

61 TAUNTON AVENUE, DENNIS MA (ZVAR-26-1): Myles J Calvey ET UX, 7 Woods Road, Belmont, MA (02178) C/O Tardif Law Office is seeking a Variance to allow a walkway and patio to remain within the required 10 feet of boundary. Located on a property in the R-40 Zoning District, part of the Old Kings Highway Historic District at 61 Taunton Avenue, Dennis, MA (Assessor's Map 345, Parcel 61).

Owner:
 Parcel ID:
 Address: Clear
 Condo/Cottage Colony:

Results Summary

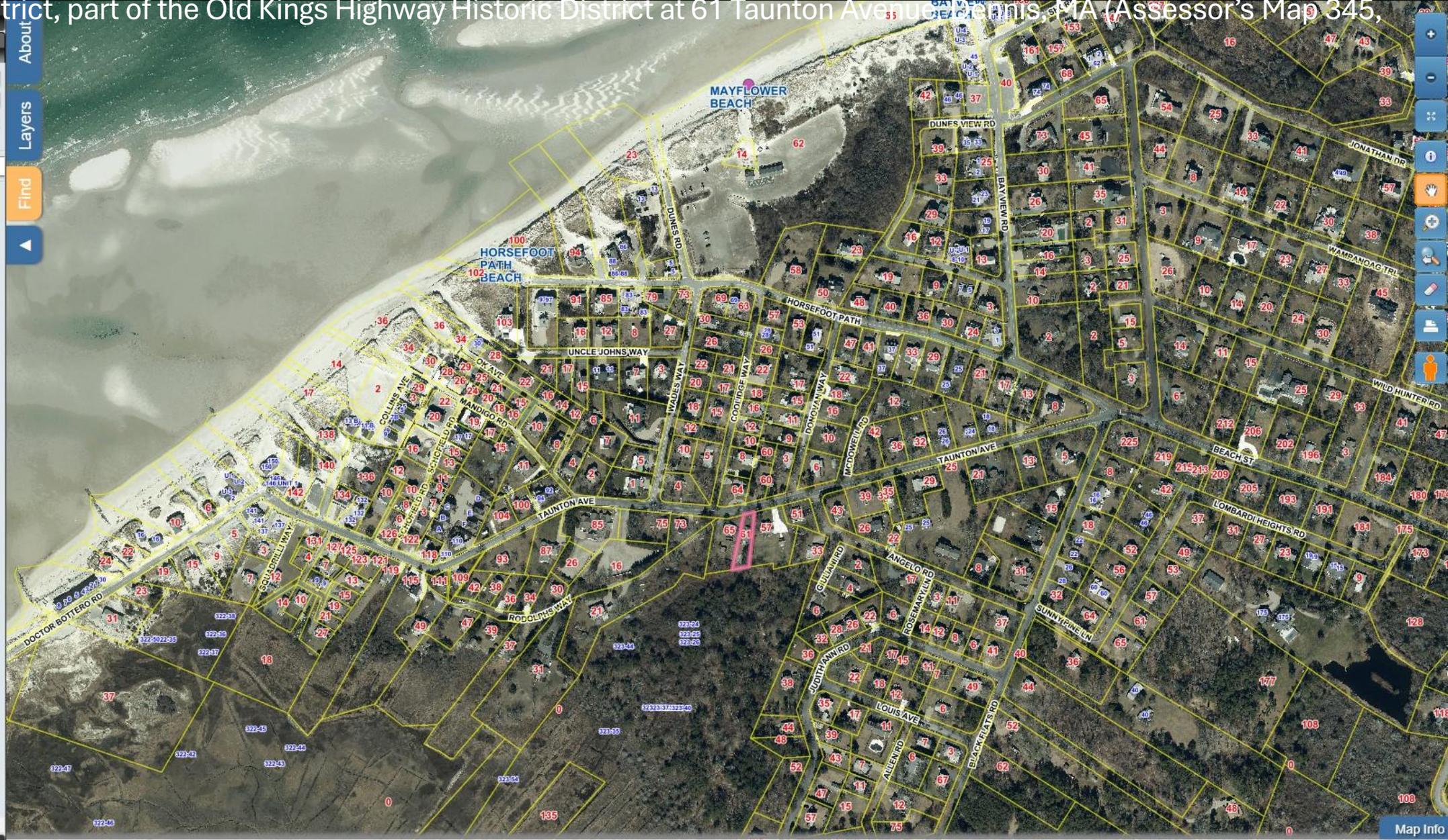
Parcels for Identify

CAMA ID	Address	Village	Owner
345-61-0	61 TAUNTON AVE	DE	CALVEY MYLES

Detail Information Zoom To →

CAMA ID	345-61-0
MapPar	345-61
Key	14231
Fiscal Year	2024
Extension	0
Address	61 TAUNTON AVENUE
Village	DE
Property Type	R
Owner	CALVEY MYLES J ET UX
Co-Owner	CALVEY JANET M
Owner Address	7 WOODS ROAD
Owner City	BELMONT
Owner State	MA
Owner Zip	02178
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	09/26/86 00:00:00
Book	5323

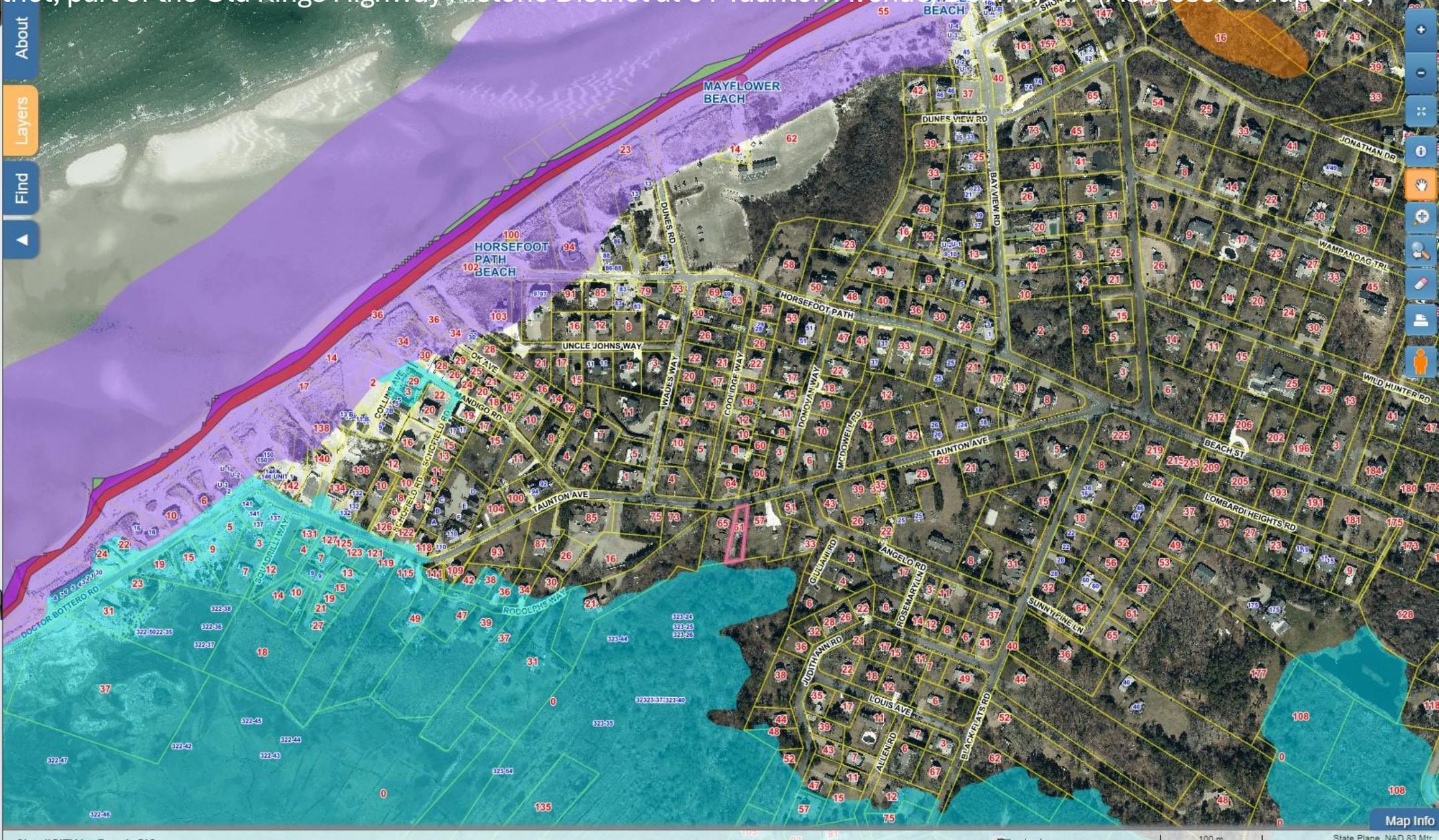
- About
- Layers
- Find



61 TAUNTON AVENUE, DENNIS MA (ZVAR-26-1): Myles J Calvey ET UX, 7 Woods Road, Belmont, MA (02178) C/O Tardif Law Office is seeking a Variance to allow a walkway and patio to remain within the required 10 feet of boundary. Located on a property in the R-40 Zoning District, part of the Old Kings Highway Historic District at 61 Taunton Avenue, Dennis, MA (Assessor's Map 345, Parcel 61).

Layers

- Hurricane SLOSH
 - Category 1
 - Category 2
 - Category 3
- FEMA Flood Zones
 - FEMA Flood Zone 2014 - 0.2%
 - 0.2% Chance
 - FEMA Flood Zone 2014 - AE
 - AE
 - FEMA Flood Zone 2014 - VE
 - VE
- Voting Precincts
 - Voting Precincts 2020 - Labels
 - Voting Precincts 2020
 - 1
 - 2
 - 3
 - 4
 - 5
- Zoning
 - Zoning
 - Large Wind Facility Overlay
 - Medium Wind Facility Overlay District
 - Seasonal Resort Community
 - Hotel Resort Districts
 - Scenic Corridors
 - Quiet Neck-Crowes Pasture Resrc Prot Dist
 - Residential 60
 - Residential 40
 - Resort Residential
- Base Maps
 - OpenStreetMap
 - Google Street Map
 - Google Hybrid Map
 - 2021 MassGIS Orthos
 - 2020 CCC Regional Aerial Photo
 - 2019 MassGIS Aerial Photo
 - 2014 MassGIS Aerial Photo
 - 2012 MassGIS Aerial Photo
 - 2009 MassGIS Aerial Photo
 - 2005 MassGIS Aerial Photo
 - 2001 MassGIS Aerial Photo
 - 1994 MassGIS Aerial Photo
 - Town Base Map



61 TAUNTON AVENUE, DENNIS MA (ZVAR-26-1): Myles J Calvey ET UX, 7 Woods Road, Belmont, MA (02178) C/O Tardif Law Office is seeking a Variance to allow a walkway and patio to remain within the required 10 feet of boundary. Located on a property in the R-40 Zoning District, part of the Old Kings Highway Historic District at 61 Taunton Avenue, Dennis, MA (Assessor's Map 345, Parcel 61).

- Layers
- MassDEP Regulated Areas
 - Activity and Use Limitations Sites
 - Tier Classified Oil and/or Hazardous
 - Material - 21E Sites
 - DWD Zone II - Sept. 29 2005 - June 10 2022
 - Zone II Area - Old
 - DEP Zone II - June 10 2022
 - Zone II Area (New)
 - MA DEP Wetlands
 - Marsh/Bog
 - Wooded Swamp
 - Salt Marsh
 - MA NHESP Certified Vernal Pools
 - MA NHESP Potential Vernal Pools
 - NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
 - NHESP 8-1-2021 Priority Habitat Rare Species Dennis
 - Land Use (Last Update 2013)
 - Land Bank
 - Conservation
 - Municipal
- Base Maps
- OpenStreetMap
 - Google Street Map
 - Google Hybrid Map
 - 2021 MassGIS Orthos
 - 2020 CCC Regional Aerial Photo
 - 2019 MassGIS Aerial Photo
 - 2014 MassGIS Aerial Photo
 - 2012 MassGIS Aerial Photo
 - 2009 MassGIS Aerial Photo
 - 2005 MassGIS Aerial Photo
 - 2001 MassGIS Aerial Photo
 - 1994 MassGIS Aerial Photo
 - Town Base Map



61 TAUNTON AVENUE, DENNIS MA (ZVAR-26-1): Myles J Calvey ET UX, 7 Woods Road, Belmont, MA (02178) C/O Tardif Law Office is seeking a Variance to allow a walkway and patio to remain within the required 10 feet of boundary. Located on a property in the R-40 Zoning District, part of the Old Kings Highway Historic District at 61 Taunton Avenue, Dennis, MA (Assessor's Map 345, Parcel 61).

Layers

- FEMA Flood Zone 2014 - AE
- FEMA Flood Zone 2014 - VE
- Voting Precincts
- Voting Precincts 2020 - Labels
- Voting Precincts 2020
- Zoning
- Zoning
 - Large Wind Facility Overlay
 - Medium Wind Facility Overlay District
 - Seasonal Resort Community
 - Hotel Resort Districts
 - Scenic Corridors
 - Quivet Neck-Crowes Pasture Resrc Prot
- Dist
 - Residential 60
 - Residential 40
 - Resort Residential
 - Limited Business
 - Extensive Business
 - Dennisport Village Center Area A
 - Dennisport Village Center Area B
 - General Commercial I
 - General Commercial II
 - General Commercial III
 - Medium & Large Wind Facility Overlay

Base Maps

- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo
- Town Base Map



61 TAUNTON AVENUE, DENNIS MA (ZVAR-26-1): Myles J Calvey ET UX, 7 Woods Road, Belmont, MA (02178) C/O Tardif Law Office is seeking a Variance to allow a walkway and patio to remain within the required 10 feet of boundary. Located on a property in the R-40 Zoning District, part of the Old Kings Highway Historic District at 61 Taunton Avenue, Dennis, MA (Assessor's Map 345-61).

Layers

- FEMA Flood Zone 2014 - AE
- AE
- FEMA Flood Zone 2014 - VE
- VE

Voting Precincts

- Voting Precincts 2020 - Labels
- Voting Precincts 2020

Zoning

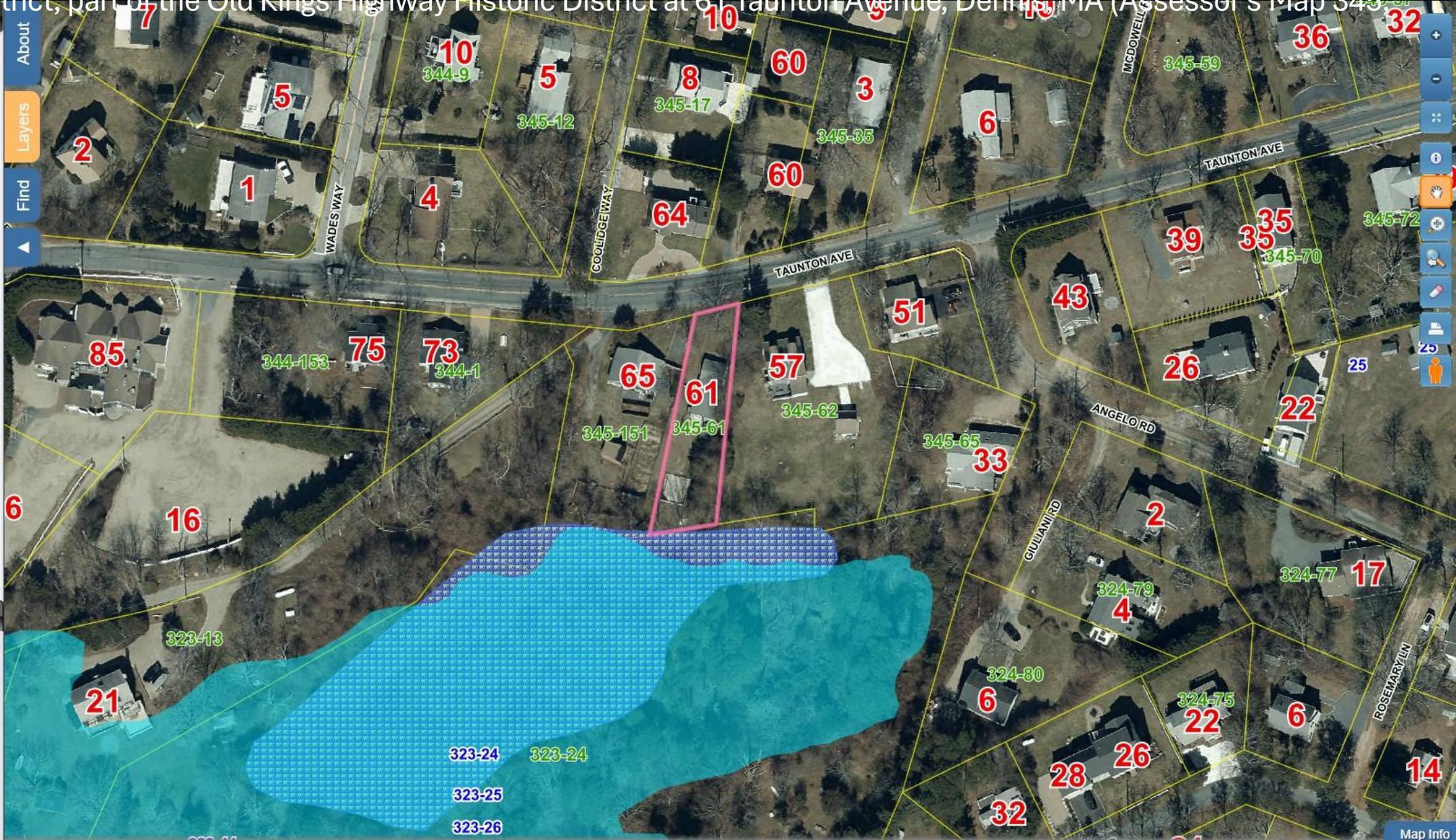
- Zoning
- Large Wind Facility Overlay
- Medium Wind Facility Overlay District
- Seasonal Resort Community
- Hotel Resort Districts
- Scenic Corridors
- Quiet Neck-Crowes Pasture Resrc Prot

Dist

- Residential 60
- Residential 40
- Resort Residential
- Limited Business
- Extensive Business
- Dennisport Village Center Area A
- Dennisport Village Center Area B
- General Commercial I
- General Commercial II
- General Commercial III
- Medium & Large Wind Facility Overlay

Base Maps

- OpenStreetMap
- Google Street Map
- Google Hybrid Map
- 2021 MassGIS Orthos
- 2020 CCC Regional Aerial Photo
- 2019 MassGIS Aerial Photo
- 2014 MassGIS Aerial Photo
- 2012 MassGIS Aerial Photo
- 2009 MassGIS Aerial Photo
- 2005 MassGIS Aerial Photo
- 2001 MassGIS Aerial Photo
- 1994 MassGIS Aerial Photo
- Town Base Map





COOLIDGE

TAUNTON AVE

GIULIANI RD

73
344-1

65
345-151

61
345-61

57
345-62

51

33
345-65

43

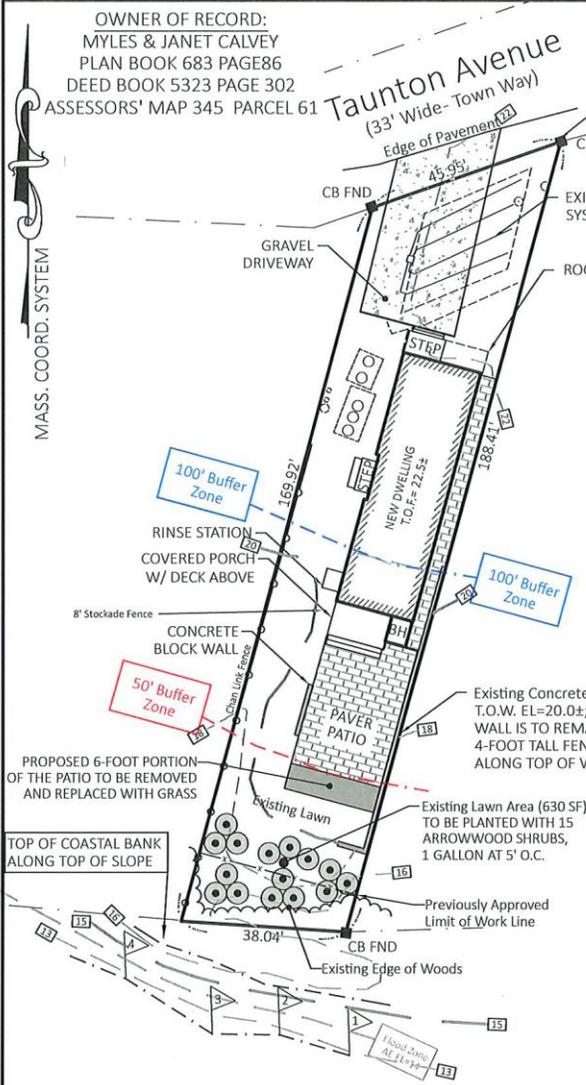
3

323-24

324-60

OWNER OF RECORD:
 MYLES & JANET CALVEY
 PLAN BOOK 683 PAGE 86
 DEED BOOK 5323 PAGE 302
 ASSESSORS' MAP 345 PARCEL 61

BENCHMARK
 TOP OF CONCRETE BOUND
 EL=23.1± (NAVD88 DATUM)



CONSERVATION NOTES:
 1.) EXISTING PATIO AREA, SOUTH OF THE DWELLING, IS 790 SF±. THE PROPOSED PORTION TO BE REMOVED IS 130 SF±; LEAVING A NET PATIO AREA OF 660 SF±.
 2.) THE PATIO TO BE REMOVED SHALL BE LOAMED AND SEED TO MATCH THE SURROUNDING GRASS AREA.
 3.) THE SHRUBS SHALL BE PLANTED IN CLUSTERS OF 3 EACH ON 4 TO 5 FEET ON CENTER.



AMENDMENT REQUEST FOR
 DEP SE16-2568

SITE PLAN SHOWING
 AS-BUILT PATIO WITH PROPOSED
 ALTERATION AND PLANTINGS
 ON
 61 TAUNTON AVE, DENNIS, MA

PREPARED FOR
 MYLES & JANET CALVEY



OCTOBER 21, 2025

G:\AA\Jobs\CALVEY 9424\DWG\9424 SITE PLAN FOR PATIO AMEND.dwg

Drawn by: GMB JMO-9424

J.M. O'REILLY & ASSOCIATES, INC.
 Professional Engineering & Surveying Services

1573 Main Street, P.O. Box 1773
 Brewster, MA 02631 (508)896-6601



NOT AN OFFICIAL COPY
TOWN OF DENNIS
NOT AN OFFICIAL COPY

DENNIS TOWN CLERK
RCVD 2023 OCT 11 PM 4:07

685 Route 134, South Dennis, MA 02660 / Telephone: 508-394-8300 Fax: 508-394-8309
61 Taunton Avenue

ZBA SPECIAL PERMIT DECISION

APPLICANT	Myles & Janet Calvey C/O Paul Tardif, Thomas Moore, J.M. O'Reilly
PROJECT ADDRESS	61 Taunton Avenue
PROPOSAL	Raze a single-family dwelling and replace it with a larger dwelling on a pre-existing nonconforming lot.
CASE NUMBER	SP-021678-2023
ZONING DISTRICT	R-40

REGISTRY OF DEEDS REQUIRED INFORMATION			
Current Property Owners:	Myles & Janet Calvey		
Owners Property Address:	7 Woods Road, Belmont, MA		
Project Property Address:	61 Taunton Avenue		
Registry of Deeds Title Reference	Book:	Page #	302
or Certificate of Title #	And Land Ct Lot	And Plan #	
Town Map #	345	Parcel	61

HEARING DATE	August 28, 2023; Continued to September 25 w/ revised plan
REQUEST	Finding that proposal is not substantially more detrimental.

PLOT PLAN	Proposed Site Plan of 61 Taunton Ave., Dennis, Ma prepared for Myles & Janet Calvey, 7 Woods Road, Belmont, MA 02478 by J.M. O'Reilly & Associates. 1573 Main Street (Rte 6A) Brewster, MA 02631. Plan dated revised 6-9-2023.
BUILDING PLANS	New House for Myles & Janet Calvey Dennis. Design/Drawn by Thomas A. Moore Design, POB 2124, Brewster, MA consisting of 3 sheets (A1-A3) Dated 9/11/2023.
REVISIONS	Letter from Thomas A. Moore Design Company dated September 19, 2023 describing how plans have been revised with a 1' shorter length building; conversion of covered porch to a pergola; slightly reduced 2 nd floor bedroom and living room.

FINDINGS	The Board found that per 2.4.1.2.C.2 and 2.4.1.2.D.3 the proposal is not Substantially More Detrimental.
VOTE	The Board unanimously voted 5-0-0 to approve the Special Permit (Peter Checkoway [Chairman], Mark Carrick [Clerk], Kyrimes, Aaron Ridley, Gary Barber[alternate])

CONDITIONS	
	1. The lot owners shall apply for all required permits and will comply with the intent of the Dennis Stormwater By-law, all requirements of the Dennis Conservation Commission and Board of Health and of any other permits that are required.
	2. Construction shall not commence before 7:00 am nor continue after 7:00 pm Monday through Friday and shall not commence before 7:00 am nor continue after 5:00 pm on Saturdays. No construction shall occur on Sundays.
	3. The addition shall not generate new light, noise, litter, odor or other sources of nuisance. Any new lighting shall be restricted to downward-shielded motion sensitive security lighting that is "Dark-Sky" compliant.
	4. Failure to comply with all conditions in the Conservation Commission Order of Conditions shall be deemed cause to revoke the ZBA Special Permit.
	5. A Preconstruction meeting, to be coordinated through the Planning Department, is required with the Department of Public Works, Engineering, Conservation, Water, Building, Health and the Fire Department before work begins. This shall include clearing, cutting, digging, foundations, etc...

Details of the hearing and decision are on file in the Planning and Appeals Office at the Dennis Town Offices as File SP-021911-2023.

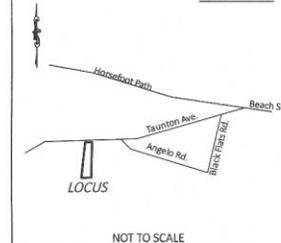
Appeal from this decision may be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within 20 days of filing with the Town Clerk. This Special Permit shall lapse if substantial use or construction has not commenced without good cause within one year from the date issued.

I certify that a copy of the original decision has been filed with the Town Clerk.

Peter Checkoway (AP)
Peter Checkoway (Chairman), Dennis Board of Appeals

DATE: November 1, 2023
I certify that this decision was filed on October 11, 2023, and no appeal was filed within 20 days after date of filing.

Scott P. A. D'Amico, Asst.
Dennis Town Clerk



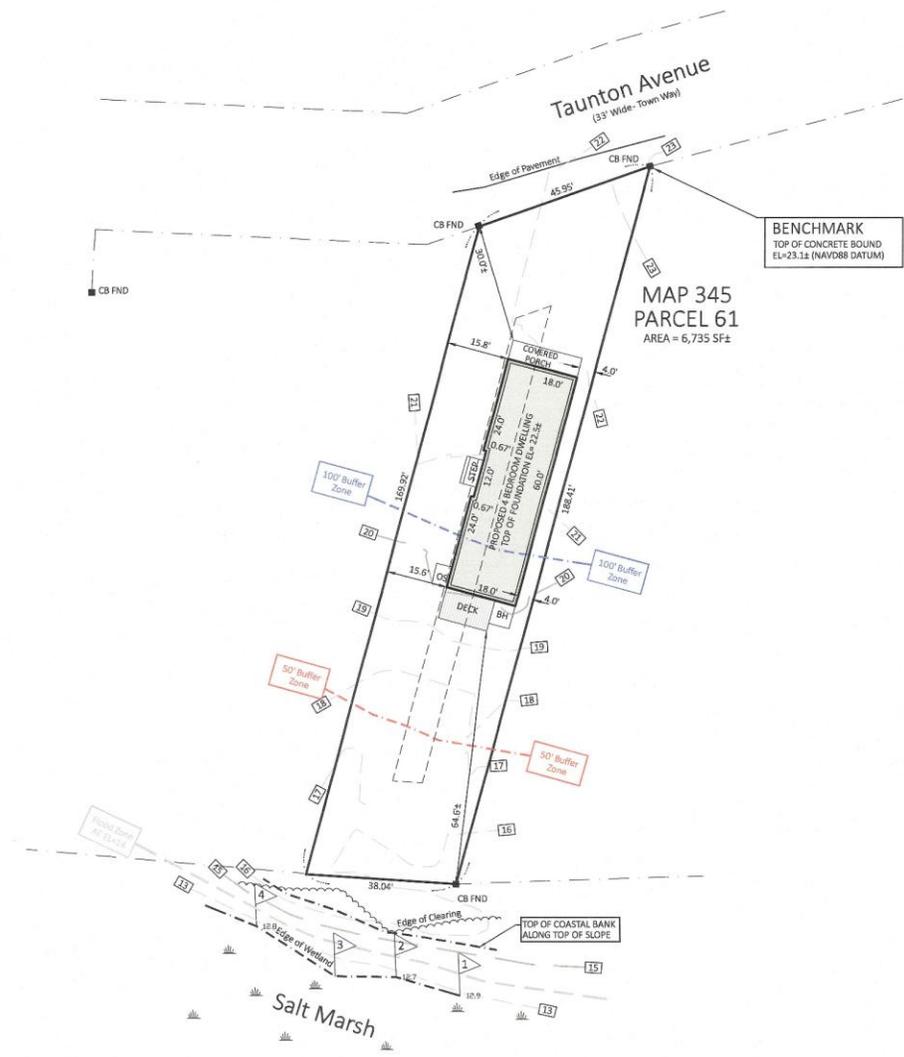
NOT TO SCALE

PLAN BOOK 683
DEED BOOK 5323
ASSESSORS' MAP 345

PAGE 86
PAGE 302
PARCEL 61

LEGEND

- 32 — EXISTING CONTOUR
- 32 — PROPOSED CONTOUR
- × 12.54 EXISTING SPOT GRADE
- × 24.65 PROPOSED SPOT GRADE
- W — WATER SERVICE LINE
- OH — OVERHEAD UTILITY SERVICE
- E — ELECTRIC / COMM. SERVICE LINE
- G — GAS SERVICE LINE
- ⊕ TEST HOLE / BORING LOCATION
- ST SEPTIC TANK
- DB DISTRIBUTION BOX
- SAS SOIL ABSORPTION SYSTEM
- Reserve RESERVED FOR FUTURE
- UTILITY POLE
- ⊕ CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊕ WELL
- ⊕ DRAINAGE MANHOLE
- ⊕ CONCRETE BOUND, FOUND
- LIMIT OF WORK
- FENCE
- EDGE OF CLEARING



BENCHMARK
TOP OF CONCRETE BOUND
EL=23.11 (NAVD88 DATUM)

**MAP 345
PARCEL 61**
AREA = 6,735 SF±

ZONING:

ZONE: R-40

SETBACKS:

FRONT 25 FEET
SIDE 15 FEET
REAR 25 FEET
MAXIMUM AREA 15%

EXISTING BUILDING COVERAGE:

EXISTING DWELLING AREA: 817 SF±
BLOCK BUILDING: 334 SF±
TOTAL: 1,151 SF±

LOT AREA: 6,480 SF±

EXISTING COVERAGE: (1,151/6,739) x 100% = 17.0%±

EXISTING NON CONFORMING FLOOR SPACE:

DWELLING: 575 SF±
DECK: 79 SF±
STEPS & WALKWAY: 384 SF±
TOTAL: 1,538 SF±

ALLOWABLE NON-CONFORMING FLOOR SPACE: (1,538) x 40% = 615 SF±

PROPOSED BUILDING COVERAGE:

PROPOSED DWELLING: 1,104 SF±
PROPOSED COVERED PORCH: 90 SF±
TOTAL: 1,194 SF±

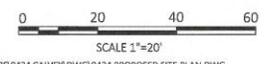
LOT AREA: 6,739 SF±

PROPOSED COVERAGE: (1,194 / 6,739) x 100% = 17.7%±

PROPOSED NON-CONFORMING FLOOR SPACE:

FIRST FLOOR: 692 SF±
DECK: 90 SF±
TOTAL: 782 SF±

ALLOWABLE NON-CONFORMING FLOOR SPACE: (782) x 40% = 313 SF± < 615 SF EXISTING



G:\A\085\9424\CALVEY\DWG\9424-PROPOSED SITE PLAN.DWG

REVISED 8-14-23 ADD DIMENSIONS TO PROPOSED BUILDING AND TO PROPERTY LINE

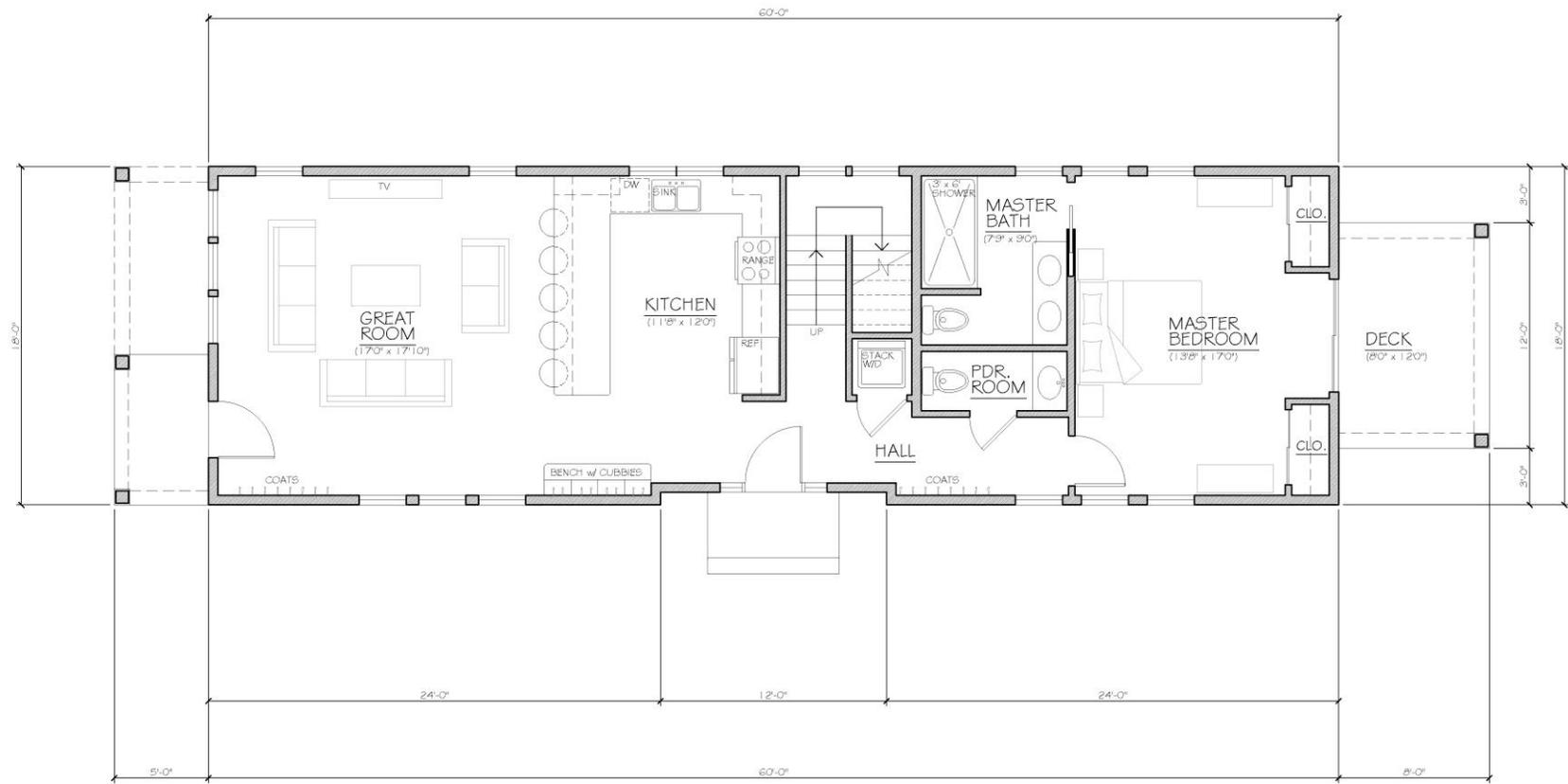
MYLES & JANET CALVEY
7 WOODS ROAD, BELMONT, MA 02478

PROPOSED SITE PLAN
61 TAUNTON AVE. DENNIS, MA

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A
P.O. Box 1773
(508)896-6601 Office Brewster, MA 02631 (508)896-6602 Fax

DATE: 6-9-2023	SCALE: As Noted	BY: BSH	CHECK: MTF	JOB NUMBER: JMO-9424
-------------------	--------------------	------------	---------------	-------------------------



DESIGNED/DRAWN BY:
 THOMAS A. MOORE DESIGN CO.
 P.O. BOX 2124 949 LONG POND RD.
 BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
 MYLES & JANET CALVEY
 61 TAUNTON AVE
 DENNIS, MA

FIRST FLOOR PLAN

FIRST FLOOR	=	1068 S.F.
SECOND FLOOR	=	1009 S.F.

ZONING CALCULATIONS

40% NON-CONFORMING AREA (PROPOSED)

FIRST FLOOR NON CONFORMING	=	660 S.F.
SECOND FLOOR NON CONFORMING	=	604 S.F.
DECKS NON CONFORMING	=	112 S.F.
TOTAL	=	1376 S.F.

40% NON-CONFORMING AREA (EXISTING)

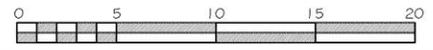
DWELLING	=	575 S.F.
DECK	=	79 S.F.
BLOCK FOUNDATION	=	334 S.F.
TOTAL	=	988 S.F.

40% NON-CONFORMING AREA
 MAXIMUM EXPANSION 988 x 40% = 395 S.F.
 MAXIMUM NON CONFORMING 988 + 395 = 1383 S.F.

30% FLOOR AREA RATIO (PROPOSED)

FIRST FLOOR	=	967 S.F.
SECOND FLOOR NON CONFORMING	=	897 S.F.
TOTAL	=	1864 S.F.

30% FLOOR AREA RATIO (MAXIMUM)
 LOT AREA x 30% - 6480 x 30% = 1944 S.F. (MAX.)



PROGRESS PRINT
 NOT FOR CONSTRUCTION

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.

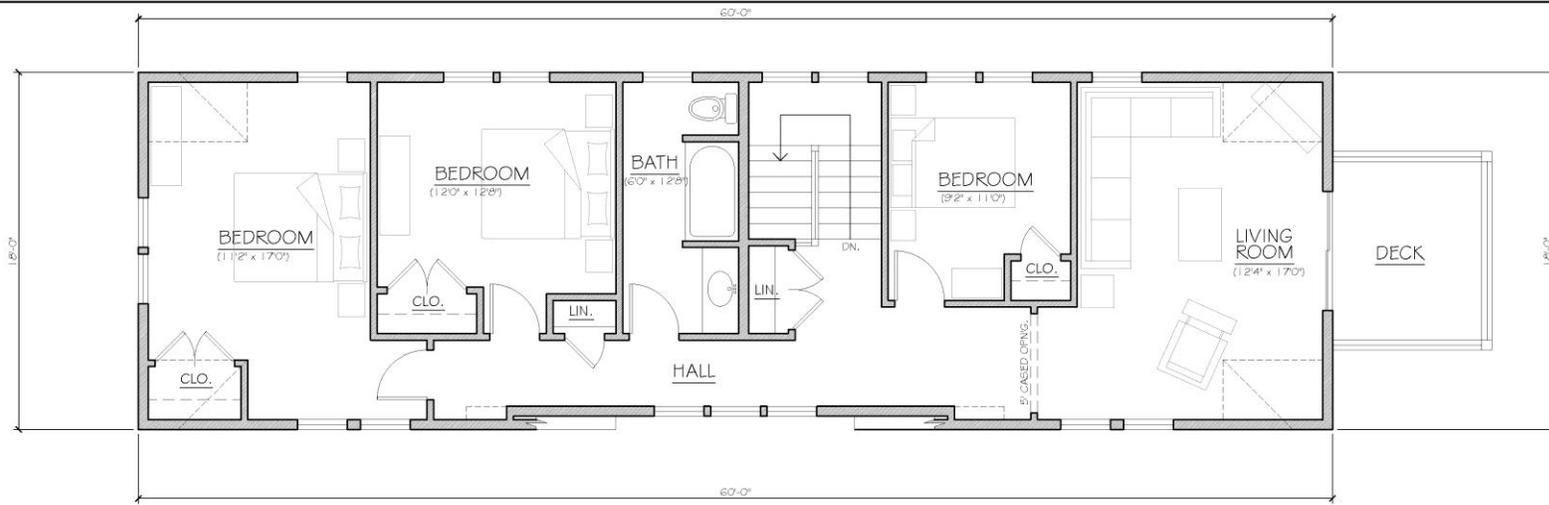
SCALE:
 1/4" = 1'-0"

DATE:
 4/11/2023

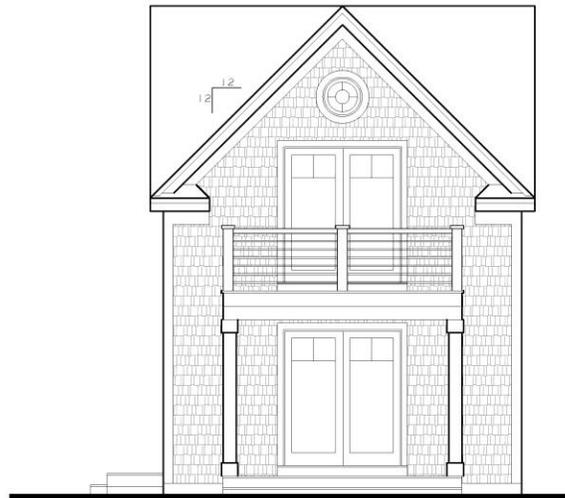
PROJ. NO.:
 2022-679

DWG. NO.:

A1



SECOND FLOOR PLAN



REAR ELEVATION



FRONT ELEVATION



DESIGNED/DRAWN BY:
 THOMAS A. MOORE DESIGN CO.
 P.O. BOX 2124 949 LONG POND RD.
 BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
 MYLES & JANET CALVEY
 61 TAUNTON AVE
 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"

DATE:
 4/11/2023

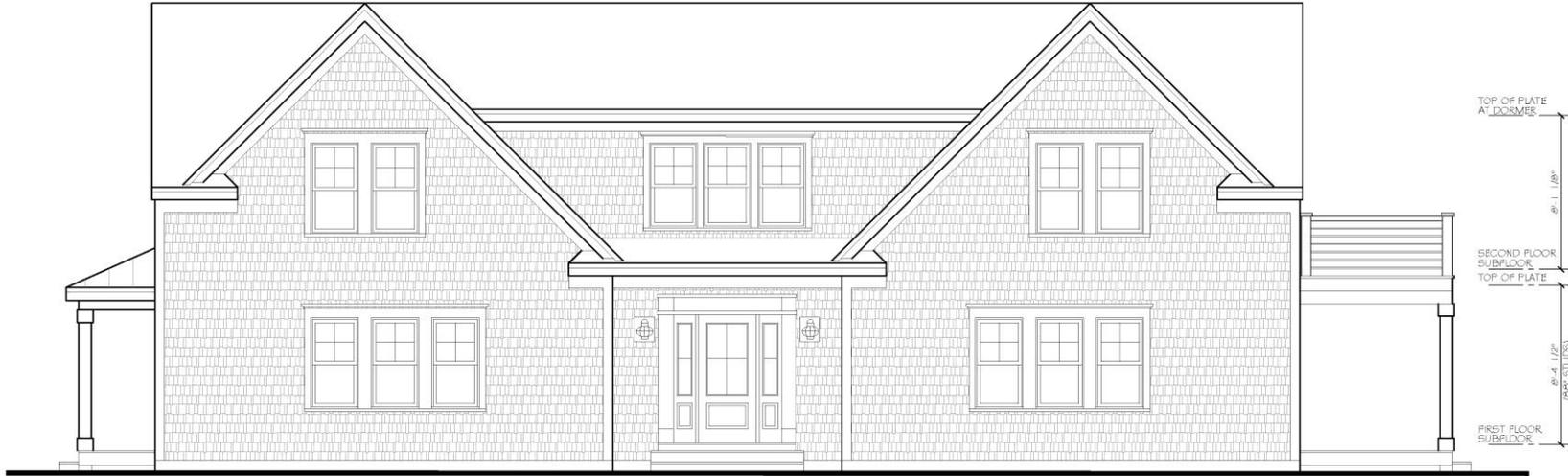
PROJ. NO.:
 2022-679

DWG. NO.:

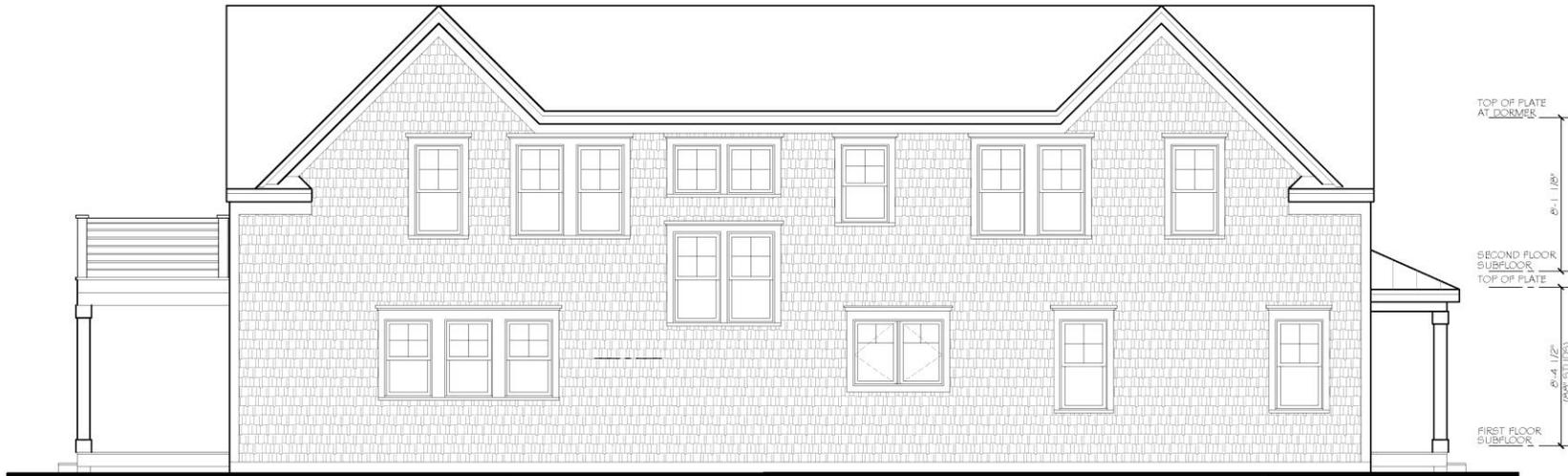
A2



PROGRESS PRINT
 NOT FOR CONSTRUCTION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



DESIGNED/DRAWN BY:
 THOMAS A. MOORE DESIGN CO.
 P.O. BOX 2124 949 LONG POND RD.
 BREWSTER, MA (508) 896-6403

NEW HOUSE FOR:
 MYLES & JANET CALVEY
 DENNIS, MA
 61 TAUNTON AVE

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"

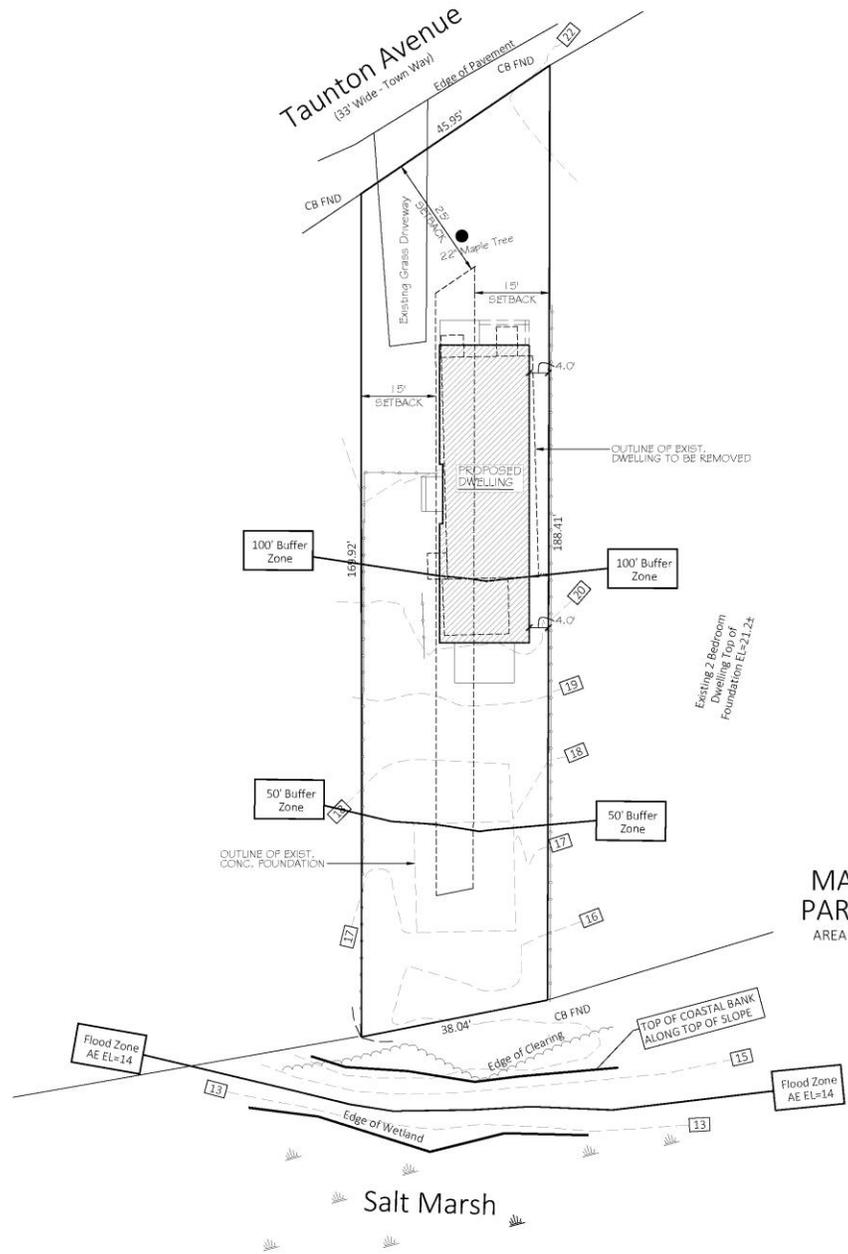
DATE:
 4/11/2023

PROJ. NO.:
 2022-679

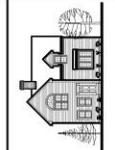
DWG. NO.:

A3





MAP 345
 PARCEL 61
 AREA = 6,739 SF±



DESIGNED/DRAWN BY:
 THOMAS A. MOORE DESIGN CO.
 P.O. BOX 2124 949 LONG POND RD.
 BREWSTER, MA. (508) 896-6403

NEW HOUSE FOR:
 MYLES & JANET CALVEY
 61 TAUNTON AVE
 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.

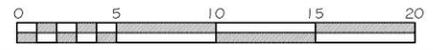
SCALE:
 1/16" = 1'-0"

DATE:
 4/11/2023

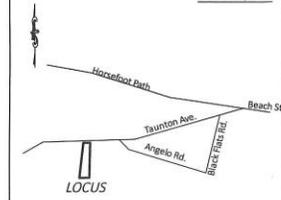
PROJ. NO.:
 2022-679

DWG. NO.:

S1



PROGRESS PRINT
 NOT FOR CONSTRUCTION

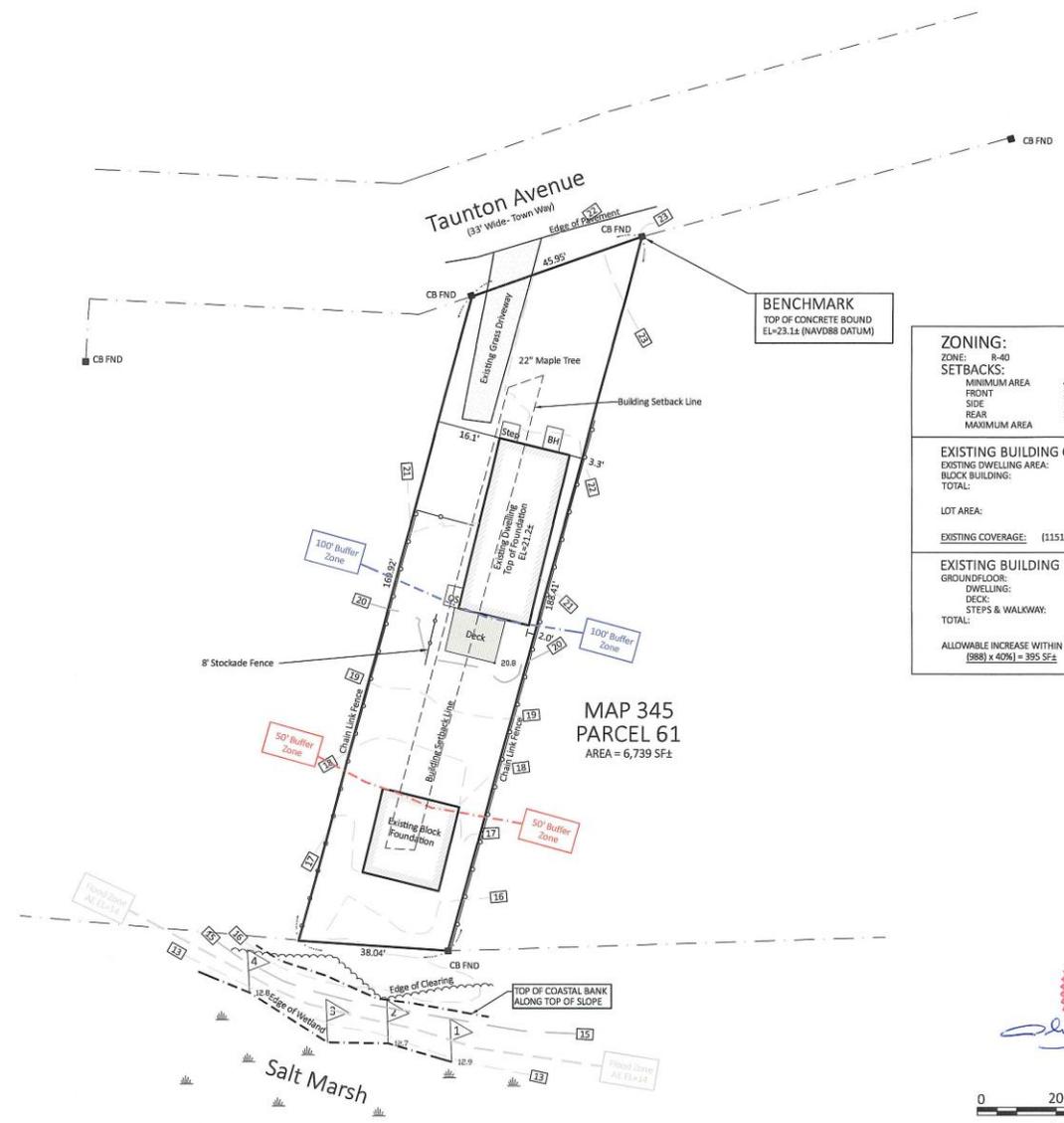


NOT TO SCALE

PLAN BOOK 683 PAGE 86
 DEED BOOK 5323 PAGE 302
 ASSESSORS' MAP 345 PARCEL 61

LEGEND

- 32 — EXISTING CONTOUR
- 32 — PROPOSED CONTOUR
- x1331 EXISTING SPOT GRADE
- 2465 PROPOSED SPOT GRADE
- W — WATER SERVICE LINE
- OH — OVERHEAD UTILITY SERVICE
- E — ELECTRIC / COMM. SERVICE LINE
- G — GAS SERVICE LINE
- ⊕ TEST HOLE / BORING LOCATION
- ST SEPTIC TANK
- DB DISTRIBUTION BOX
- SAS SOIL ABSORPTION SYSTEM
- Reserve RESERVED FOR FUTURE
- ⊕ UTILITY POLE
- ⊕ CATCH BASIN
- ⊕ FIRE HYDRANT
- ⊕ WELL
- ⊕ DRAINAGE MANHOLE
- ⊕ CONCRETE BOUND, FOUND
- — — — — LIMIT OF WORK
- — — — — FENCE
- — — — — EDGE OF CLEARING



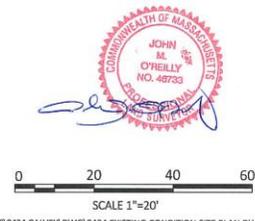
BENCHMARK
 TOP OF CONCRETE BOUND
 EL=23.14 (NAVD88 DATUM)

ZONING:
 ZONE: R-40
SETBACKS:
 MINIMUM AREA 40,000 SF±
 FRONT 25 FEET
 SIDE 15 FEET
 REAR 25 FEET
 MAXIMUM AREA 15%

EXISTING BUILDING COVERAGE:
 EXISTING DWELLING AREA: 817 SF
 BLOCK BUILDING: 334 SF
 TOTAL: 1,151 SF
 LOT AREA: 6,739 SF
 EXISTING COVERAGE: (1151/3825) x 100% = 17.1%

EXISTING BUILDING & DECK AREA w/n SETBACK:
 GROUND FLOOR:
 DWELLING: 575 SF
 DECK: 79 SF
 STEPS & WALKWAY: 384 SF
 TOTAL: 988 SF
 ALLOWABLE INCREASE WITHIN THE BUILDING SETBACK:
 (988) x 40% = 395 SF±

**MAP 345
 PARCEL 61**
 AREA = 6,739 SF±



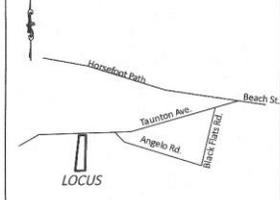
MYLES & JANET CALVEY
 10 EUSTIS ST. ARLINGTON, MA

EXISTING CONDITION SITE PLAN
 61 TAUNTON AVE. DENNIS, MA

J.M. O'REILLY & ASSOCIATES, INC.
 Professional Engineering & Land Surveying Services

1573 Main Street - Route 6A
 P.O. Box 1779
 Brewer, MA 02631 (508)896-6602 Fax

DATE: 6-9-2023 SCALE: As Noted BY: BSH CHECK: JMO JOB NUMBER: JMO-9424

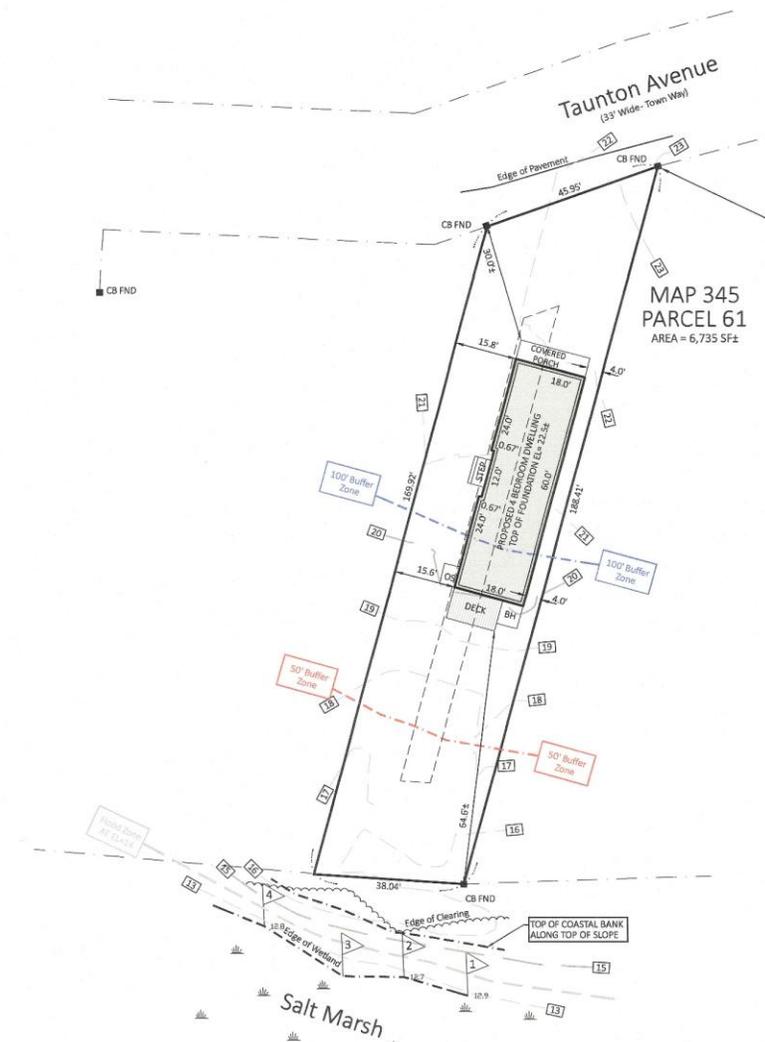


NOT TO SCALE

PLAN BOOK 683 PAGE 86
 DEED BOOK 5323 PAGE 302
 ASSESSORS' MAP 345 PARCEL 61

LEGEND

- 32 — EXISTING CONTOUR
- 32 — PROPOSED CONTOUR
- × 13.34 EXISTING SPOT GRADE
- 2465 PROPOSED SPOT GRADE
- W — WATER SERVICE LINE
- OH — OVERHEAD UTILITY SERVICE
- E — ELECTRIC / COMM. SERVICE LINE
- G — GAS SERVICE LINE
- ⊕ TEST HOLE / BORING LOCATION
- ST SEPTIC TANK
- DB DISTRIBUTION BOX
- SAS SOIL ABSORPTION SYSTEM
- Reserve RESERVED FOR FUTURE
- UTILITY POLE
- ⊞ CATCH BASIN
- ⊞ FIRE HYDRANT
- ⊞ WELL
- ⊞ DRAINAGE MANHOLE
- ⊞ CONCRETE BOUND, FOUND
- — — — — LIMIT OF WORK
- — — — — FENCE
- — — — — EDGE OF CLEARING



BENCHMARK
 TOP OF CONCRETE BOUND
 EL=23.11 (NAVD88 DATUM)

**MAP 345
 PARCEL 61**
 AREA = 6,735 SF±

ZONING:	
ZONE:	R-40
SETBACKS:	
FRONT	25 FEET
SIDE	15 FEET
REAR	25 FEET
MAXIMUM AREA	15%
EXISTING BUILDING COVERAGE:	
EXISTING DWELLING AREA:	817 SF±
BLOCK BUILDING:	334 SF±
TOTAL:	1,151 SF±
LOT AREA:	6,480 SF±
EXISTING COVERAGE:	(1,151/6,739) x 100% = 17.0%±
EXISTING NON CONFORMING FLOOR SPACE:	
DWELLING:	575 SF±
DECK & WALKWAY:	384 SF±
TOTAL:	1,538 SF±
ALLOWABLE NON-CONFORMING FLOOR SPACE:	(1,538) x 40% = 615 SF±
PROPOSED BUILDING COVERAGE:	
PROPOSED DWELLING:	1,104 SF
PROPOSED COVERED PORCH:	90 SF
TOTAL:	1,394 SF
LOT AREA:	6,739 SF
PROPOSED COVERAGE:	(1,194 / 6,739) x 100% = 17.7%±
PROPOSED NON-CONFORMING FLOOR SPACE:	
FIRST FLOOR:	692 SF±
DECK:	90SF±
TOTAL:	792 SF
ALLOWABLE NON-CONFORMING FLOOR SPACE:	(782) x 40% = 313 SF± < 615 SF EXISTING



REVISED 8-14-23: ADD DIMENSIONS TO PROPOSED BUILDING AND TO PROPERTY LINE

MYLES & JANET CALVEY
 7 WOODS ROAD, BELMONT, MA 02478

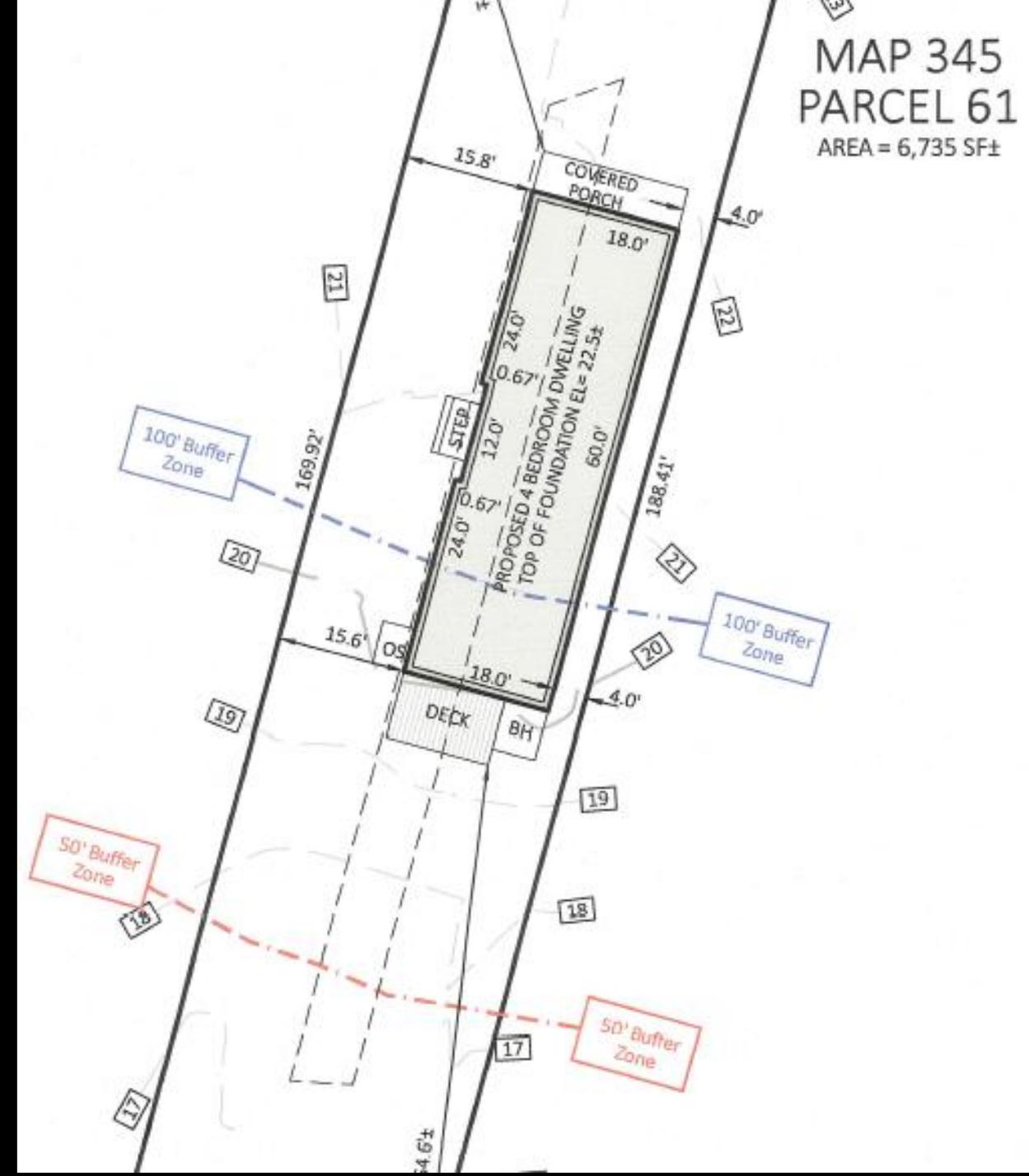
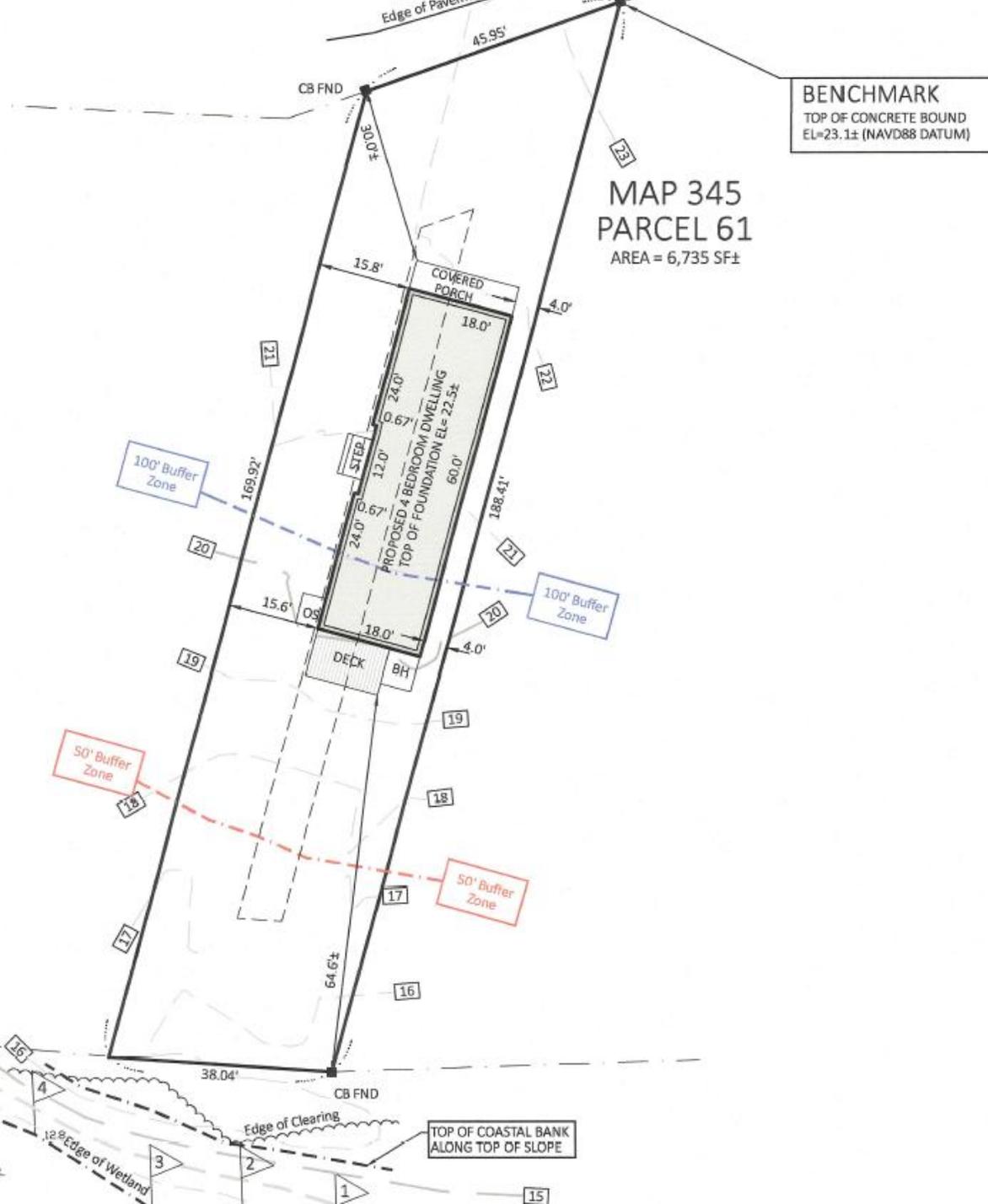
PROPOSED SITE PLAN
 61 TAUNTON AVE. DENNIS, MA

J.M. O'REILLY & ASSOCIATES, INC.
 Professional Engineering & Land Surveying Services

1079 Main Street - Route 6A
 P.O. Box 1779
 (508)896-6601 Office Brewer, MA 02631 (508)896-6602 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
6-9-2023	As Noted	BSH	MTF	JMO-9424





57 Taunton Ave
Dennis, Massachusetts
[View on Google Maps](#)



© 2025 Google



Google

57 Taunton Ave
Dennis, Massachusetts
View on Google Maps



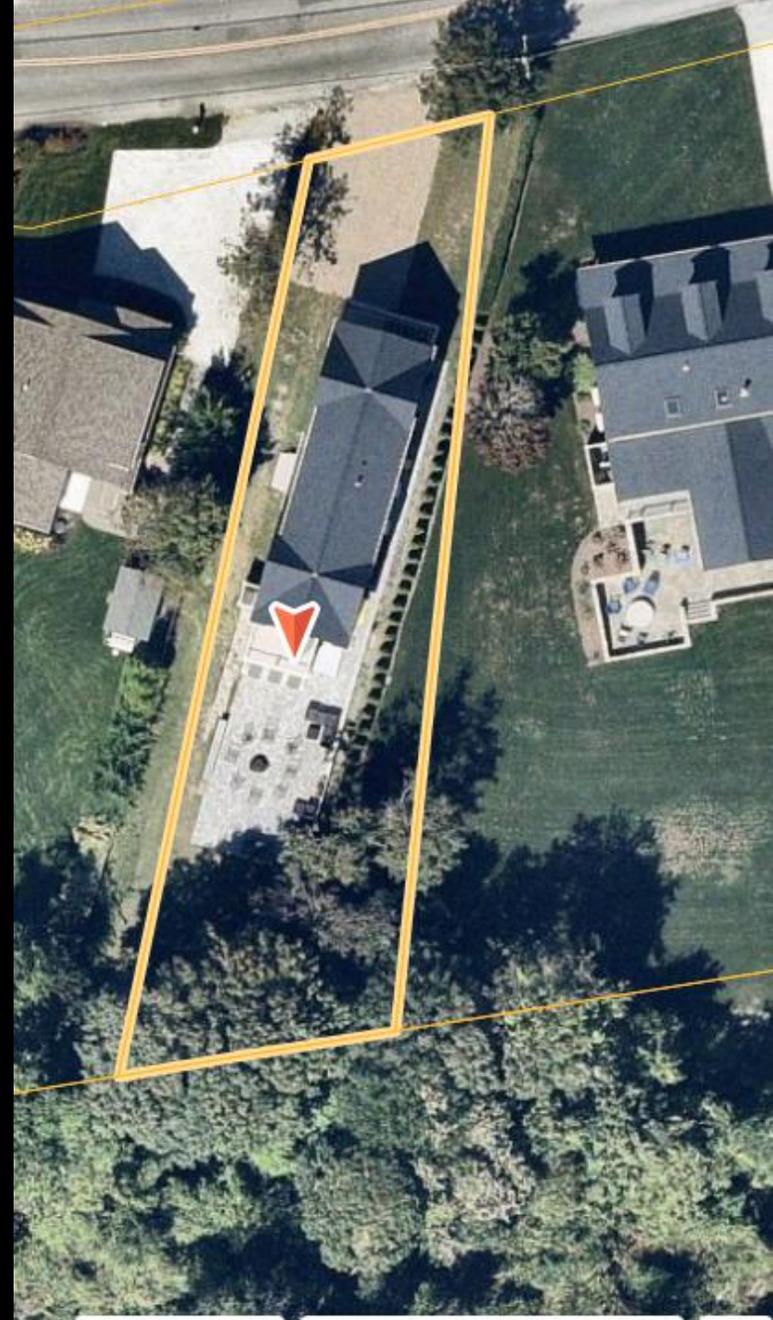
Google



Vertical < Thu Apr 21 2022 >



Vertical < Wed Apr 10 2024 >



Vertical < Thu Sep 11 2025 >



Vertical

< Thu Apr 21 2022 >





↓ Vertical

< Thu Sep 11 2025 >



