALTERATIONS	22,500	09/28/2005	SF	100	100				
								000	07/28/2003	77	CYCLICAL REV		07/28/2003	HD	0	0				
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE								
100	A	0.240	02	1.00	R	1.00	1	1.00	904,400	2.47	1	1.00	R15	3.50			535,910			
TOTAL	10,454 SF		PLAN 128/27		Photo Date		03/23/2016		BLDG #		1									
Nbhd	WRINKLE PT		A.R.		Photo															
FEMA	OLD PK CODE																			
Int1	AVERAGE																			
TY	QUAL	COND	DIM.NOTE	YB	UNITS	ADJ PRICE	RCNLD													
YrBlt	1957		NET AREA		1,547															
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																
SINGLE FAMILY																				
BLDG	ADJ	DESC	LAND	535,900	515,400															
STYLE	1.86	RANCH [100%]	BUILD.	435,400	415,000															
QUALITY	1.10	GOOD-/AVE+ [100%]	DETACH	0	0															
FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0															
			TOTAL	971,300	930,400															
BLD#ID	MODEL	YR_BLT	EFF_YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	vw/valHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD		
1		1957	1982 / 41		1.000	1,890	9/6/2018	KT	3/31/1986	FPB	9/6/2018	KT	8.0	1.00	1,547	\$402.03	621,939	70	435,400	
CAPACITY		UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	621,939			
STORIES(FAR)	1	1.00	FOUNDATION	4	BSMT WALL	1.00	A	BAS	L		BASE AREA	327	1957	324.74	106,189	CONDITION ELEM		CD		
ROOMS	5	1.00	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L		BASE AREA	1,220	1957	324.74	396,183	EXTERIOR		A		
BEDROOMS	3	1.00	ROOF SHAPE	1	GABLE	1.00	C	BMU	N		BMU	884		95.63	84,541	INTERIOR		A		
BATHROOMS	1.5	1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	D	PAT	N		PAT	307		16.26	4,992	KITCHEN		A		
FIXTURES	6	\$9,000	FLOOR COVER	3	W/W CARPET	1.00	FPL	O			FPL, FIREPLACE	1		14,977.10	14,977	BATHS		A		
RES UNIT CNT	1	1.00	INT. FINISH	2	DRYWALL	1.00	ODS	O			OUT DOOR SHOWER	1		5,158.00	5,158	HVAC/ELEC		A		
			HEATING/COOLING	9	WARM/COOL AIR	1.03														
			FUEL SOURCE	2	GAS	1.00														
			SEASONAL			1.00														
			PRIVATE ROAD	2	YES	1.00														
			HISTORIC DST	1	NO	1.00														
			GENERATOR			1.00														
			USE			1.00														
EFF.YR/AGE		1982 / 41																		
COND	30		30 %																	
FUNC	0																			
ECON	0																			
DEPR	30		% GD		70															
RCNLD					\$435,400															

CAPE COD ENGINEERING, INC.
Robert M. Perry, P.E.
P.O. Box 1517
East Dennis, MA 02641
Tel 508-385-1445 / Fax 508-385-1446
bobperry@capecod.net

December 21, 2025

Re: 42 DAVENPORT ROAD, WEST DENNIS, MA; ASSESSORS' MAP 26, PARCEL 25
PROJECT: RAZE AND REPLACE EXISTING SINGLE-FAMILY DWELLING.

MEMORANDUM CONCERNING SPECIAL PERMIT APPLICATION UNDER
SECTION 2.4.1.2.

The design was intended to maintain the approximate existing footprint of the house, add a front porch, reduce the dimensional nonconformity and add a second floor maintaining current building bedroom capacity of 3 bedrooms.

EXISTING DWELLING CONDITIONS

1. The house structure, according to the Assessors records, was constructed in 1957 with modifications over the ensuing years.
2. Zoning District: R 40
3. The residential use is a permitted use under Section 2.2.2. in the zoning district.
4. The lot, created in 1956 has been a residential use lot since the house construction date.
5. Access route is an unrestricted, paved street. The street is adequate and supports the neighborhood traffic.
6. The lot has 100 ft. of frontage and 100 ft. of lot width.
7. The lot area is nonconforming: The lot is less than 40,000 s.f. but was created prior to such lot size requirements. The lot has a total of 10,473 s.f. all of it upland area.
8. The lot is not in a flood hazard area as mapped by FEMA
9. The existing building is nonconforming by building coverage at 15.8%
10. The existing building structure is non-conforming by yard setback dimensions on the right side only with a setback of 14.7 ft.
11. Exist. building height is 17.1 ft.
12. Currently a 3-bedroom residential use and is proposed to remain as such

PROPOSED DWELLING-

Building plan reference: "PROPOSED ADDITION / RENOVATION - 42 DAVENPORT RD. WEST DENNIS, MA DATED 12/05/25 - NAZEIH HAMMOURI. PE 47 MANSFIELD STREET, EVERETT, MA

13. The proposed building coverage is 19.4%
14. The proposed right and left side yard setbacks are: Right - 15.4 ft. & Left - 15.4 ft.
15. The proposed front and rear setbacks are: Front - 26.3 ft. (front porch steps = 25.0 ft.); Rear - 39.5 ft.
16. With setbacks met there is 0 proposed N/C floor area
17. Floor Area Ratio (FAR) - With the dwelling remaining above 15% building coverage the FAR must be less than 30%; FAR = 27.7 (net); 29% (gross)

18. Proposed building height is 28.7 ft.
19. Site utilities, electric, cable / telephone, municipal water service are in place, and shall be upgraded as necessary.
20. Traffic pattern on the street remains unchanged.
21. The proposed bedroom count is 3 bedrooms. Septic system was replaced in 2015.
22. The project eliminates the dimensional nonconformity on the right side and will bring the residential use into compliance with current building codes.
23. **GENERAL SPECIAL PERMIT CRITERIA OUTLINE BASED ON THE ABOVE INFORMATION**
 - a. The use is allowed by special permit in the districts in which proposed, pursuant to §2.2.2 - Use Regulations Schedule; **Residential is a permitted use in the district.**
 - b. Suitability of the site for the proposed use considering the applicable district intent. **Currently a long existing home in a well-established neighborhood**
 - c. Adequacy of management of traffic flow within the site as well as in relation to adjoining streets and properties, to minimize unsafe or harmful impacts of the use; **The driveway shall remain as is.**
 - d. Compatibility of the proposed use with surrounding land uses, to minimize harmful impact or conflict with existing desirable neighborhood character, including views, vistas, and other aesthetic values; **The new home eliminates the dimensional nonconformity.**
 - e. Adequacy of provision of utilities and other necessary or desirable public services; **All common utilities exist and will be upgraded.**
 - f. Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways, and neighborhoods; **Construction can be conditioned consistent with the Board's practice. Construction activity will be typical and will not cause for a nuisance, noise, or congestion. Long term there is no significant change or effect to the neighborhood character.**
 - g. Adequacy of protection from degradation and alteration of the natural environment, including but not limited to slopes and other topographical features, vegetation, wetlands, groundwater and water bodies and wildlife habitat. **The currently stable, level site topography shall remain as it is. Runoff potential is low with such a level, grassed site and is reduced by roof drain containment on the street side.**
 - h. Several favorable factors may be considered for the finding that the proposed change / alteration of the pre-existing nonconforming single family dwelling will not be substantially more detrimental to the neighborhood.
 - Several dwelling alterations / replacements in the general area are of similar scope and scale or larger; A comparison finds this proposal consistent with similar SP approvals.
 - The dwelling very closely maintains the location of the existing dwelling and the most significant source of the footprint increase is represented by the proposed front porch roof involving a front - to - back width increase, not side - to - side, if the porch was a deck, it would not affect the coverage;
 - No categorical finding can be made of substantially more detrimental because there is no nonconforming floor area nor is there a proposed increase in nonconforming floor area, and...
 - The FAR remains below 30 %;
 - Proposed building height is approximately 8 ft. (22 %) below the max. permitted.