

17 ELLIS DRIVE, DENNISPORT ZBAS-25-61: Bentsion Boverman Trustee, 17 Ellis Drive, Dennis Port, MA (02639) C/O Trevor Meyer of Myer and Sons, is seeking a Special Permit to add a 663-sf second floor addition over a portion of the existing footprint on a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 17 Ellis Drive, Dennis Port (Assessor's Map 57, Parcel 30).

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

Results Summary

Parcels

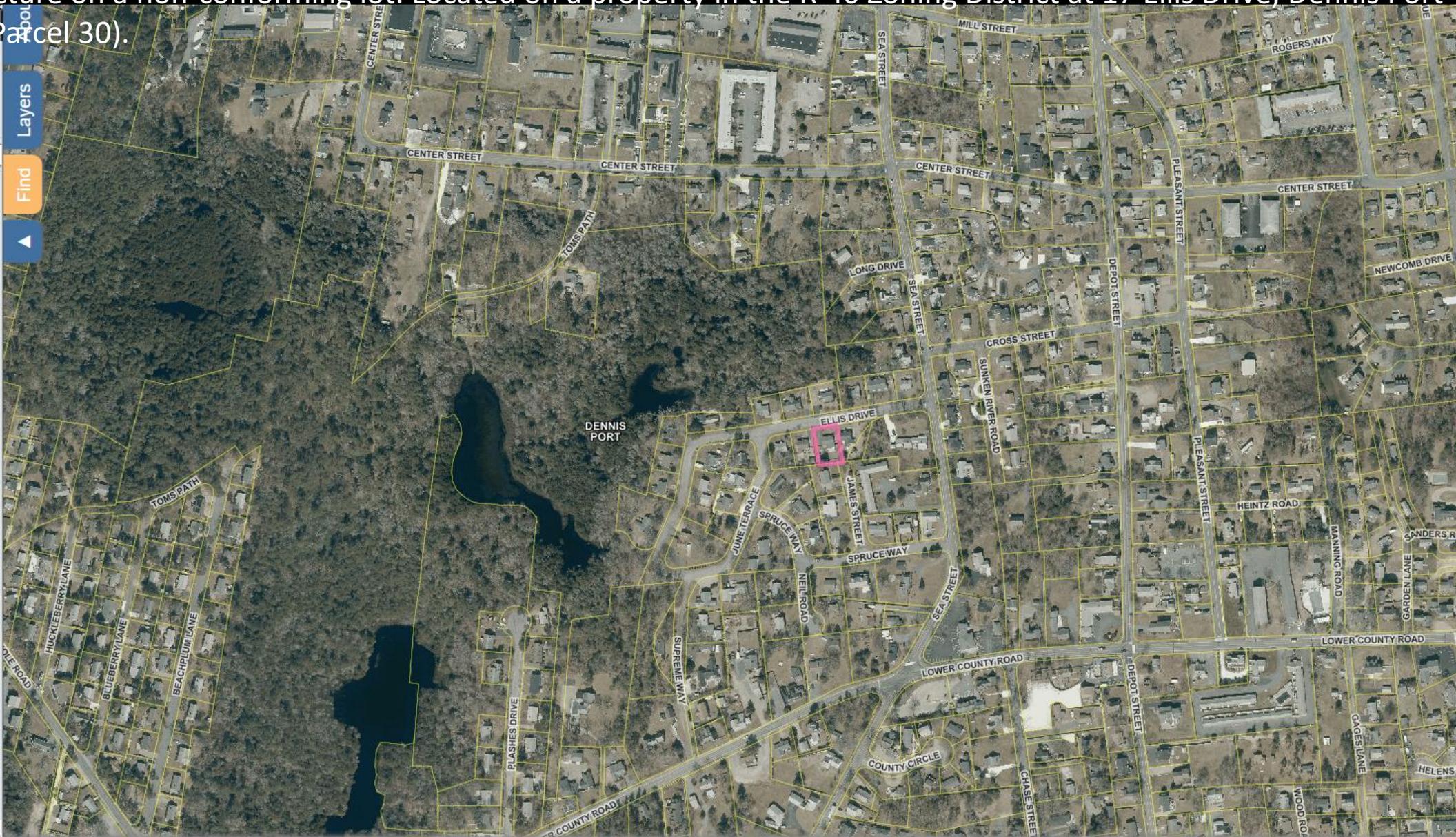
Parcel ID	Address	Village	Owner
57-30-0	17 ELLIS DRIV	DP	BOVERMAN BE

Detail Information

CAMA ID	57-30-0
MapPar	57-30
Key	4514
Fiscal Year	2027
Extension	0
Address	17 ELLIS DRIVE
Village	DP
Property Type	R
Owner	BOVERMAN BENTSION TRUS
Co-Owner	BOVERMAN FAMILY TRUST
Owner Address	17 ELLIS DRIVE
Owner City	DENNIS PORT
Owner State	MA
Owner Zip	02639
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	02/02/18 00:00:00
Book	N/A
Page	N/A
Certificate	215341
Last Sale Price	0.0000
Total Value	\$523,400.00
Land Value	\$193,400.00
Building Value	\$328,300.00
Detached Building Value	\$1,700.00
Acres	0.17
Prev Year Total Value	\$508,400.00

Layers

Find



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Labels

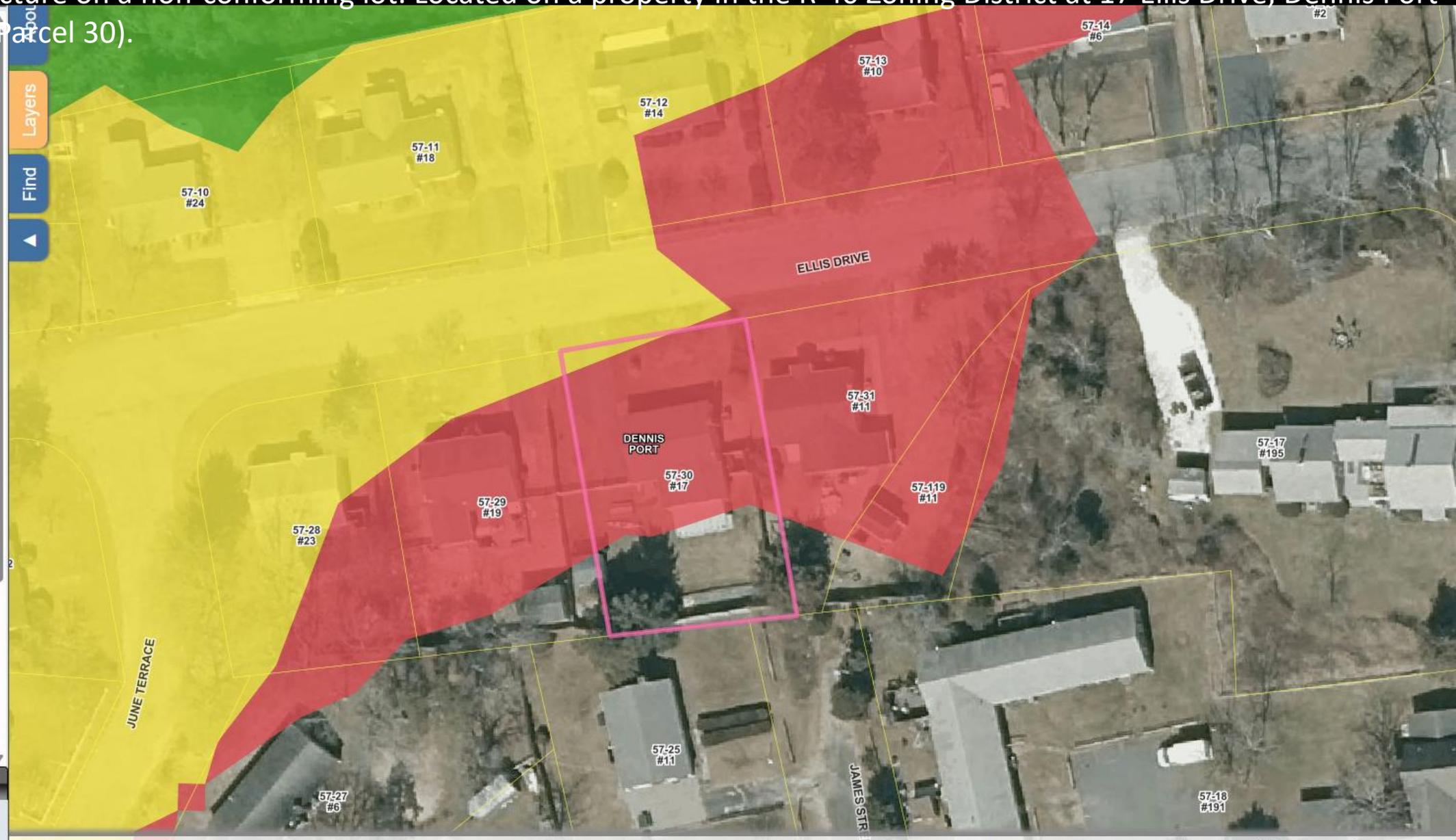
- Parcel and Address Numbers
- Parcel Numbers
- Address Numbers (MAT points)
- Village Names
- Waterbody Names
- Road Names

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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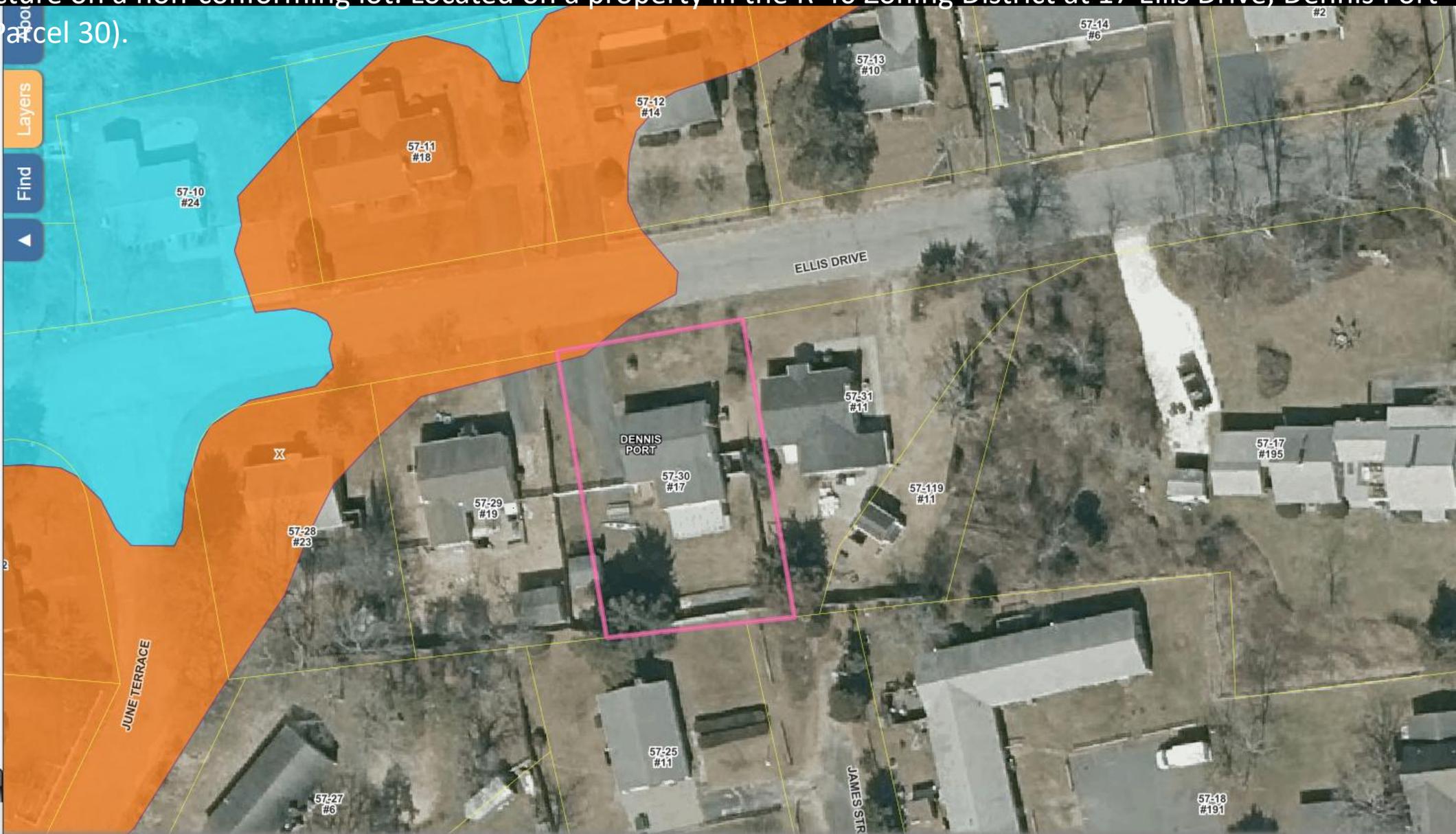
- FEMA National Flood Hazard Layer
 - 1% Annual Chance Flood Hazard (VE)
 - 1% Annual Chance Flood Hazard (AE)
 - 0.2% Annual Chance Flood Hazard (X)
 - Area Not Included
- MassDEP AUL Sites
 - Activity and Use Limitations
- MassDEP Chapter 21E Sites
 - Tier I
 - Tier II
 - Tier 1D
- MassDEP Wellhead Protection - Zone I
 - Zone I
- MassDEP Wellhead Protection - Zone II
 - Zone II
- MassDEP Wellhead Protection - IWPA
 - IWPA

Places of Interest

- Assessing Maps
- Hiking/Walking Trailways
- Condo and Cottage Colonies

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Dennis, Massachusetts
View on Google Maps



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Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

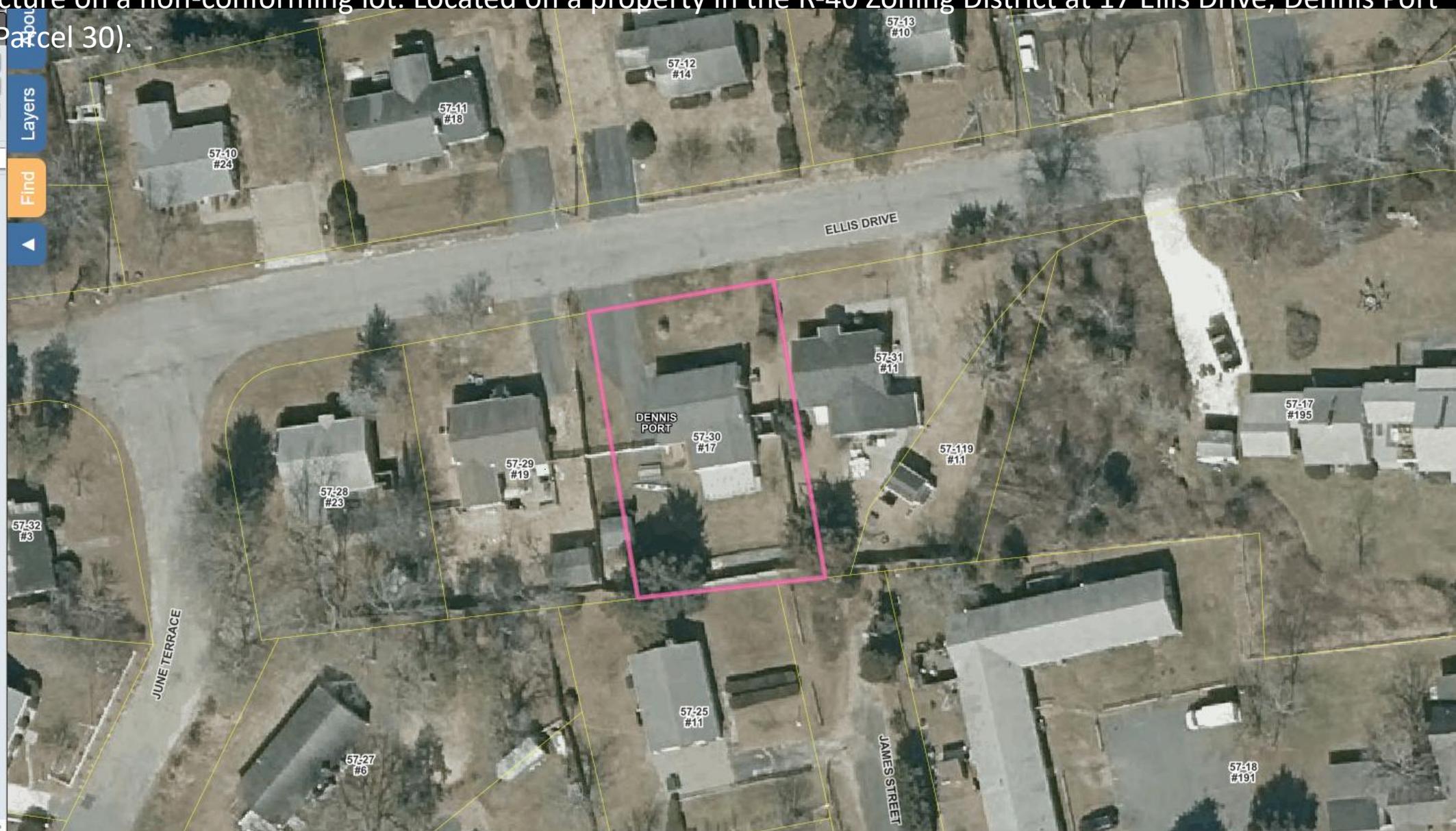
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Detail Information [Zoom To](#)

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Fiscal Year	2027
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Address	17 ELLIS DRIVE
Village	DP
Property Type	R
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Co-Owner	BOVERMAN FAMILY TRUST
Owner Address	17 ELLIS DRIVE
Owner City	DENNIS PORT
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Owner Zip	02639
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	02/02/18 00:00:00
Book	N/A
Page	N/A
Certificate	215341
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Total Value	\$523,400.00
Land Value	\$193,400.00
Building Value	\$328,300.00
Detached Building Value	\$1,700.00
Acres	0.17
Prev Year Total Value	\$508,400.00
Property Card	PK Field Card



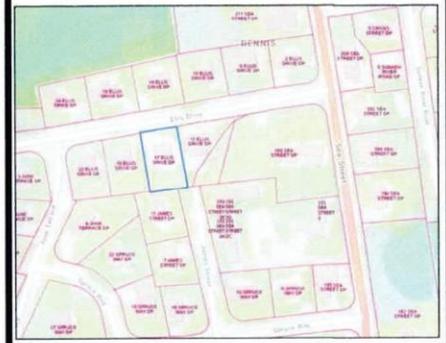
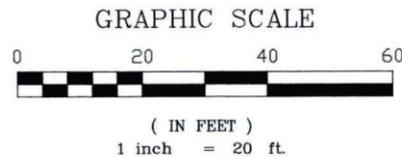
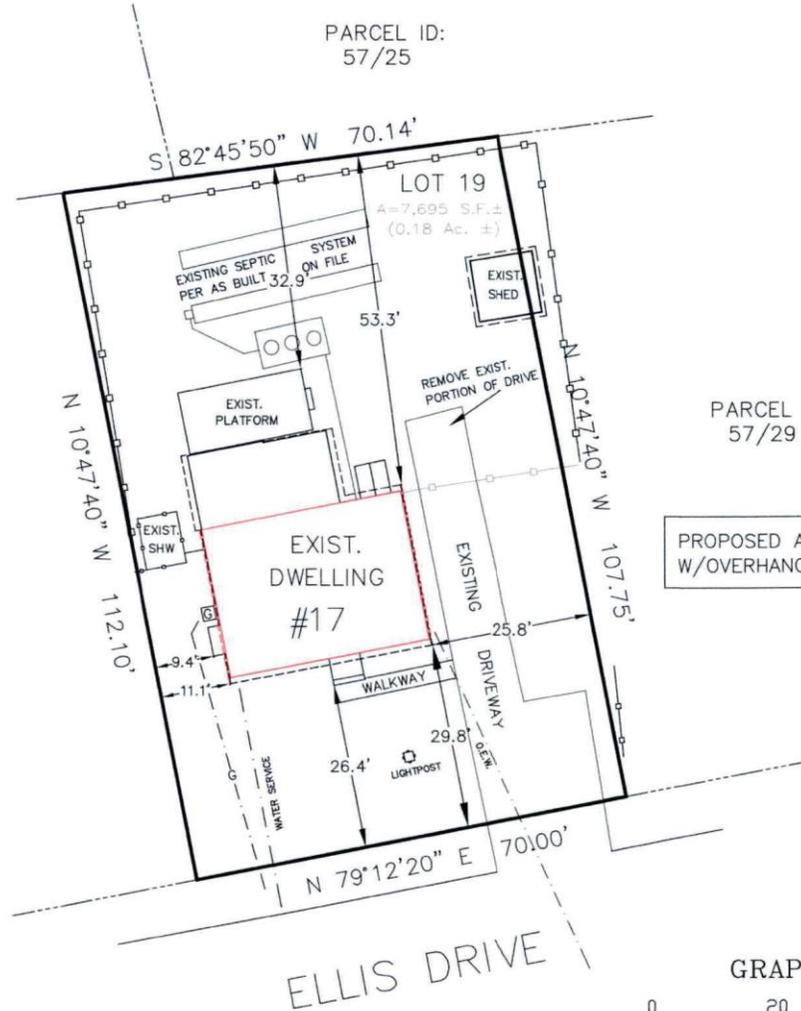
ZONING CLASS. — ZONE RS-40
 FRONT YARD SETBACK: 25' , 26.4' EXISTING
 SIDE SETBACK: 15' , 9.4' EXISTING
 REAR SETBACK: 15' , 32.9' EXISTING
 FRONTAGE: 50 FT. MIN, PRE-EXISTING
 LOT COVERAGE: 15%
 Existing Dwelling = 1177.36 sf
 1,177.36 SF / 7,695 SF = 15.3% coverage
 Prop Coverage(house, incl. prop addition) = 1,182.94SF
 1,182.94 SF / 7,695 SF = 15.4% coverage
 MAX. BUILDING HEIGHT: 2.5 STORIES
 WIND ZONE CATEGORY: 110 MPH

PARCEL ID:
57/31

PARCEL ID:
57/25

PARCEL ID:
57/29

PROPOSED ADDITION (2ND FLOOR)
W/OVERHANG SHOWN IN RED



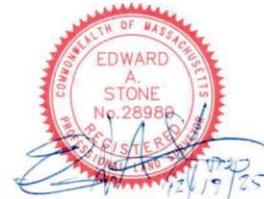
LOCUS INFORMATION

PARCEL ID: MAP 057 PAR. 030
 TITLE REF: LCC 211846
 PLAN REF: LCP 29216-A (Sh2)

PROPERTY IS NOT IN MADEP NIT. SENS. AREA
 PROPERTY IS NOT IN ZONE II
 FLOOD ZONE: "X"
 COMMUNITY PANEL: 25001-C0592-J DATED: 07/16/14

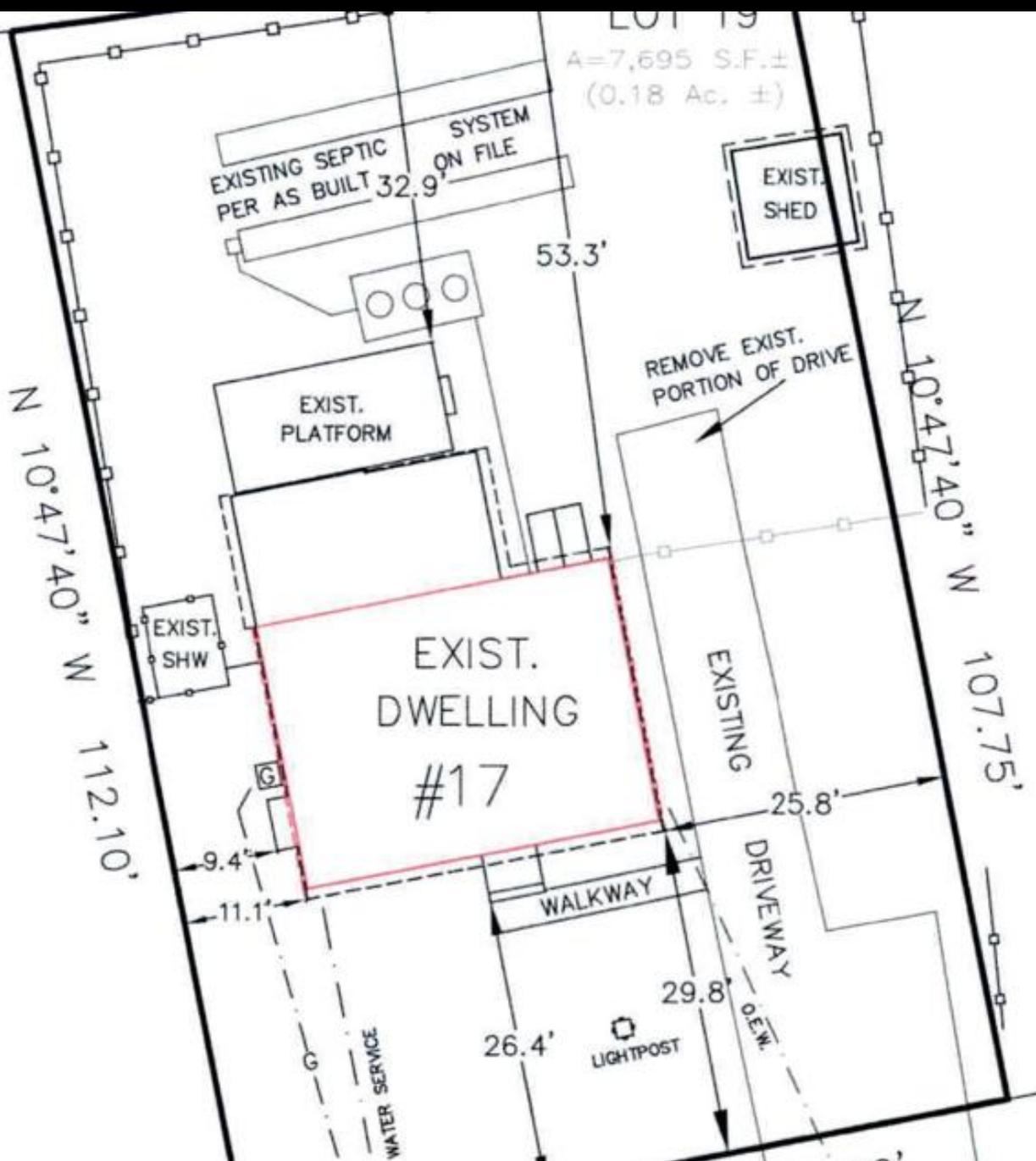
SITE PLAN FOR PROPOSED
 ADDITION/ADU
 LOCATED AT:
 17 ELLIS DRIVE
 DENNISPORT, MA
 PREPARED FOR
 BOVERMAN FAMILY
 TRUST

JULY 1, 2025 REV: DECEMBER 19, 2025



MEYER & SONS, INC.
 852 MAIN STREET
 DENNISPORT, MA
 PH: (508)362-2922

info@meyerandsons.com



ZONING CLASS. - ZONE RS-40

FRONT YARD SETBACK: 25' , 26.4' EXISTING

SIDE SETBACK: 15' , 9.4' EXISTING

REAR SETBACK: 15' , 32.9' EXISTING

FRONTAGE: 50 FT. MIN, PRE-EXISTING

LOT COVERAGE: 15%

Existing Dwelling = 1177.36 sf

1,177.36 SF / 7,695 SF = 15.3% coverage

Prop Coverage (house, incl. prop addition) = 1,182.94 SF

1,182.94 SF / 7,695 SF = 15.4% coverage

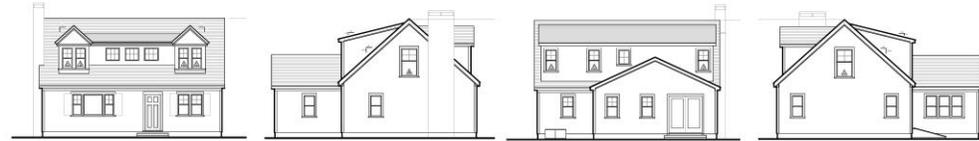
MAX. BUILDING HEIGHT: 2.5 STORIES

WIND ZONE CATEGORY: 110 MPH

PROPOSED ADDITION (2ND FLOOR)
W/OVERHANG SHOWN IN RED

Residence

17 Ellis Drive
Dennis Port, MA 02639

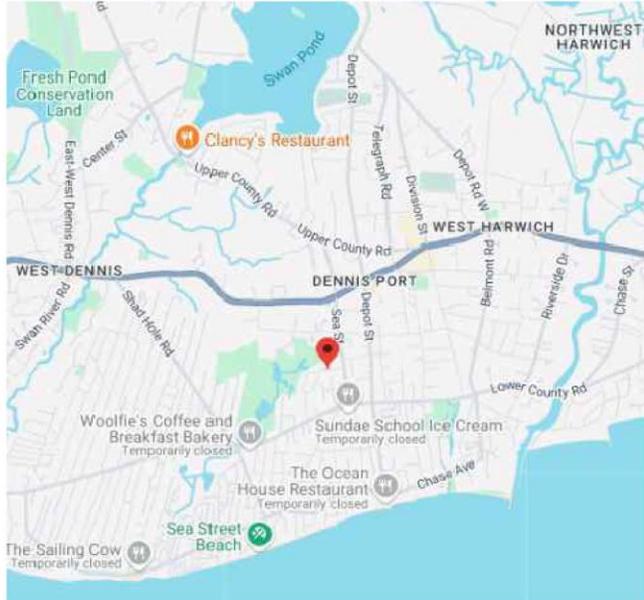


North Elevation

East Elevation

South Elevation

West Elevation



1 Locus Map
Graphic Scale



EXISTING FRONT

2 Existing House

17 Ellis Drive
Dennis Port, MA
02639



COVER SHEET

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G.1.1 - Cover Page
G.1.2 - Existing Site Plan/Survey
G.1.2 - Proposed Site Plan
A.0.1 - Existing Floor Plan & Roof Plan
A.0.2 - Existing Elevations
A.1.1 - Floor Plans
A.2.1 - Elevations and Window Schedule
F.1.1 - Foundation Plan and Details
S.1.1 - Framing Plans, Building Section

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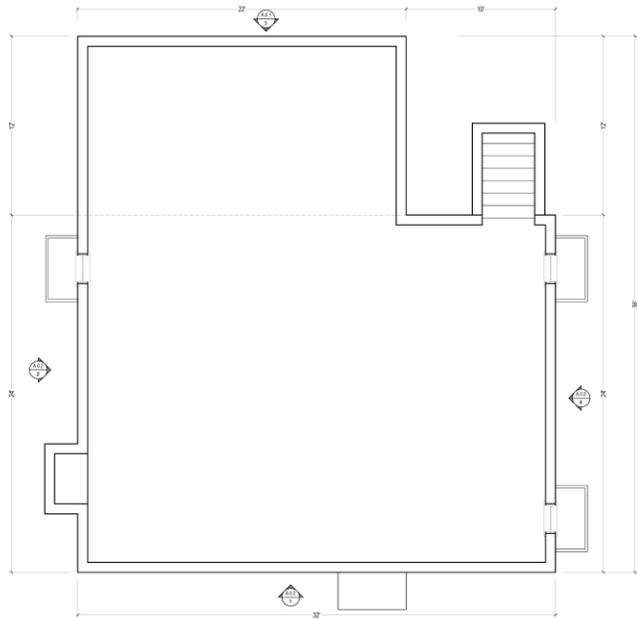
Release

Revisions

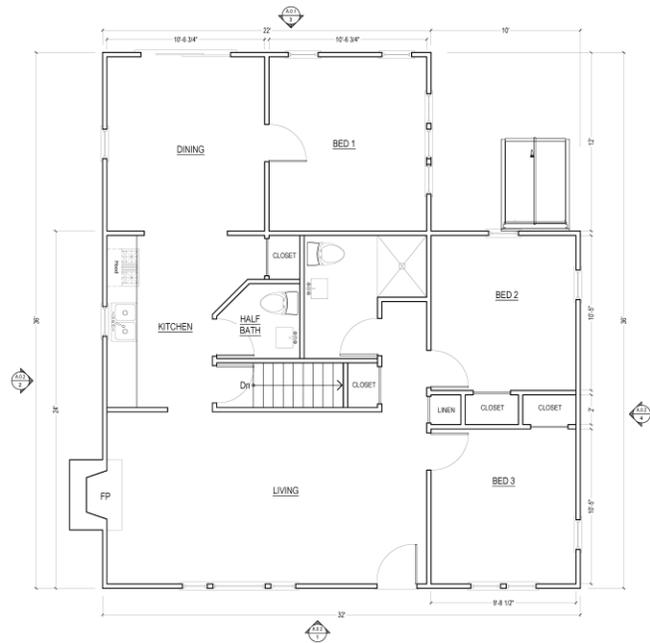
G.1.1

Permit Set Submission - 10.30.2025

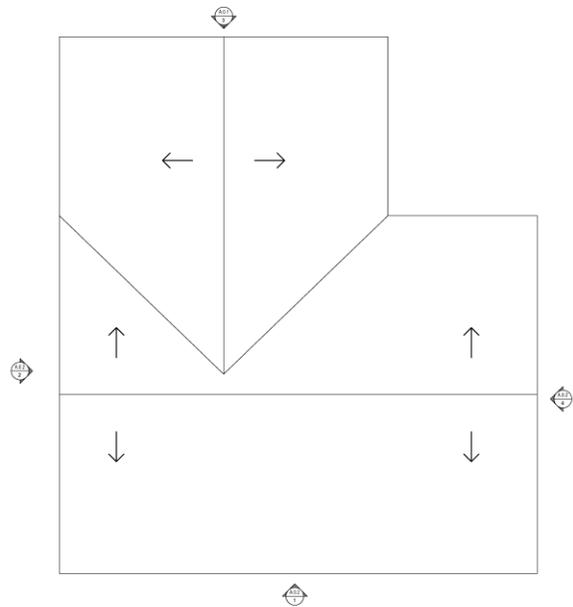
Schematic Design Draft - 12.19.2023



1 Existing Foundation Plan
1/4" = 1'-0"



2 Existing First Floor Plan
1/4" = 1'-0"



3 Existing Roof Plan
1/4" = 1'-0"

17 Ellis Drive
Dennis Port, MA
02639



Existing Foundation,
Floor Plan & Roof Plan

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Release

Revisions

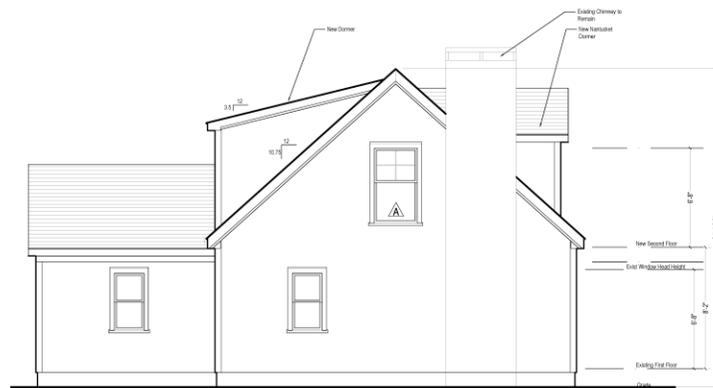
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A.0.1

Schematic Design Draft - 12.19.2023



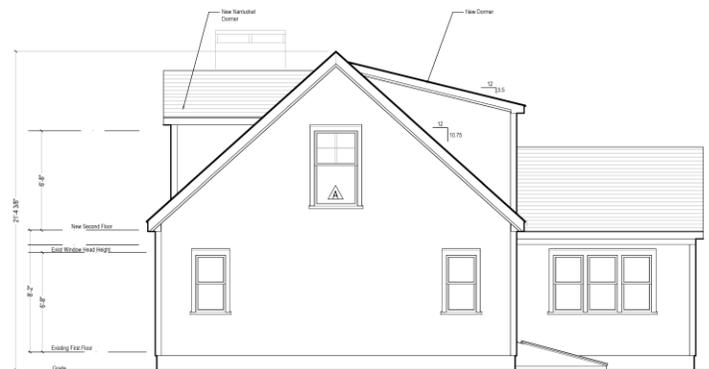
1 North Elevation
1/8" = 1'-0"



2 East Elevation
1/8" = 1'-0"



3 South Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"

17 Ellis Drive
Dennis Port, MA
02639



Elevations

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\\48-Boston-Vault-Building\GIS\Drawings\2023\17EllisPort\17EllisPort.dwg

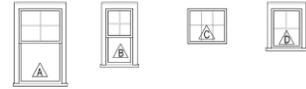
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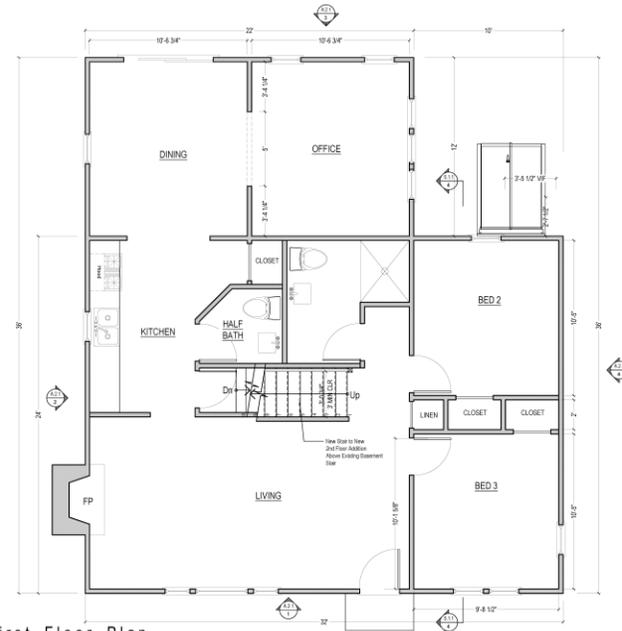
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Schematic Design Draft - 12.19.2023

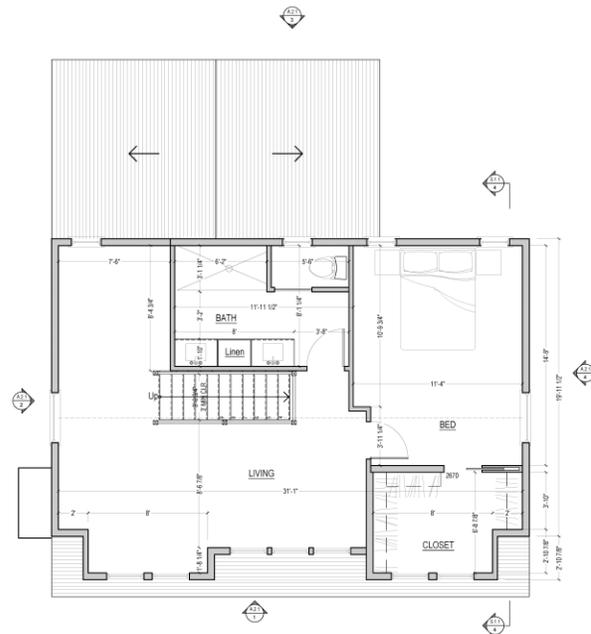


DOOR AND WINDOW SCHEDULE									
WINDOW	QTY	UNIT SIZE	ROUGH OPS.	DESCRIPTION	EXT. COLOR	MANUF. TYP.	MANUFACTURER	UF RATING	NOTES
A	2	3'-4 1/2" x 3'-4 1/2"	TBD	Casement	White	0255	Andersen	≥ 30	U = 0.31 SHGC = 0.28 Transfer Rate: 0.0255
B	1	4'-6 1/2" x 7'-4 1/2" (Open)	TBD	Casement	White	0255	Andersen	≥ 30	U = 0.31 SHGC = 0.28
C	1	2'-0" x 2'-0"	TBD	Jamie	White	A21	Andersen	≥ 30	U = 0.31 SHGC = 0.28
D	2	2'-1 1/2" x 3'-6 1/2"	TBD	Doublehung?	White	TR03X	Andersen	≥ 30	U = 0.31 SHGC = 0.28

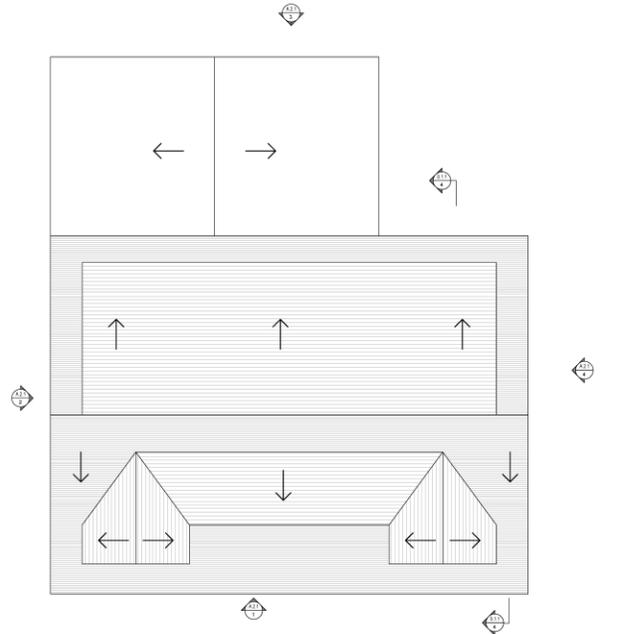
1 Window and Exterior Door Types & Schedule
1/4" = 1'-0"



2 First Floor Plan
1/4" = 1'-0"



3 Second Floor Plan
1/4" = 1'-0"



4 Roof Plan
1/4" = 1'-0"

17 Ellis Drive
Dennis Port, MA
02639



Floor Plans and Roof Plan

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 F.1.1 - Foundation Plan and Details
 S.1.1 - Framing Plans, Building Section

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A.1.1

Town of Madison Planning Submission - 08.04.2020

17 Ellis Drive
Dennis Port, MA
02639



First Floor Plan

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BIDDING PURPOSES ONLY
 PENDING ENGINEER'S REVIEW
 NOT FOR CONSTRUCTION

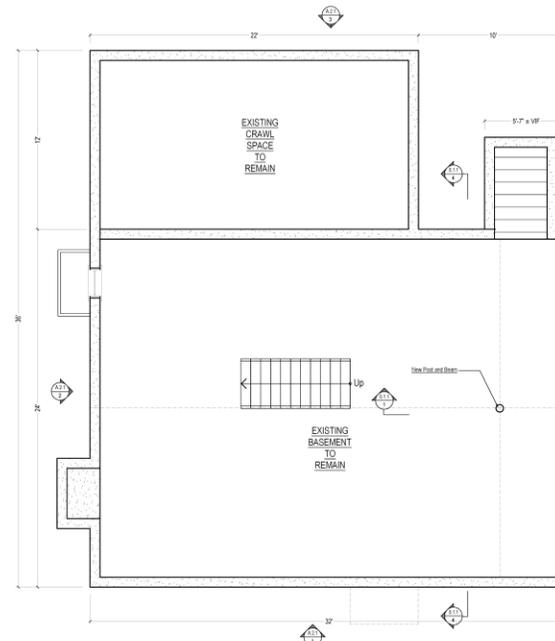
\\06-burke\user\lauran\080420\17Ellis\17Ellis_foundation_pl_rvt.dwg

Release

Revisions

F.1.1

1 Foundation Detail
1/2" = 1'-0"



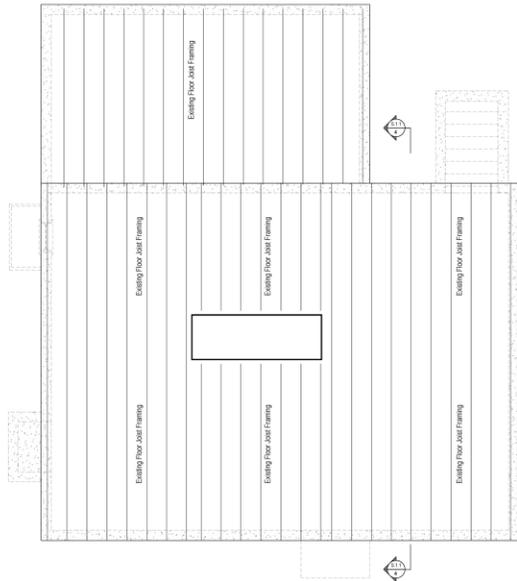
1 Foundation Plan
1/4" = 1'-0"

1. CONCRETE SHALL BE AIR ENTRAINMENT WITH A MIN. COMPRESSIVE STRENGTH AT 28 DAYS OF BASEMENT AND INTERIOR FLOOR SLABS - 2500 PSI. BASEMENT AND FOUNDATION WALLS - 3000 PSI.
2. MIN. ASSUMED SOIL BEARING CAPACITY - 2,000 PSF.
3. PORCHES, CARPORT AND GARAGE FLOOR SLABS - 3,000 PSI.
4. FOUNDATION WALLS INCLUDING BASEMENT OR OTHER INHABITABLE SPACE SHALL BE DAMPROOFED PER TOWN OF DENNIS AND MASS STATE BUILDING CODE - WHERE A HIGH WATER TABLE OR OTHER UNDESIRABLE WATER CONDITION EXISTS, THE WALLS SHALL BE WATERPROOFED.
5. PROVIDE A MIN. 4 INCH PERFORATED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS. THE PIPE SHALL BE COVERED WITH NOT LESS THAN 6 INCHES OF WASHED GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR BELOW THE FLOOR LEVEL OR TERMINATE IN A MIN. 20 GALLON SUMP P/T.
6. FOOTINGS SHALL EXTEND BELOW THE FROST LINE. MIN. DEPTH 48 INCHES BELOW GRADE.
7. FOOTINGS SHALL BE A MIN. OF 24 INCHES WIDE AND 12 INCHES DEEP.
8. FOUNDATION WALLS SHALL BE A MIN. 8 INCHES THICK - MAX. WALL HEIGHT 9 FEET.
9. REINFORCEMENT IF SPECIFIED, SHALL LAP A MIN. OF 18 INCHES AT ENDS AND AROUND CORNERS.
10. INTERIOR BEARING WALLS AND COLUMNS SHALL BE ISOLATED FROM THE BASEMENT FLOOR SLAB.
11. AT WALK OUT FOUNDATION AREAS REINFORCE THE SLAB FROM THE FOUNDATION WALL TO 2 FEET BEYOND THE OVERHANG AREA WITH #4 BARS @ 24 INCHES O.C. PERPENDICULAR AND HORIZONTAL TO THE WALL. MAX. 4 FOOT OVERHANG.
12. AT WALK OUTS THE FOUNDATION SHALL BE INSULATED WITH A MIN. R-6 INSULATION FOR A MIN. OF 3 FEET BELOW THE BOTTOM OF THE SLAB.
13. CONCRETE FLOOR SLABS SHALL BE A MIN. 4 INCHES THICK OVER A MIN. 4 INCH BASE OF SAND, GRAVEL OR CRUSHED STONE.
14. FLOOR SLABS SHALL BE SUPPORTED BY FILL CONSISTING OF MORE THAN 24 INCHES OF GRANULAR FILL OR 8 INCHES OF EARTH.
15. ANCHOR BOLTS - MIN. 1/2" ANCHOR BOLTS WITH 7" EMBEDMENT AT MAX. 24 INCHES O.C. AND WITH IN INCHES OF THE END OF EACH BELL PLATE.
16. WHERE FLOOR JOISTS ARE PARALLEL TO THE FOUNDATION WALL, THE WALL SHALL BE SUPPORTED Laterally AT THE TOP WITH SOLID BLOCKING FOR A MIN. OF 2 JOIST SPACES, SPACED NOT MORE THAN 4 FEET O.C.

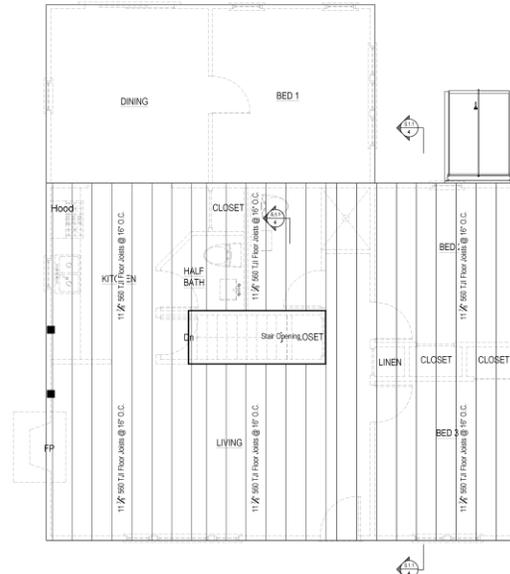
4 General Notes
1/2" = 1'-0"

Schematic Design Draft - 12.19.2023

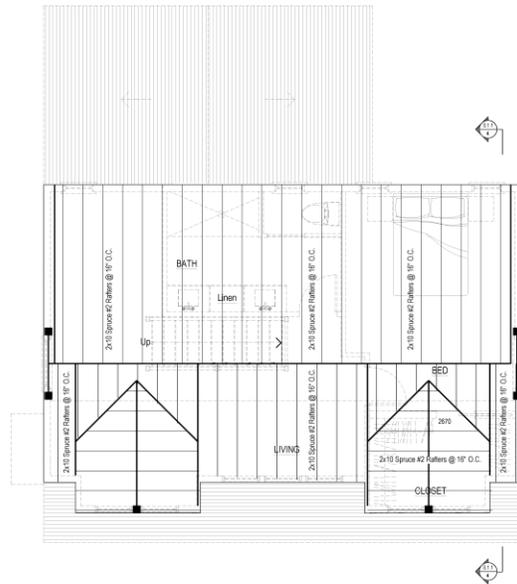
1 2nd Floor Deck Framing Plan
1/4" = 1'-0"



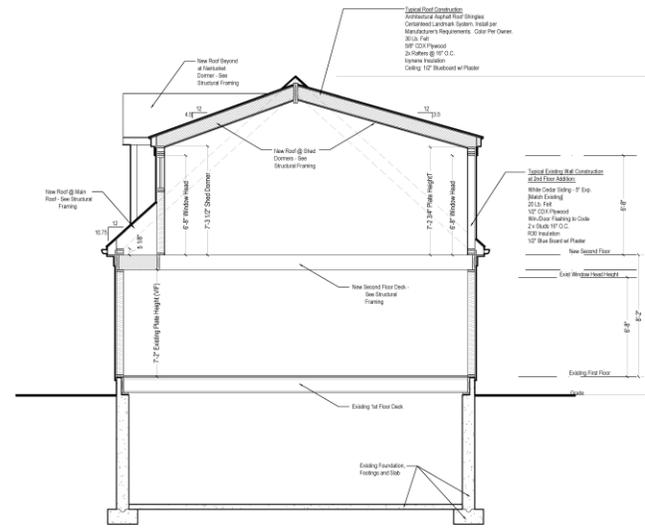
2 2nd Floor Deck Framing Plan
1/4" = 1'-0"



3 Roof Framing Plan
1/4" = 1'-0"



4 Building Section
1/4" = 1'-0"



17 Ellis Drive
Dennis Port, MA
02639



Framing Plans

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 G.1.2 - Existing Site Plan/Survey
 G.1.3 - Proposed Site Plan
 A.0.1 - Existing Floor Plan & Roof Plan
 A.0.2 - Existing Elevations
 A.1.1 - Floor Plans
 A.2.1 - Elevations and Window Schedule
 F.1.1 - Foundation Plan and Details
 S.1.1 - Framing Plans, Building Section

Release

Revisions

Architect: West Beach/Coltmore Inc. 200 Longport Ave., Dennis Port, MA 02639

THIS DOCUMENT IS THE PROPERTY OF WEST BEACH/COLTMORE INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WEST BEACH/COLTMORE INC.

S.1.1

ZONING CLASS. - ZONE RS-40

FRONT YARD SETBACK: 25' , 26.4' EXISTING
SIDE SETBACK: 15' , 9.4' EXISTING
REAR SETBACK: 15' , 32.9' EXISTING
FRONTAGE: 50 FT. MIN. PRE-EXISTING
LOT COVERAGE: 15%
Existing Dwelling = 1177.36 sf
1,177.36 SF / 7,695 SF = 15.3% coverage
Prop Coverage(house, incl. prop addition) = 1,182.94SF
1,182.94 SF / 7,695 SF = 15.4% coverage
MAX. BUILDING HEIGHT: 2.5 STORIES
WIND ZONE CATEGORY: 110 MPH

Existing Non-Conforming Calculations:
11.4 - 15 = 3.6

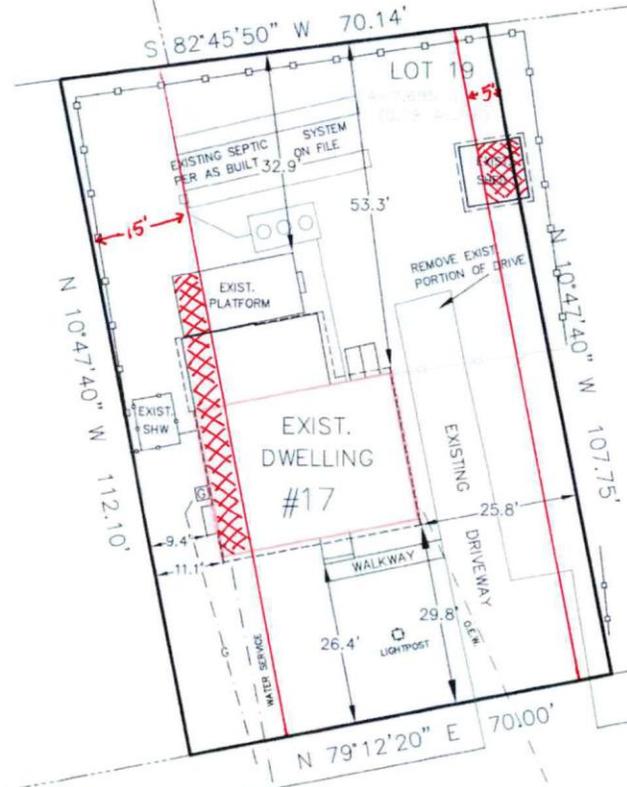
First Floor: 3.6 * 36.5 = 131.4
Basement: 3.6 * 24 = 86.4
Shed: 7 * 10 = 70
Deck Platform: 3.5 * 10 = 35
TOTAL Non-Conforming = 322.8 SF

Allowed Increase = 322.8 * 0.40 = 129.12 SF

Proposed Non-Conforming Calculations:
Prop. Second Floor: 3.6 * 24 = 86.4 SF

Proposed Increase: 86.4 / 322.8 * 100 = 26.7%

PARCEL ID:
57/25



PARCEL ID:
57/29

PROPOSED ADDITION (2ND FLOOR)
W/OVERHANG SHOWN IN RED

PARCEL ID:
57/31

ELLIS DRIVE

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



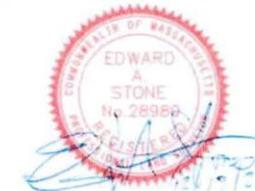
LOCUS INFORMATION

PARCEL ID: MAP 057 PAR. 030
TITLE REF: LCC 211846
PLAN REF: LCP 29216-A (Sh2)

PROPERTY IS NOT IN MADEP NIT. SENS. AREA
PROPERTY IS NOT IN ZONE II
FLOOD ZONE: "X"
COMMUNITY PANEL: 25001-C0592-J DATED:07/16/14

SITE PLAN FOR PROPOSED
ADDITION/ADU
LOCATED AT:
17 ELLIS DRIVE
DENNISPORT, MA
PREPARED FOR
BOVERMAN FAMILY
TRUST

JULY 1, 2025 REV: DECEMBER 19, 2025



MEYER & SONS, INC.
852 MAIN STREET
DENNISPORT, MA
PH: (508)362-2922

info@meyerandsons.com

ZONING CLASS. - ZONE RS-40

FRONT YARD SETBACK: 25' , 26.4' EXISTING
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REAR SETBACK: 15' , 32.9' EXISTING
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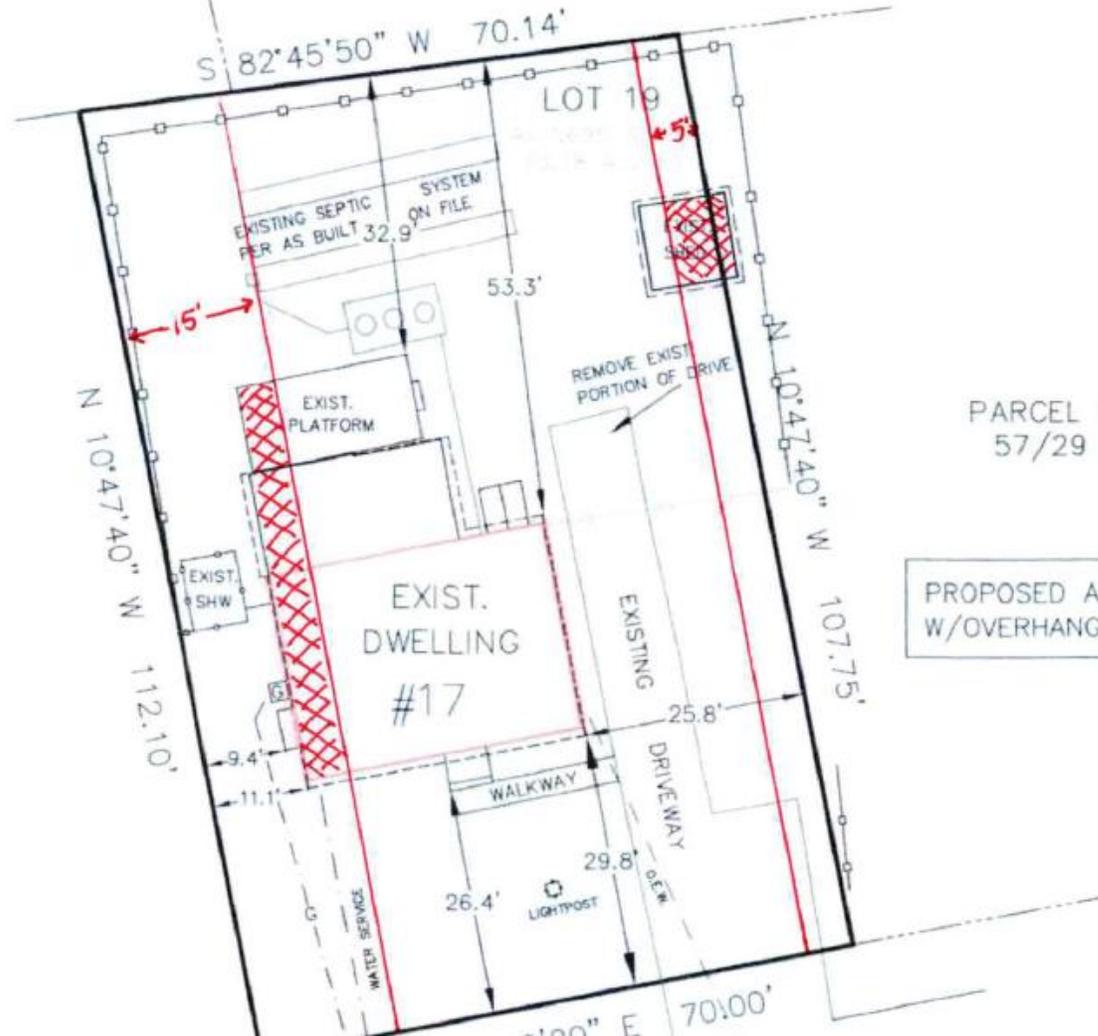
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PARCEL ID:
57/31

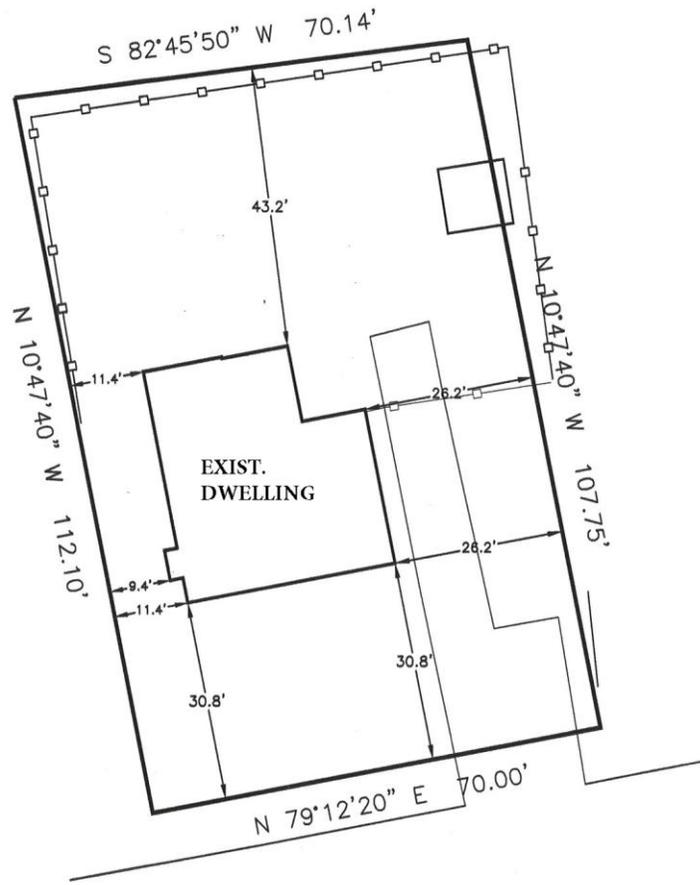
PARCEL ID:
57/25

PARCEL ID:
57/29



PROPOSED ADDITION (2ND FLOOR)
W/OVERHANG SHOWN IN RED







To: Town of Dennis
685 Rte 134
South Dennis, MA 02660

From: Trevor Meyer
Meyer and Sons Builders, Inc.
852 Route 28
West Dennis, MA 02670

RE: **17 Ellis Drive**
Dennis Port, MA 02639

To Whom It May Concern:

I, **Irina Boverman**, as Owner's Agent of the above-mentioned property, hereby allow Meyer and Sons Builders, Inc. to act on my behalf in regard to all matters pertaining to the building permit.

Any questions please call 508.776.6027

Irina Boverman

Homeowner Name

Irina Boverman

Homeowner Signature

12/22/2025

Date Signed

Signature: Irina Boverman

(Irina Boverman Doc ID: 2025-12-22-2547151)

Email: irina.boverman@gmail.com

17 Ellis - Owner Authorization

Final Audit Report

2025-12-22

Created:	2025-12-22
By:	Admin Meyer and Sons Builders, Inc (admin@meyerandsons.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7gHm7NIJfxMkVt9r_zjPbDw84yOzW1na

"17 Ellis - Owner Authorization" History

-  Document created by Admin Meyer and Sons Builders, Inc (admin@meyerandsons.com)
2025-12-22 - 3:04:48 PM GMT
-  Document emailed to Irina Boverman (irina.boverman@gmail.com) for signature
2025-12-22 - 3:04:52 PM GMT
-  Email viewed by Irina Boverman (irina.boverman@gmail.com)
2025-12-22 - 3:53:07 PM GMT
-  Document e-signed by Irina Boverman (irina.boverman@gmail.com)
Signature Date: 2025-12-22 - 3:54:47 PM GMT - Time Source: server
-  Agreement completed.
2025-12-22 - 3:54:47 PM GMT

MEYER + SONS

December 23, 2025

Town of Dennis Zoning Board of Appeals
Dennis Town Hall
685 Route 134
South Dennis MA 02660
RE: Special Permit Narrative - 17 Ellis Drive, Dennis Port MA 02639

Dear Town of Dennis Zoning Board of Appeals and Staff,

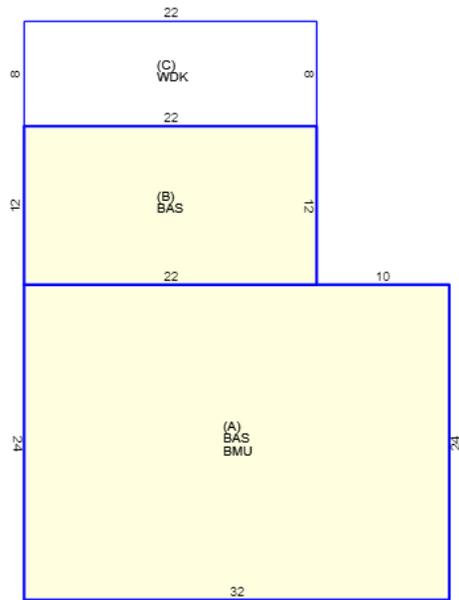
Meyer and Sons Builders Inc, on behalf of the owners of 17 Ellis Drive, Dennis Port MA 02639, respectfully submit the following Special Permit Application for review by the Town of Dennis' Zoning Board of Appeals on January 16, 2026. Please find below a Project Narrative detailing the proposed work including construction of a second floor on a pre-existing non-conforming structure on a non-conforming lot. The proposed second floor will add a total of 663 SF to the existing 1,177 SF dwelling. All existing setbacks will remain. We are requesting relief per Zoning By-law 2.4.1.2 for an increase in building height and coverage of a non-conforming structure on a non-conforming lot.

Key: 4514

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 4,753

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Elda ID	Card								
BOVERMAN BENTSION TRUSTEE		57-30-0		17 ELLIS DRIVE DP		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	%					
BOVERMAN BENTSION TRUSTEE		BOVERMAN BENTSION TRUSTEE		02/02/2018	F	(215341)	(215341)	15412-2022	08/24/2022	3	ALTERATIONS					0	0				
BOVERMAN FAMILY TRUST		BOVERMAN BENTSION		01/13/2017	QS	280,000	(211846)	2018-1640	03/03/2020	77	CYCLICAL REV		03/03/2020	AS	100	100					
17 ELLIS DRIVE		BOUREN CONSULTING &		07/22/2013	F		(200969)		10/01/2018	3	ALTERATIONS	3,646	10/03/2018	AS	100	100					
DENNIS PORT, MA 02639										70	SALES REVIEW		04/03/2018	DBW	100	0					
										45	SALE-VERIF-R		03/10/2017	JC	0	0					
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chrt	CREDIT AMT	ADJ VALUE									
100	A	0.170	08B	1.00	R	1.00	1	1.00	R05	1.30		187,770									
TOTAL		7,405 SF	LC PLAN 29216A-2		Photo Date		03/04/2020	BLDG #		1											
Nbhd		DP ORT EAST		PLAN 148/55																	
FEMA		OLD PK CODE																			
Int1		AVERAGE																			
TY	QUAL	COND	DIM NOTE	YB	UNITS	ADJ PRICE	RCNLD														
SHF	A	1.00	A 0.75	10 X 10		100	23.00	1,700													
YrBlt		1967		NET AREA		1,032															
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																	
SINGLE FAMILY																					
BLDG		ADJ		DESC		LAND		187,800		180,600											
STYLE		1.86		RANCH [100%]		BUILD.		318,900		289,500											
QUALITY		1.00		AVERAGE [100%]		DETACH		1,700		1,600											
FRAME		1.00		WOOD FRAME [100%]		OTHER		0		0											
TOTAL		508,400		471,700																	
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		1967	1990 / 33		1.000	1,860	AS	1/1/1982	JMC	3/3/2020	AS	8.0	1,032	1.050	\$417.55	430,908	74	318,900			
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION		ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	430,908	
STORIES(FAR)		1	1.00	FOUNDATION		4	BSMT WALL		1.00	A	BMU	N	BMU		768		94.87	72,859	CONDITION ELEM		CD
ROOMS		6	1.00	EXT. COVER		1	WOOD SHINGLES		1.00	A	BAS	L	BASE AREA		768	1967	311.16	238,971	EXTERIOR		G
BEDROOMS		3	1.00	ROOF SHAPE		1	GABLE		1.00	B	BAS	L	BASE AREA		264	1967	311.16	82,147	INTERIOR		A
BATHROOMS		1	1.00	ROOF COVER		1	ASPHALT SHINGLE		1.00	C	WVK	N	WOOD DECK		176		68.28	12,017	KITCHEN		G
FIXTURES		4	\$6,000	FLOOR COVER		3	WWW CARPET		1.00	FPL	O	FPL, FIREPLACE		1		14,069.40	14,069	BATHS		A	
RES UNIT CNT		1	1.00	INT. FINISH		2	DRYWALL		1.00	ODS	O	OUT DOOR SHOWER		1		4,845.40	4,845	HVAC/ELEC		A	
				HEATING/COOLING		1	FORCED AIR		1.00												
				FUEL SOURCE		2	GAS		1.00												
				SEASONAL					1.00												
				PRIVATE ROAD		1	NO		1.00												
				HISTORIC DST		1	NO		1.00												
				GENERATOR					1.00												
				USE					1.00												
EFF.YR/AGE		1990 / 33																			
COND		26 26 %																			
FUNC		0																			
ECON		0																			
DEPR		26 % GD		74																	
RCNLD		\$318,900																			



Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-25-76
DATE OF REFERRAL:
December 22, 2025
FEES PAID:
\$50.00

OWNERS NAME: BOVERMAN BENTSION TRUSTEE
PROPERTY ADDRESS OF WORK: 17 ELLIS DRIVE, DENNIS PORT, MA, 02639
MAP & PARCEL: 57-30-0

DETERMINATION OF REFERRAL:
Zoning Board of Appeals (ZBA) Special Permit required per 2.4.1.2 for the increase in building height and coverage of a non-conforming structure on a non-conforming lot.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
We are proposing to add a second floor to the existing house.