

14 JUDITH ANN ROAD (ZVAR-25-5): Steven J Nally, 72 Richardson Road, Belmont, MA (02478) is seeking a Variance to demolish a single-family home on a non-conforming lot and construct a new single-family home in a different location on the property. Located in the R-40 Zoning District, part of Old Kings Highway Historic, at 14 Judith Ann Road, Dennis, MA (Assessor's Map 324, Parcel 9).

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

Results Summary

Parcels

| Parcel ID | Address | Village | Owner |
|-----------|--------------|---------|--------------|
| 324-9-0 | 14 JUDITH AN | DE | NALLY STEVEN |

Detail Information

| | |
|-------------------------|-------------------------------|
| Key | 13195 |
| Fiscal Year | 2026 |
| Extension | 0 |
| Address | 14 JUDITH ANN ROAD |
| Village | DE |
| Property Type | R |
| Owner | NALLY STEVEN J |
| Co-Owner | |
| Owner Address | 72 RICHARDSON ROAD |
| Owner City | BELMONT |
| Owner State | MA |
| Owner Zip | 02478 |
| Owner Country | |
| State Class # | 1010 |
| State Class Desc | SINGLE FAMILY |
| Deed Date | 06/02/20 00:00:00 |
| Book | 32954 |
| Page | 195 |
| Certificate | |
| Last Sale Price | 370000.0000 |
| Total Value | \$596,800.00 |
| Land Value | \$523,000.00 |
| Building Value | \$72,800.00 |
| Detached Building Value | \$1,000.00 |
| Acres | 0.13 |
| Prev Year Total Value | \$560,900.00 |
| Property Card | PK Field Card |



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ROSEMARY LN

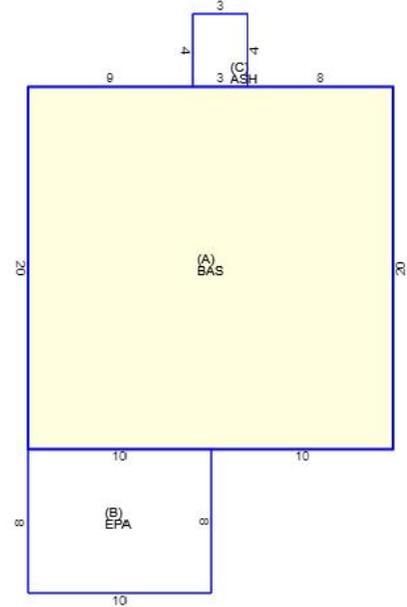


Key: 13195

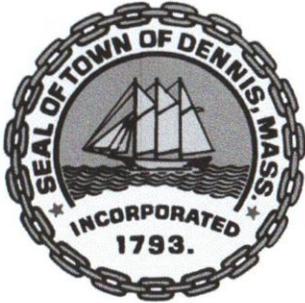
Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 13,549

| Assessed Owner Of Record | | Parcel ID | | Location | | Class | Mix% | Description | | | BLD # | Elda ID | Card | | | | | | | |
|--|-------------|---------------------------------------|-------------------|--------------------------|------------|-------------------|----------------------|---------------|--|-----------------|--|-----------|--|-----------------|-------------|----------------------|---------|----|--------|--|
| NALLY STEVEN J | | 324-9-0 | | 14 JUDITH ANN ROAD DE. | | 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 | % | | | | |
| NALLY STEVEN J 72 RICHARDSON ROAD BELMONT, MA 02478 | | NALLY STEVEN J WARNER DANA L ET UX | | 06/02/2020 01/25/1994 | QS F | 370,000 43,500 | 32954-195 9019-58 | 0000 | 01/15/2016 11/29/2007 02/06/2002 | 41 77 77 | FOL-RECEIVED CYCLICAL REV CYCLICAL REV | | 01/15/2016 11/29/2007 02/06/2002 | FOL HD HD | 0 0 0 | 0 0 0 | | | | |
| CD | T | ACRES/SF | Nbhd | FEMA | Int1 | ADJ BASE | SAF | Int2 | Lpi | Chot | CREDIT AMT | ADJ VALUE | | | | | | | | |
| 100 | A | 0.130 | 23 | 1.00 | R | 1.00 | 1 | 1.00 | 969,000 | 4.15 | 1 | 1.00 | R10 | 3.75 | | 523,030 | | | | |
| TOTAL | | 5,663 SF | PLAN 72/39 | | Photo Date | | 11/29/2007 | BLDG # | | 1 | | | | | | | | | | |
| Nbhd | TAUNTON | | | | | | | | | | | | | | | | | | | |
| FEMA | OLD PK CODE | | | | | | | | | | | | | | | | | | | |
| Int1 | AVERAGE | | | | | | | | | | | | | | | | | | | |
| TY | QUAL | COND | DIM NOTE | YB | UNITS | ADJ PRICE | RCNLD | | | | | | | | | | | | | |
| SHF | A | 1.00 | A 0.75 | 6 X 10 | | 60 | 23.00 | 1,000 | | | | | | | | | | | | |
| YrBlt | | 1945 | NET AREA | | 400 | | | | | | | | | | | | | | | |
| COST MODEL | | CURRENT TAXABLE | PREVIOUS TAXABLE | | | | | | | | | | | | | | | | | |
| SINGLE FAMILY | | | | | | | | | | | | | | | | | | | | |
| BLDG | | ADJ | DESC | LAND | 523,000 | 503,000 | | | | | | | | | | | | | | |
| STYLE | | 1.58 | COTTAGE [100%] | BUILD. | 72,800 | 56,900 | | | | | | | | | | | | | | |
| QUALITY | | 0.95 | AVE-LOW+ [100%] | DETACH | 1,000 | 1,000 | | | | | | | | | | | | | | |
| FRAME | | 1.00 | WOOD FRAME [100%] | OTHER | 0 | 0 | | | | | | | | | | | | | | |
| TOTAL | | 596,800 | 560,900 | | | | | | | | | | | | | | | | | |
| FY2012 ADDED HEAT DUE TO WALL HEATER PER HOMES OWNER INSPECTION REQUEST. | | | | | | | | | | | | | | | | | | | | |
| BldgID | MODEL | YR BLT | EFF YR | DLCU | OVCU | MEASURE | BY | LIST | BY | REVIEW | vwWallHt | NET AREA | SIZE ADJ | ADJ PRICE/SF | RCN | % GD | RCNLD | | | |
| 1 | | 1945 | 1982 / 41 | | 1.000 | 1,560 | 11/29/2007 | HD | | 3/15/2011 | APK | 8.0 | 1.00 | 400 | 1.160 | \$363.89 | 145,557 | 50 | 72,800 | |
| CAPACITY | | UNITS | ADJ | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 145,557 | | | |
| STORIES(FAR) | | 1 | 1.00 | FOUNDATION | 1 | PIER | 1.00 | A | BAS | L | BASE AREA | 400 | 1945 | 273.90 | 109,560 | CONDITION ELEM CD | | | | |
| ROOMS | | 2 | 1.00 | EXT. COVER | 2 | CLAP BOARD | 1.00 | B | EPA | N | ENCLOSED PORCH | 80 | | 163.49 | 13,079 | EXTERIOR A | | | | |
| BEDROOMS | | 1 | 1.00 | ROOF SHAPE | 1 | GABLE | 1.00 | C | ASH | N | ASH | 12 | | 47.42 | 589 | INTERIOR A | | | | |
| BATHROOMS | | 1 | 1.00 | ROOF COVER | 1 | ASPHALT SHINGLE | 1.00 | FPL | O | FPL, FIREPLACE | | 1 | | 12,384.50 | 12,385 | KITCHEN A | | | | |
| FIXTURES | | 4 | \$6,000 | FLOOR COVER | 2 | SOFTWOOD | 1.00 | ODS | O | OUT DOOR SHOWER | | 1 | | 4,265.10 | 4,265 | BATHS A | | | | |
| RES UNIT CNT | | 1 | 1.00 | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HVAC/ELEC A | | | | |
| | | | | HEATING/COOLING | 7 | FL.WALL FURN. | 0.98 | | | | | | | | | EFF.YR/AGE 1982 / 41 | | | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | COND 30 30 % | | | | |
| | | | | SEASONAL | 1 | YES | 1.00 | | | | | | | | | FUNC 20 Layout | | | | |
| | | | | PRIVATE ROAD | 1 | NO | 1.00 | | | | | | | | | ECON 0 | | | | |
| | | | | HISTORIC DST | 3 | OLD KINGS | 1.00 | | | | | | | | | DEPR 50 % GD 50 | | | | |
| | | | | GENERATOR | | | 1.00 | | | | | | | | | RCNLD \$72,800 | | | | |
| | | | | USE | | | 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-25-68

DATE OF REFERRAL:
November 4, 2025

FEES PAID:
\$50.00

NALLY STEVEN J

OWNERS NAME: 14 JUDITH ANN ROAD, DENNIS, MA, 02638

PROPERTY ADDRESS OF WORK: 324-9-0

MAP & PARCEL:

**DETERMINATION OF
REFERRAL:**

The current proposed setbacks will require a Variance. Should the proposed plan be amended to make the side setback minimum 15 feet the single pre-existing non conformity can be swapped to the Rosemary front setback but must maintain a minimum 22.63 foot setback and maximum 14.99% building coverage.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
New construction single family home

Variance Application Narrative

Applicant: Steven J Nally

Property Address: 14 Judith Ann Road, Dennis, MA 02638

Assessor's Map / Parcel: [insert map/parcel number from Assessor's database]

Zoning District: [likely "Residential 40" or "Residential 20" – confirm with zoning map]

Relief Requested: Variance from §2.3.2 of the Dennis Zoning By-Law (Side Yard Setback)

Existing Use: Single-family dwelling (pre-existing, nonconforming)

Proposed Use: Single-family dwelling with minor addition

1. Background and Purpose of the Request

The applicant is the owner of a pre-existing single-family dwelling located at 14 Judith Ann Road in Dennis. The home was constructed circa 1945, prior to adoption of current zoning dimensional requirements. The lot contains approximately 5,998 square feet of area, with an irregular configuration and limited buildable width. The dwelling sits in a developed neighborhood of similar modest cottages, many of which were built before current zoning setbacks were established.

The applicant seeks to construct a modest addition of approximately [insert size, e.g., 10 × 12 feet] to provide [describe purpose — e.g., a small kitchen expansion / accessible bedroom and bath]. Due to the narrowness of the lot and the location of the existing structure, the proposed addition would encroach approximately [insert number, e.g., 2–3 feet] into the required [insert side setback, e.g., 10-foot] side yard setback.

2. Unique Circumstances Relating to the Property

Under M.G.L. c. 40A §10, a variance may be granted where the shape, topography, or soil conditions of a specific parcel create practical difficulty or hardship. In this case: The lot area and width are significantly smaller than currently required in this zoning district.

The irregular lot shape and placement of the existing dwelling constrain the available area for any addition. The dwelling predates zoning and therefore cannot reasonably be relocated to meet present-day dimensional standards. Nearby lots of similar size often have dwellings at comparable or lesser setbacks, showing that this condition is not self-created but inherent to the original neighborhood layout. These unique physical circumstances create a legitimate hardship in applying the by-law literally.

3. Substantial Hardship

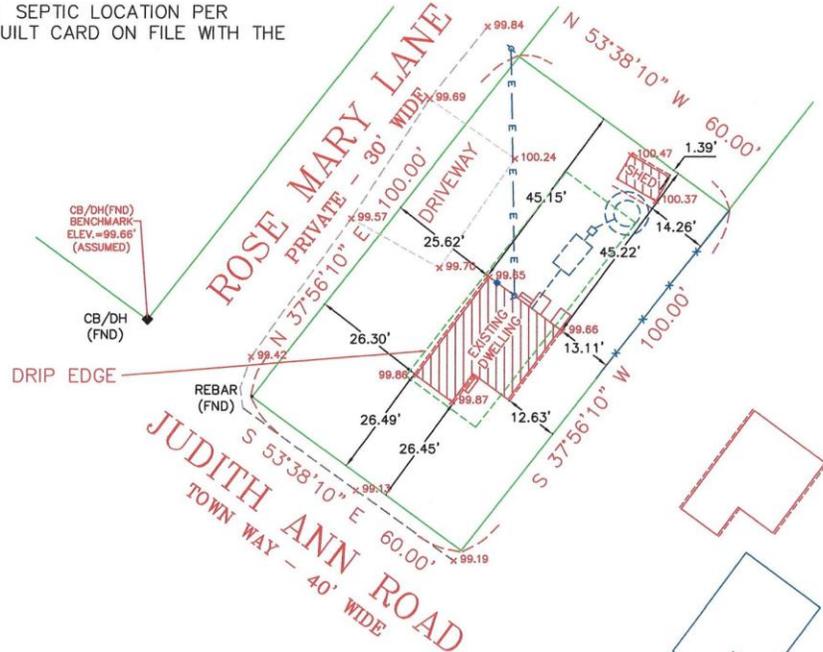
Strict enforcement of the setback requirement would prohibit any reasonable expansion of the existing home. The hardship is not self-created; it arises directly from the lot's small size and existing building placement, which predate current zoning. The requested relief would allow modest improvements necessary for the home's safe, functional use — for example:

Providing adequate living space for year-round occupancy.

Meeting accessibility or modern building code requirements.

Enabling the installation of updated systems (e.g., septic or HVAC) within an efficient layout. Without the variance, the applicant would face a substantial hardship in making reasonable, necessary improvements to maintain the property's livability and value.

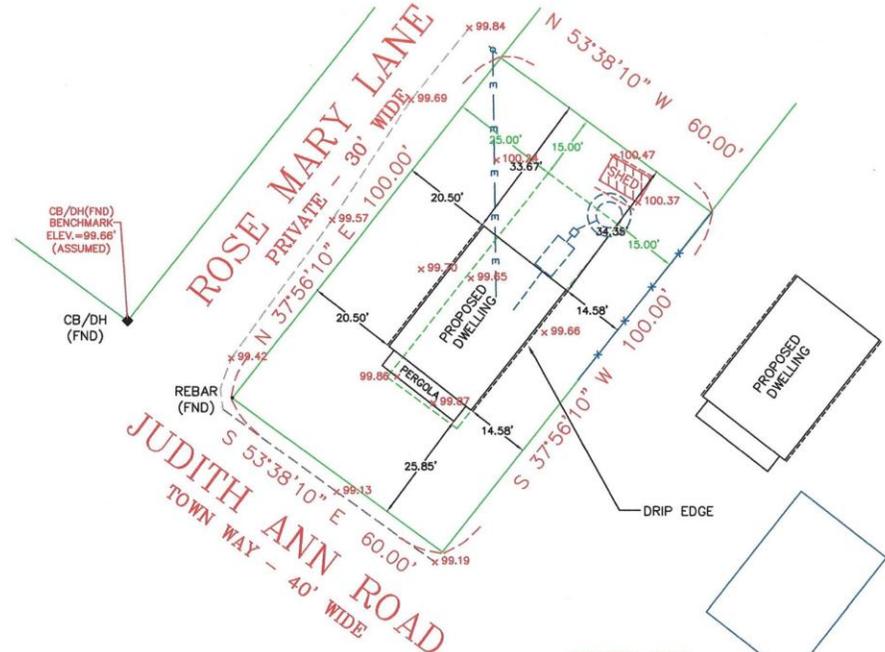
NOTE: SEPTIC LOCATION PER AS-BUILT CARD ON FILE WITH THE TOWN



EXISTING CONDITIONS

EXISTING HOUSE
521 SQ. FT. ±
COVERAGE
8.69%

LOT 8
5,998 S.F. ±
0.14 ACRES ±



PROPOSED CONDITIONS

PROPOSED HOUSE
880 SQ. FT. ±
COVERAGE
14.67%

EXISTING/PROPOSED CONDITIONS PLAN OF LAND IN DENNIS, MASSACHUSETTS

AS PREPARED FOR STEVEN J. NALLY
THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN
ON MAP NO. 25001C0577J DATED JULY 16, 2014

| ZONING DISTRICT(S) INCLUDING FLOODPLAIN R40 "X" | | | |
|---|--------------------|----------|-----------|
| SUBJECT | EXISTING | REQUIRED | PROPOSED |
| LOT AREA(SQUARE FEET) | 5,998± | 40,000 | NO CHANGE |
| FRONTAGE(LINEAR FEET) | 160.00' | 150' | NO CHANGE |
| YARD SETBACK-FRONT(FEET) | 25.62' | 25' | 20.50' |
| YARD SETBACK-SIDE(FEET)RIGHT | 26.45'(JUDITH ANN) | 15' | 25.85' |
| YARD SETBACK-SIDE(FEET)LEFT | 45.15' | 15' | 33.67' |
| YARD SETBACK-REAR(FEET) | 12.63' | 25' | 14.58' |
| BUILDING COVERAGE(%) | 8.69% | 15% | 14.67% |
| BUILDING HEIGHT | 15.14' | 35'(1) | 30.33' |
| (1) AVERAGE GRADE- $99.86+99.87+99.66+99.65=399.04/4=99.76+35=134.76$ ALLOWED HEIGHT $(134.76-114.90=19.86-35=15.14$ BUILDING HEIGHT) | | | |

TO: STEVEN J. NALLY
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE DWELLING IS AS SHOWN HEREON.

AUGUST 27, 2025
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
PL.BK.72 PG.39
(LOT 8)

LOCUS ADDRESS:
14 JUDITH ANN RD
DENNIS

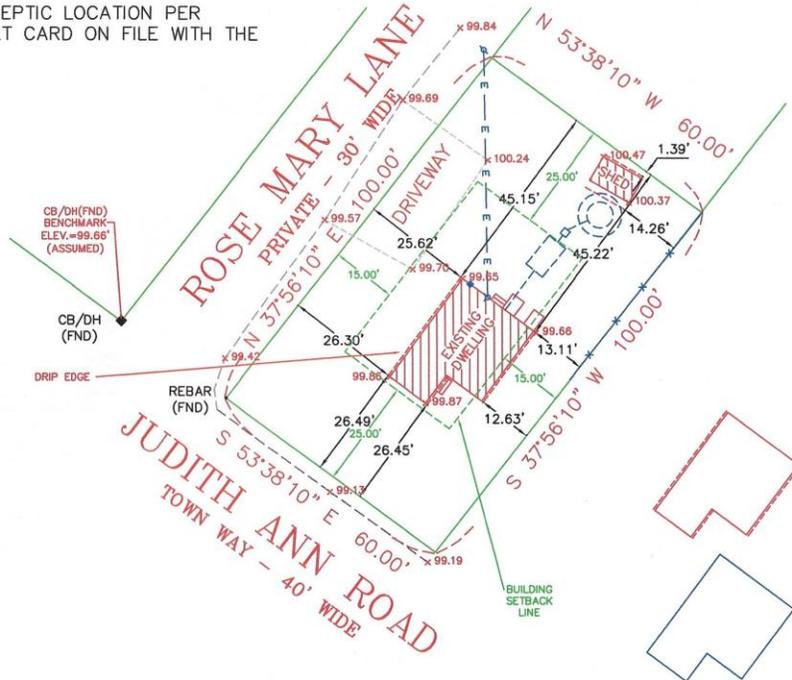
SCALE: 1"=30'

DATE DRAWN:
NOV. 11, 2022
REV. 08/27/25
FILE: 2991-00



PAUL E. SWEETSER
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1146
DENNISPORT, MA 02639
(508)737-7560

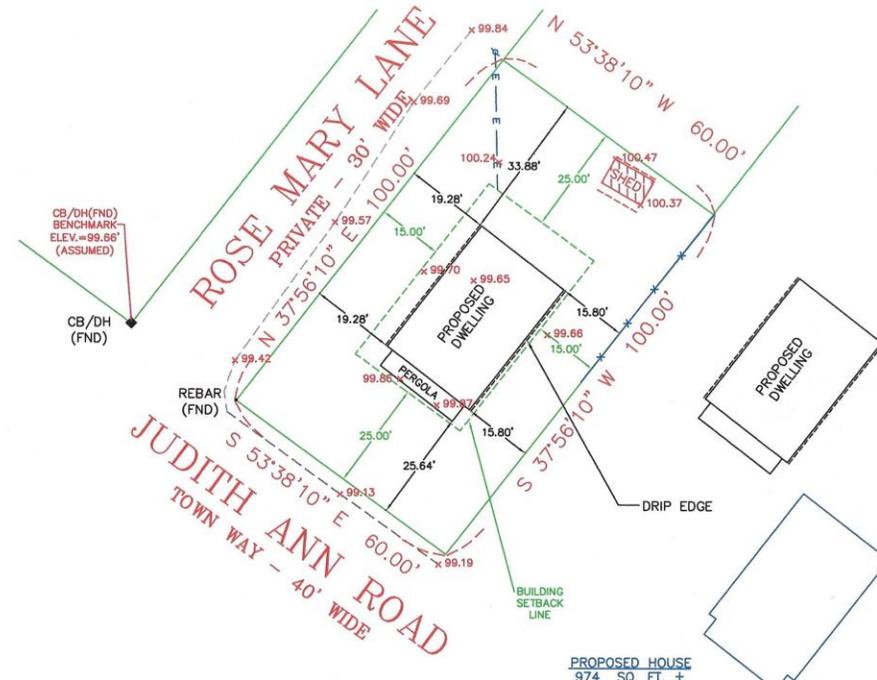
NOTE: SEPTIC LOCATION PER AS-BUILT CARD ON FILE WITH THE TOWN



EXISTING CONDITIONS

EXISTING HOUSE
521 SQ. FT. ±
COVERAGE
8.69%

LOT 8
5,998 S.F. ±
0.14 ACRES ±



PROPOSED CONDITIONS

PROPOSED HOUSE
974 SQ. FT. ±
COVERAGE
16.24%

EXISTING/PROPOSED CONDITIONS PLAN OF LAND IN DENNIS, MASSACHUSETTS

AS PREPARED FOR STEVEN J. NALLY
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ON MAP NO. 25001C0577J DATED JULY 16, 2014

| ZONING DISTRICT(S) INCLUDING FLOODPLAIN R40 "X" | | | |
|---|----------|----------|-----------|
| SUBJECT | EXISTING | REQUIRED | PROPOSED |
| LOT AREA(SQUARE FEET) | 5,998± | 40,000 | NO CHANGE |
| FRONTAGE(LINEAR FEET) | 160.00' | 150' | NO CHANGE |
| YARD SETBACK-FRONT(FEET) | 26.45' | 25' | 25.64' |
| YARD SETBACK-SIDE(FEET)RIGHT | 12.63' | 15' | 15.80' |
| YARD SETBACK-SIDE(FEET)LEFT | 25.62' | 15' | 19.28' |
| YARD SETBACK-REAR(FEET) | 45.15' | 25' | 33.88' |
| BUILDING COVERAGE(%) | 8.69% | 15% | 16.24% |
| BUILDING HEIGHT | 15.14' | 35'(1) | 30.33' |
| (1) AVERAGE GRADE- $99.86+99.87+99.66+99.65=399.04/4=99.76+35=134.76$ ALLOWED HEIGHT $(134.76-114.90=19.86-35=15.14$ BUILDING HEIGHT) | | | |

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OCT. 3, 2025

DATE PROFESSIONAL LAND SURVEYOR

Paul E. Sweetser

PLAN REFERENCE:
PL.BK.72 PG.39
(LOT 8)

LOCUS ADDRESS:
14 JUDITH ANN RD
DENNIS

SCALE: 1"=30'

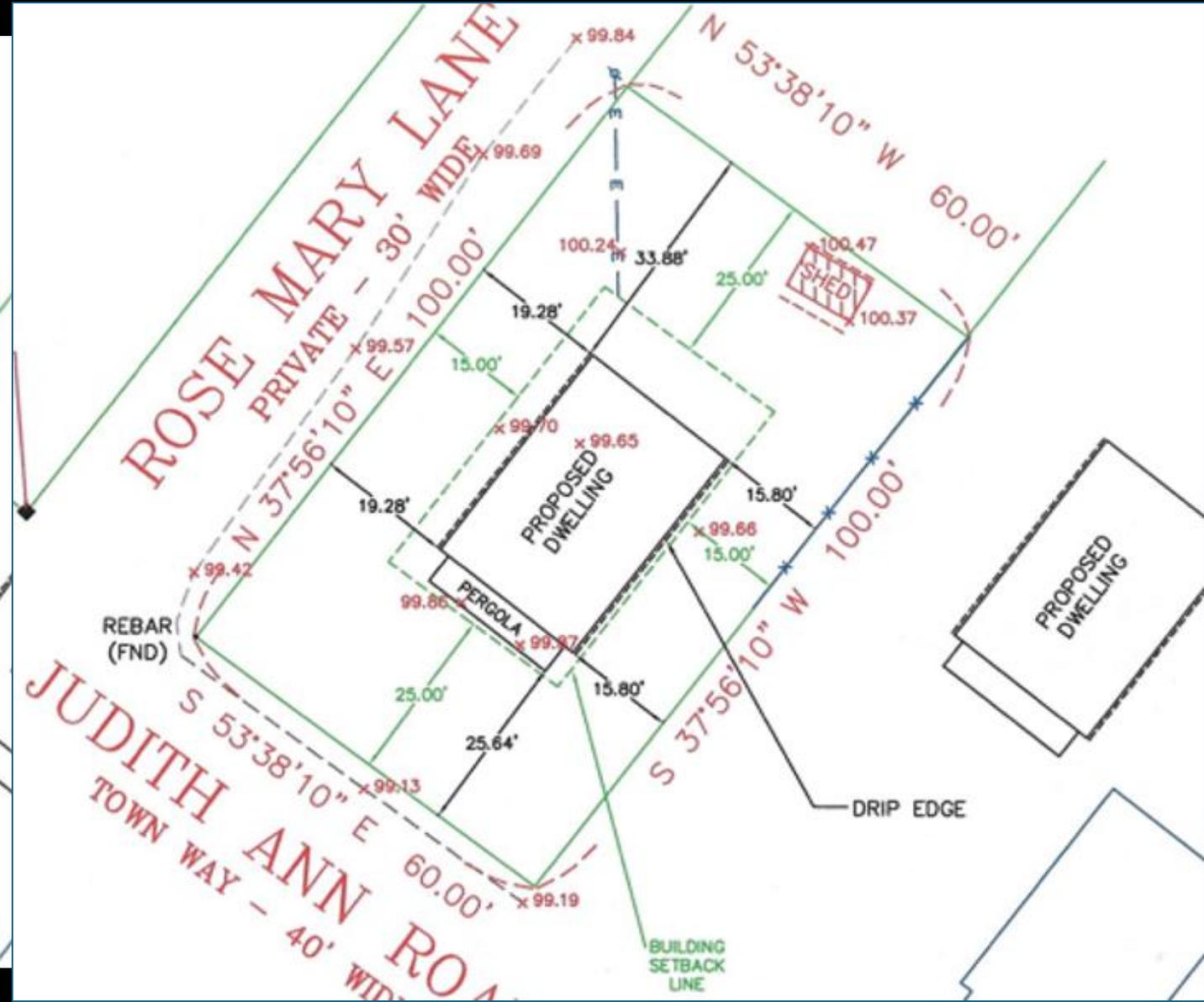
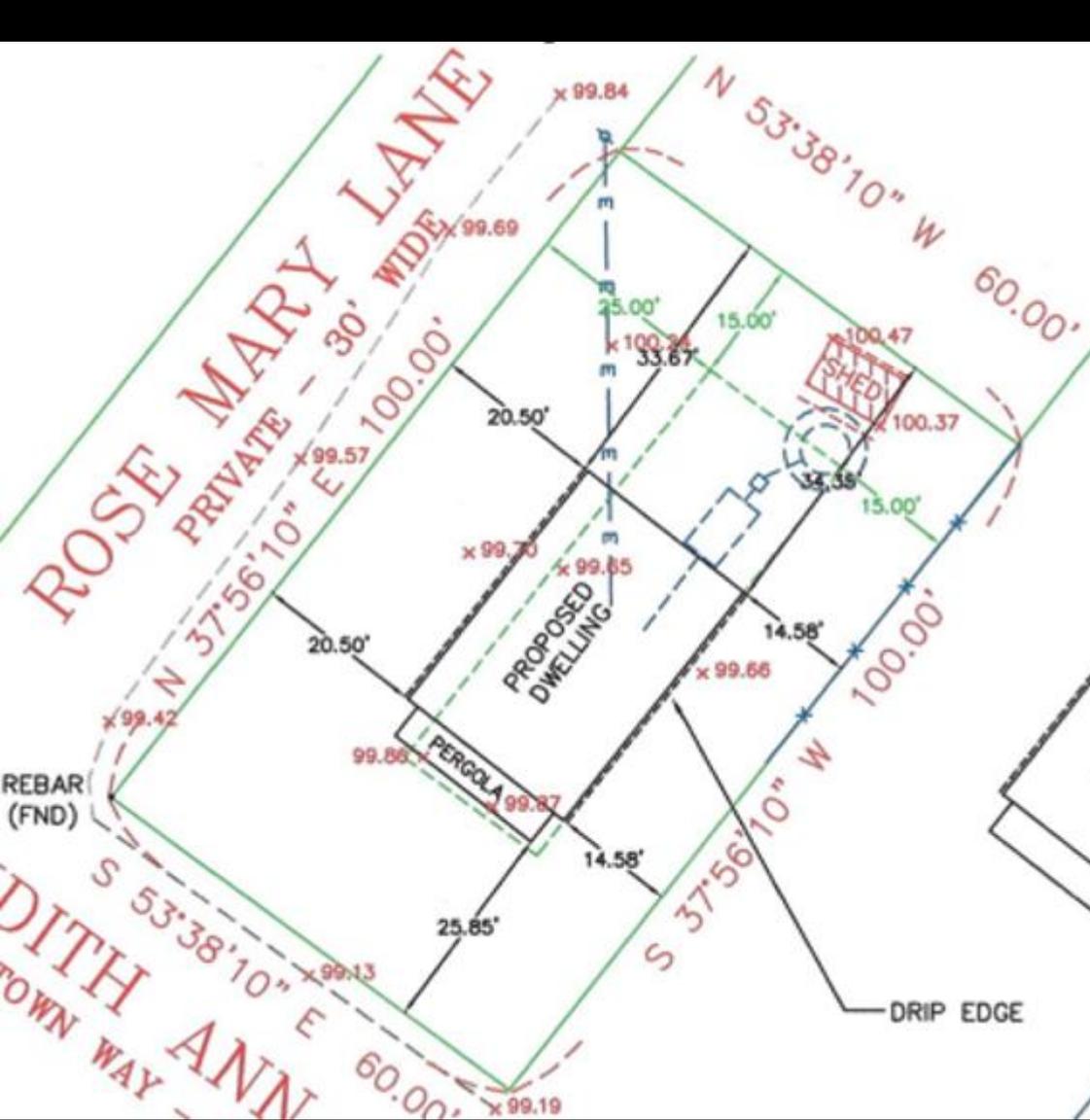
DATE DRAWN:
NOV. 11, 2022
REV.10/03/25
FILE: 2991-00



PAUL E. SWEETSER
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1146
DENNISPORT, MA 02839
(508)737-7560

8-27-25 Plan

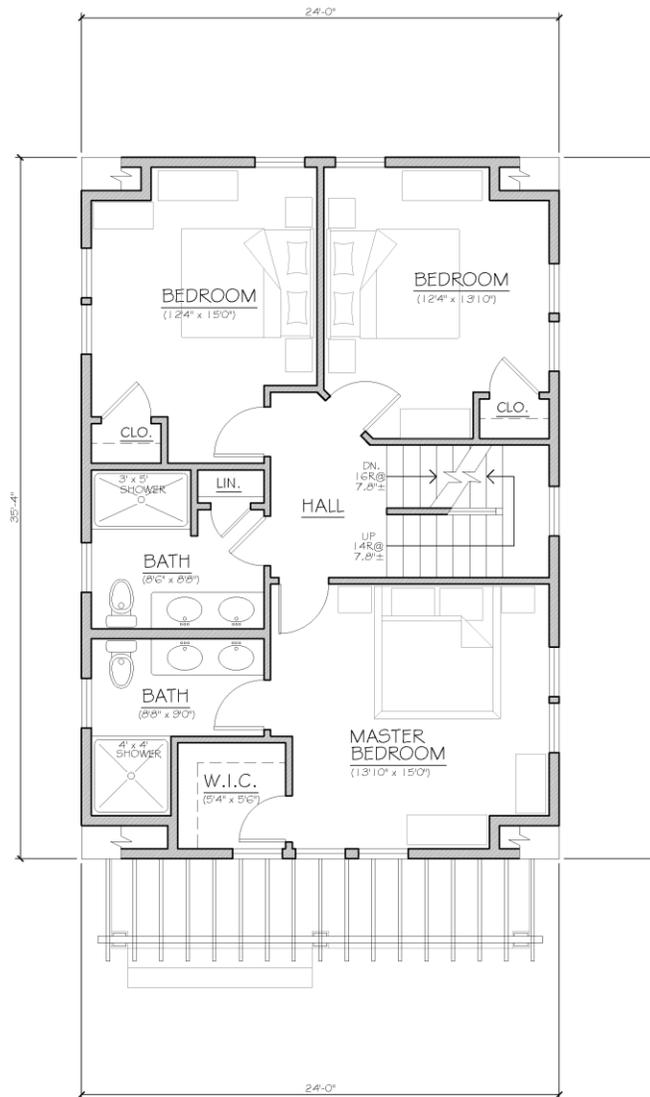
10-03-25 Plan



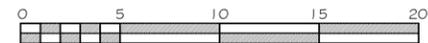


FIRST FLOOR PLAN

| | | |
|--------------|---|-----------|
| FIRST FLOOR | = | 848 S.F. |
| SECOND FLOOR | = | 826 S.F. |
| LOFT | = | 346 S.F. |
| BASEMENT | = | 417 S.F. |
| TOTAL | = | 2437 S.F. |



SECOND FLOOR PLAN



(PROGRESS PRINT
NOT FOR CONSTRUCTION)



DESIGNED/DRAWN BY:
MOORE HOME DESIGN
COMPANY OF CAPE COD, LLC
P.O. BOX 2124 949 LONG POND RD.
BREWSTER, MA (508) 896-6403

NEW HOUSE FOR:
JULIE & STEVE NALLY
14 JUDITH ANN RD. DENNIS, MA

NOTE:
THE PLANS SHOWN ARE
THE SOLE PROPERTY OF
THE DESIGNER AND CAN
NOT BE COPIED,
REPRODUCED AND/OR
ALTERED WITHOUT THE
EXPRESS WRITTEN
CONSENT OF THE
DESIGNER.

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

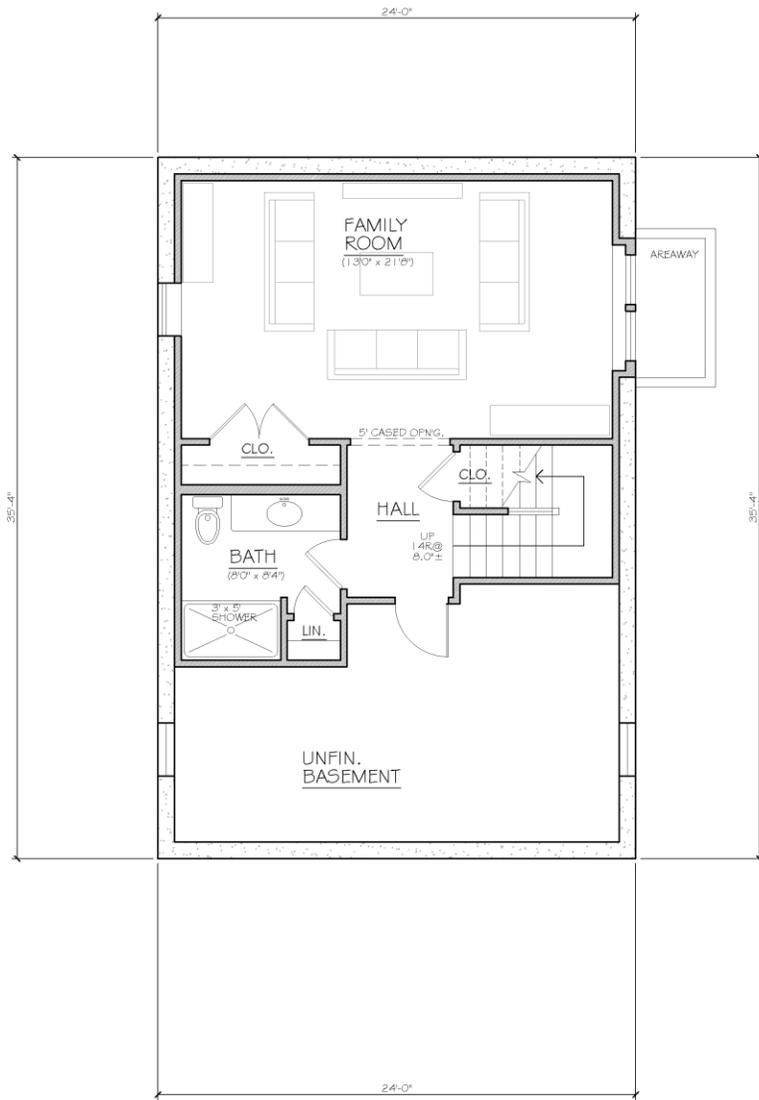
DRWN. BY
T.A.M.

DATE:
5/8/2025

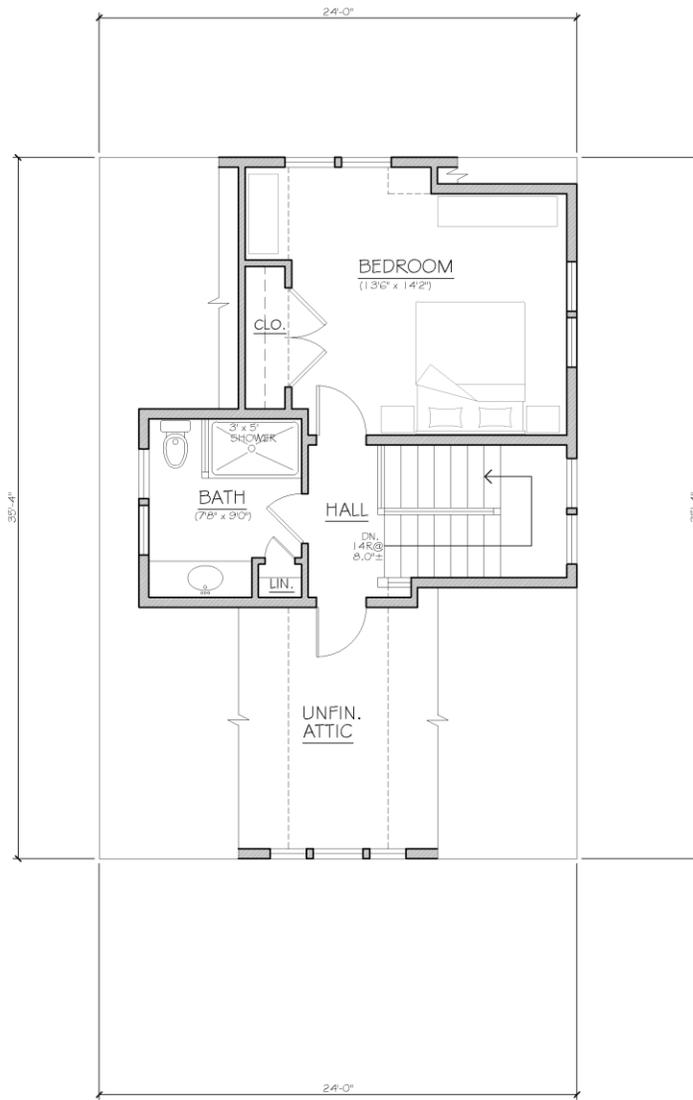
PROJ. NO.:
2022-629

DWG. NO.:

A1



BASEMENT FLOOR PLAN



LOFT FLOOR PLAN



(PROGRESS PRINT
NOT FOR CONSTRUCTION)



DESIGNED/DRAWN BY:
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BREWSTER, MA (508) 896-6403

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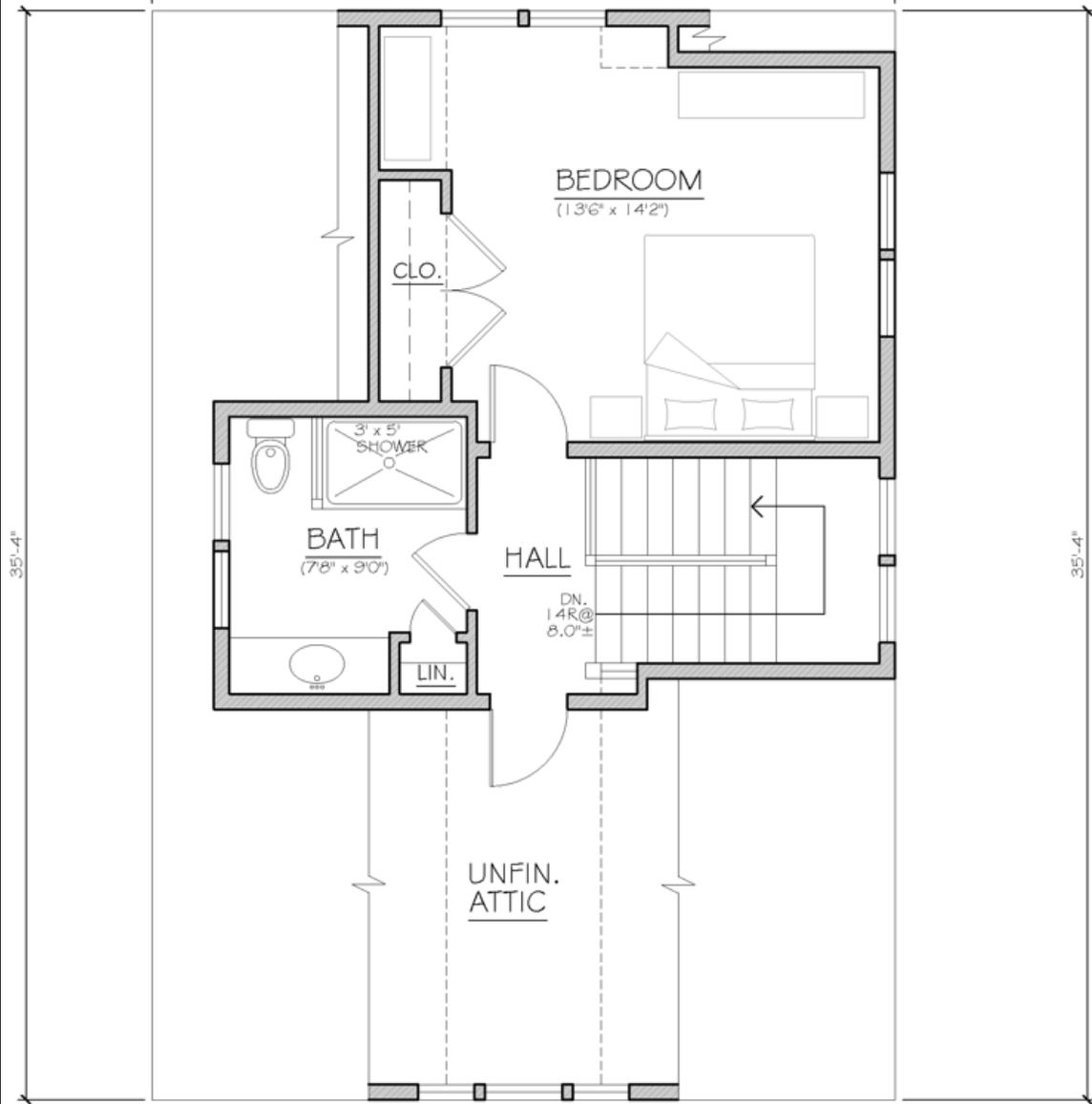
DRWN. BY
T.A.M.

DATE :
5/8/2025

PROJ. NO. :
2022-629

DWG. NO.:

A2



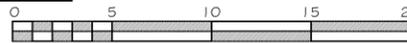
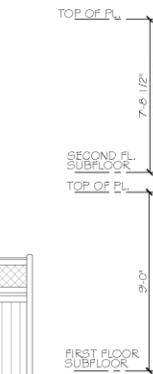
LOFT FLOOR PLAN



FRONT ELEVATION



RIGHT SIDE ELEVATION



(PROGRESS PRINT
NOT FOR CONSTRUCTION)



DESIGNED/DRAWN BY:
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COMPANY OF CAPE COD, LLC
P.O. BOX 2124 949 LONG POND RD.
BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
JULIE & STEVE NALLY
14 JUDITH ANN RD. DENNIS, MA

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DESIGNER.

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

DRWN. BY
T.A.M.

DATE :
5/8/2025

PROJ. NO. :
2022-629

DWG. NO.:

A3



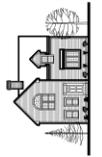
REAR ELEVATION



LEFT SIDE ELEVATION



(PROGRESS PRINT
NOT FOR CONSTRUCTION)



DESIGNED/DRAWN BY:
MOORE HOME DESIGN
COMPANY OF CAPE COD, LLC
P.O. BOX 2124 949 LONG POND RD.
BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
JULIE & STEVE NALLY
14 JUDITH ANN RD. DENNIS, MA

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

DRWN. BY
T.A.M.

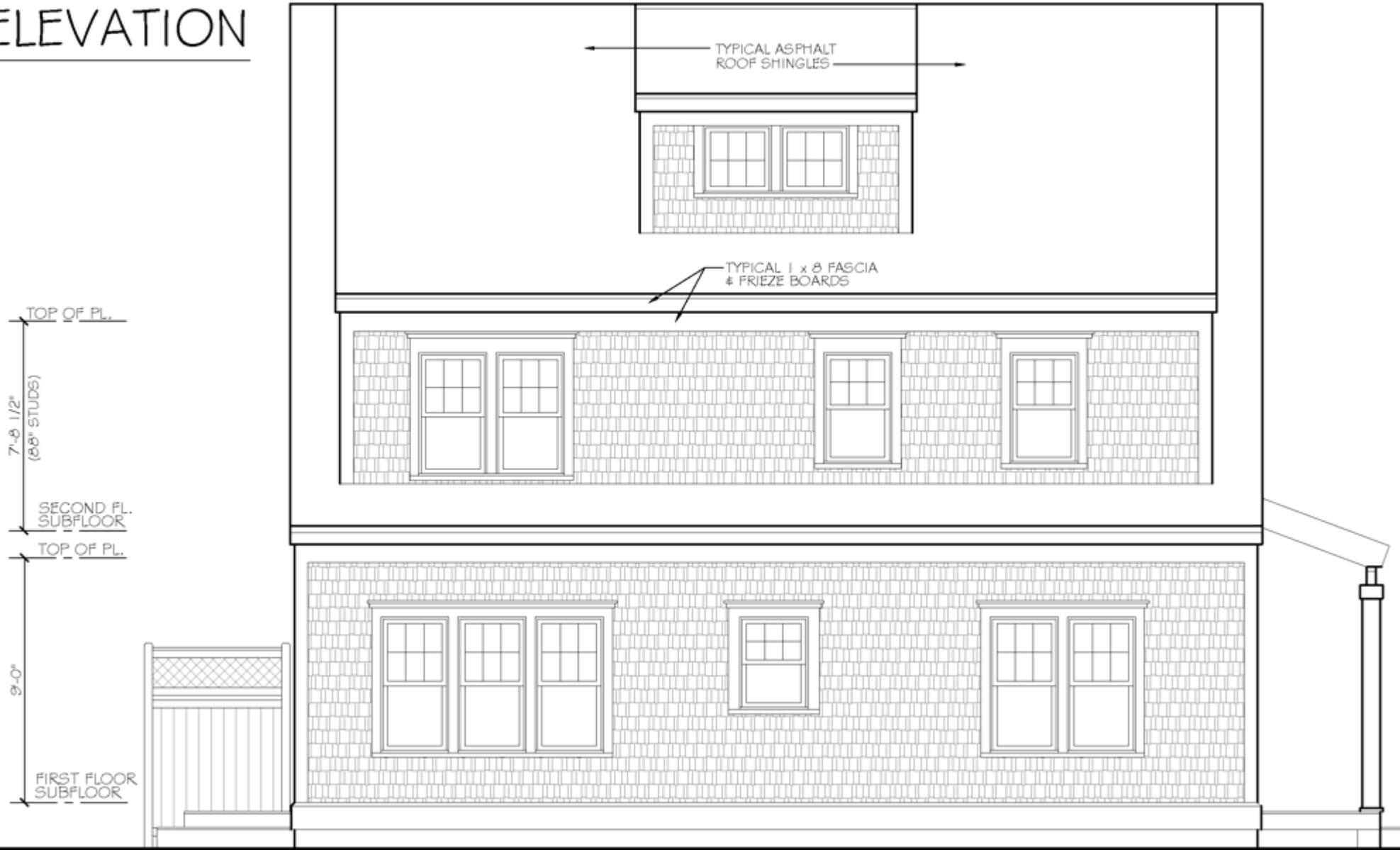
DATE :
5/8/2025

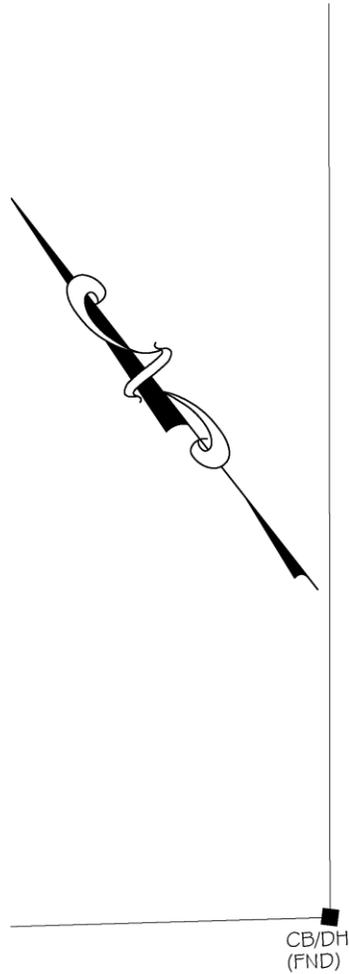
PROJ. NO. :
2022-629

DWG. NO.:

A4

LEFT SIDE ELEVATION





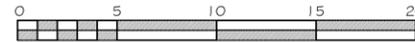
ROSE MARY LANE
PRIVATE - 30' WIDE



LOT 8
5,998 SQ.FT. ±
0.14 ACRES ±

JUDITH ANN ROAD
TOWN WAY - 40' WIDE

SITE PLAN



(PROGRESS PRINT
NOT FOR CONSTRUCTION)



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BREWSTER, MA. (508) 896-6403

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REPRODUCED AND/OR
ALTERED WITHOUT THE
EXPRESS WRITTEN
CONSENT OF THE
DESIGNER.

SCALE :
1/8" = 1'-0"

DRWN. BY
T.A.M.

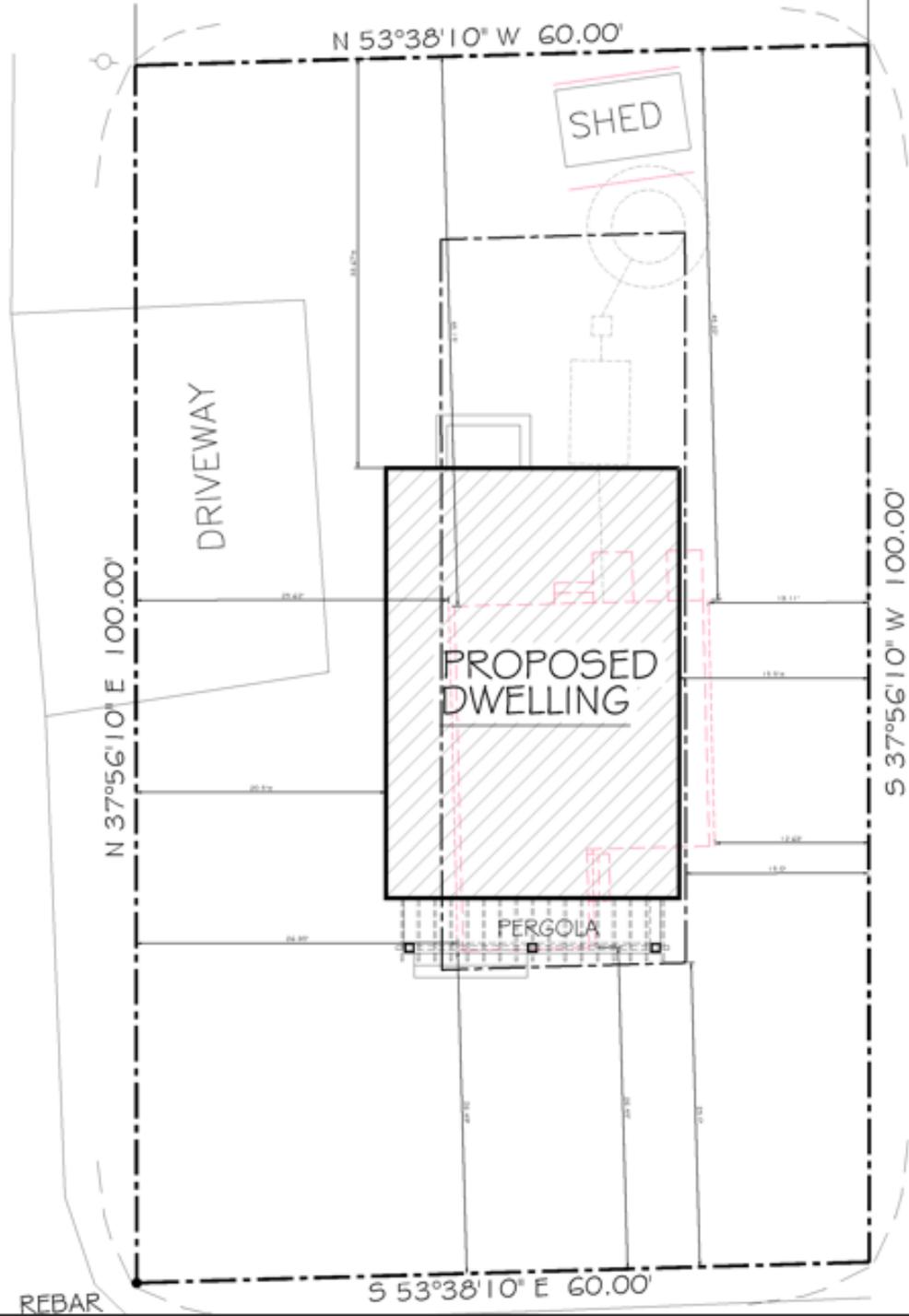
DATE :
5/8/2025

PROJ. NO. :
2022-629

DWG. NO.:

L1

ROSE MARY LANE
PRIVATE - 30' WIDE



LOT 8
5,998 SQ.FT. ±
0.14 ACRES ±