

January 8, 2026

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

RE: 149 Old Wharf Road, Dennisport, Massachusetts. SP 2.4.1.2.

Dear Board Members,

On behalf of Michael Bannas & Qihui Chen-Banas, owners, BSC Group Inc. is requesting a Special Permit to Raze and replace a damaged single-family residential structure to be set on pilings to conform to FEMA requirements.

The proposed building will have one floor of living space and will be elevated to allow parking underneath ½ of the structure. The septic system in an Innovative / Alternative septic system and the septic treatment tank will be relocated to the front of the new piled structure.

A deviation from the initial disturbance within the setback lines is requested and is listed in the proposed application and will remain under 40% (30% increase proposed) This is resulting from the stairs and landing to get from the existing grade to the elevated structure.

The deck on the rear is being reduced, and the building is being moved towards the street. However, the entrance to the building is on the side and rear as any stairs in front would not comply with the street setback

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 non-conforming residence. The proposed lot coverage is currently 19% and will increase to 27.2%.
- b.) The site is suitable for the proposed single-family home as the site currently consists of a single-family home. A filing with the Board of Health is ongoing. The Dennis Conservation Commission has approved and issued an Order of Conditions.
- c.) There is no intent to increase the traffic flow or change the use of the property. No unsafe or harmful impacts are expected.
- d.) The proposed new dwelling will conform to current FEMA requirements and as such will be elevated on pilings.
- 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 new building will be elevated to enhance the natural environment, and the living space remains as one story. Plantings are proposed along the westerly edge of the limited common area and partial 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

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

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