

30 OLIVIA WALKER WAY SD (ZBAS-26-4): Lisa Goldsmith, 30 Olivia Walker Way, South Dennis, MA (02660) C/O Diogo Da Cruz is seeking a Special Permit to construct a new sunroom addition at the rear of the existing single-family residence of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 30 Olivia Walker Way, South Dennis, MA (Assessor's Map 183, Parcel 48).

Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
183-48-0	30 OLIVIA WA	SD	GOLDSMITH L

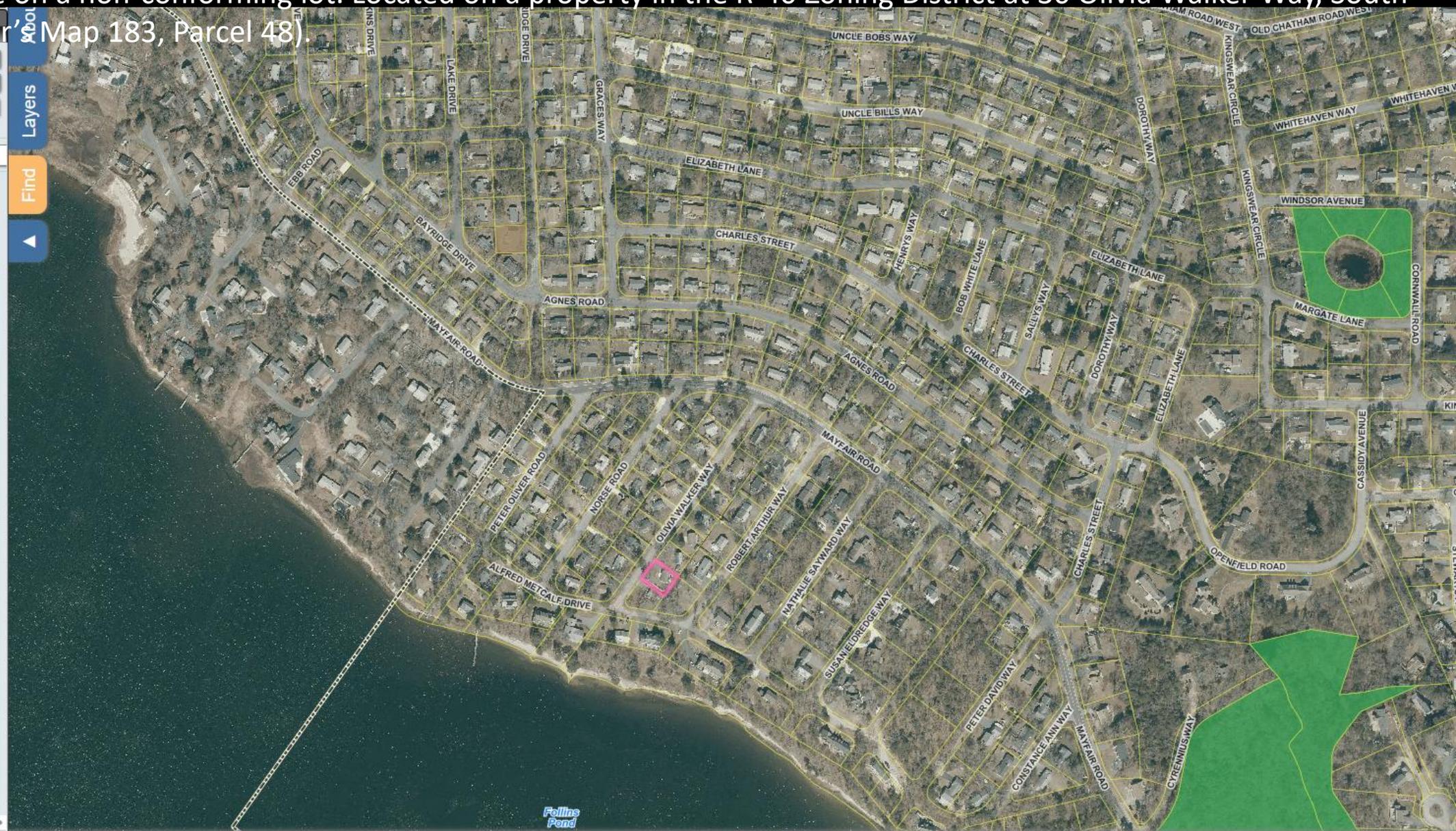
Detail Information [Zoom To](#)

Key	9365
Fiscal Year	2027
Extension	0
Address	30 OLIVIA WALKER WAY
Village	SD
Property Type	R
Owner	GOLDSMITH LISA
Co-Owner	
Owner Address	30 OLIVIA WALKER WAY
Owner City	DENNIS
Owner State	MA
Owner Zip	02638
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	02/03/25 00:00:00
Book	N/A
Page	N/A
Certificate	238302
Last Sale Price	1.0000
Total Value	\$446,600.00
Land Value	\$217,400.00
Building Value	\$229,200.00
Detached Building Value	\$0.00
Acres	0.14
Prev Year Total Value	\$433,700.00
Property Card	PK Field Card

About

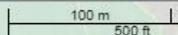
Layers

Find



Find Abutters

SimpliCITY by PeopleGIS



30 OLIVIA WALKER WAY SD (ZBAS-26-4): Lisa Goldsmith, 30 Olivia Walker Way, South Dennis, MA (02660) C/O Diogo Da Cruz is seeking a Special Permit to construct a new sunroom addition at the rear of the existing single-family residence of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 30 Olivia Walker Way, South Dennis, MA (Assessor's Map 183, Parcel 48).

Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
183-48-0	30 OLIVIA WA	SD	GOLDSMITH L

Detail Information [Zoom To](#)

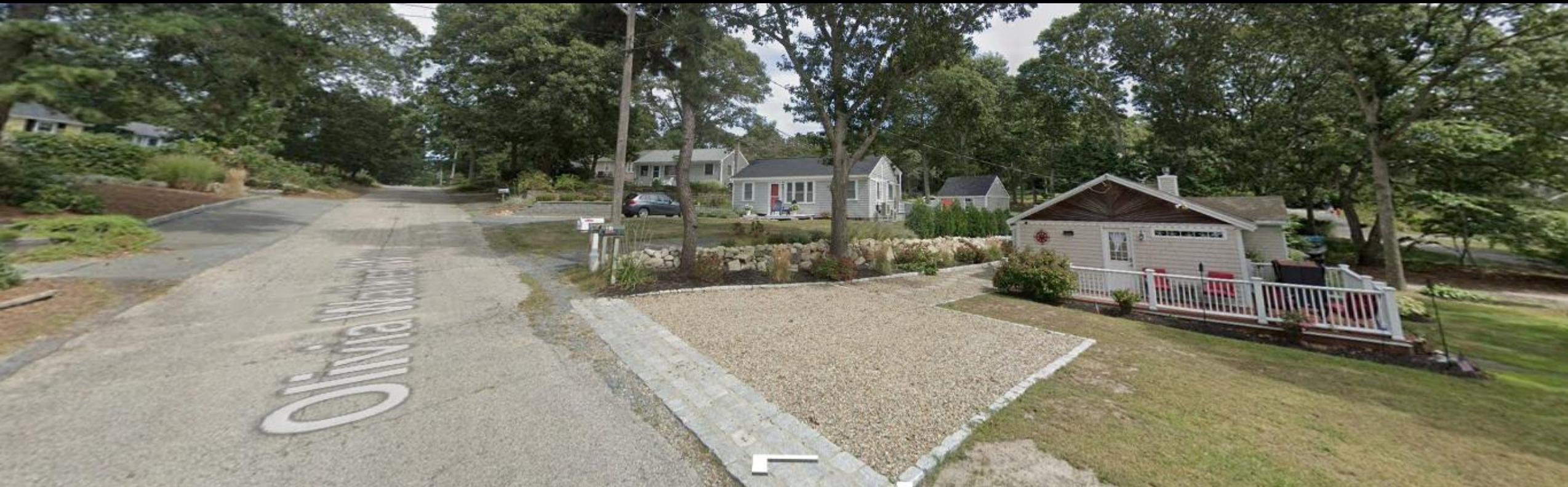
Key	9365
Fiscal Year	2027
Extension	0
Address	30 OLIVIA WALKER WAY
Village	SD
Property Type	R
Owner	GOLDSMITH LISA
Co-Owner	
Owner Address	30 OLIVIA WALKER WAY
Owner City	DENNIS
Owner State	MA
Owner Zip	02638
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
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30 OLIVIA WALKER WAY SD (ZBAS-26-4): Lisa Goldsmith, 30 Olivia Walker Way, South Dennis, MA (02660) C/O Diogo Da Cruz is seeking a Special Permit to construct a new sunroom addition at the rear of the existing single-family residence of a non-conforming structure on a non-conforming lot. Located on a property in the R-40 Zoning District at 30 Olivia Walker Way, South Dennis, MA (Assessor's Map 183, Parcel 48).

30 Olivia Walker Way
Dennis, Massachusetts
View on Google Maps







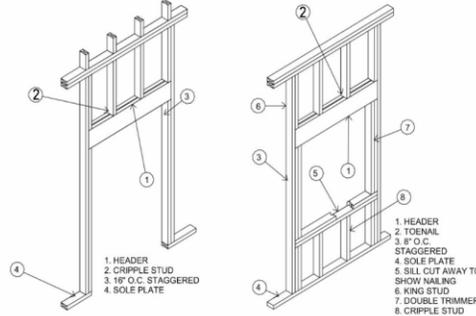
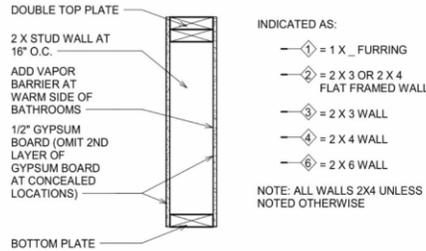
30 Olivia Walker Way
Dennis, Massachusetts
[View on Google Maps](#)





30 OLIVIA WALKER WAY SOUTH DENNIS MA 02660

PERMIT SET - 11.07.2025



B1 INTERIOR WALL SYSTEMS
1 1/2" = 1'-0"

C1 DOOR AND WINDOW OPENINGS
1 1/2" = 1'-0"

PROJECT DESCRIPTION:

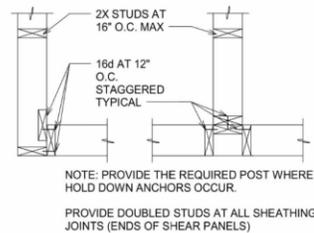
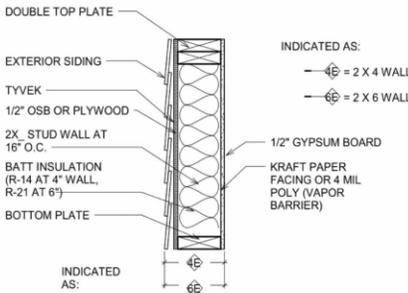
DESIGN OF A NEW 245 SF SUNROOM ADDITION ON THE BACK OF THE EXISTING SINGLE FAMILY HOME. ALL OF THE WORK SHOULD COMPLY WITH 780 CMR 10TH EDITION AND ALL APPLICABLE ZONING ORDINANCES. NUMBER OF BEDROOMS IS UNCHANGED AND TO REMAIN AT 3 TOTAL

FIRE/CO2 ALARM NOTE:

CARBON MONOXIDE ALARMS AND COMBINATION ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALARMS MAY ALSO BE PART OF A LOW VOLTAGE OR WIRELESS SYSTEM WITH STANDBY POWER FROM MONITORED BATTERIES IN ACCORDANCE WITH NFPA 72

WHEN MORE THAN 12 SMOKE ALARMS ARE INSTALLED, MONITORED SYSTEM-TYPE DEVICES MUST BE UTILIZED (780 CMR 5313.2.1). THIS SYSTEM-TYPE HOUSEHOLD FIRE WARNING SYSTEM MUST BE WIRED AS BELOW IN #6 (780 CMR 5313.2.5.2).

PRIMARY ELECTRICAL POWER FOR SINGLE AND MULTI-STATION DEVICES SHALL BE SUPPLIED FROM A PERMANENTLY WIRED CONNECTION DIRECTLY TO AN AC PRIMARY POWER SOURCE. THIS CAN BE EITHER: A DEDICATED LOCKED BRANCH CIRCUIT OR A SINGLE BRANCH CIRCUIT WHICH ALSO PROVIDES OTHER ELECTRICAL SERVICE TO A HABITABLE SPACE (780 CMR 5313.2.5.1).



B2 EXTERIOR WALL SYSTEMS
1 1/2" = 1'-0"

C2 STUD WALL CONNECTIONS
1 1/2" = 1'-0"

COVER PAGE

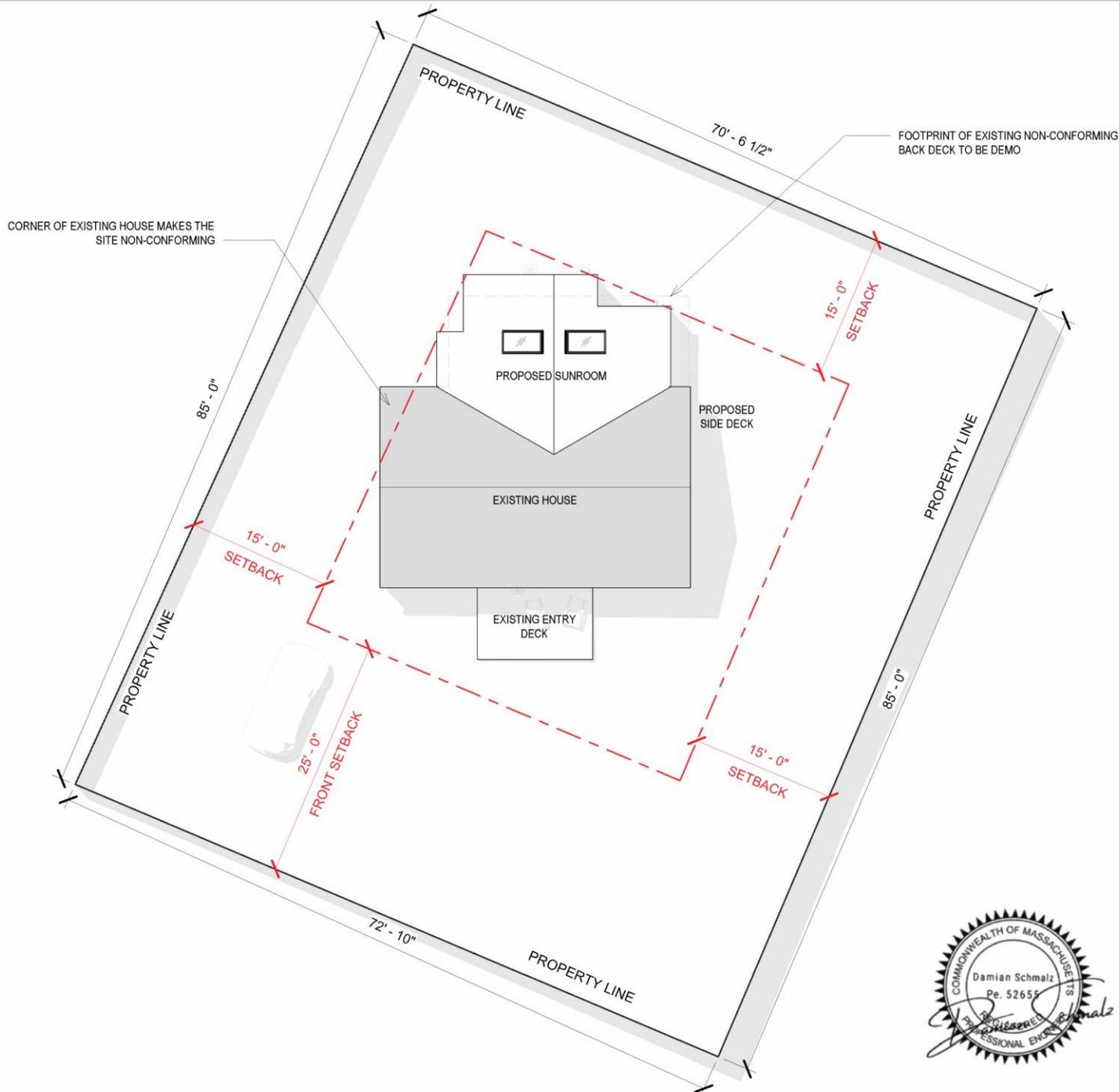
Project number	173	A-00
Date	11.07.25	
Drawn by	MO	
Checked by	DS	
		Scale

SUNROOM ADDITION

WWW.MORELORTA.COM

INFO@MORELORTA.COM

30 Olivia Walker Way
South Dennis MA



ADDRESS:

30 OLIVIA WALKER WAY
SOUTH DENNIS MA 02660

PARCEL ID NUMBER:

183-48-0

SITE:

6,098 SF

ZONING:

R-1

NUMBER OF BEDROOMS:

3 TOTAL

STYLE:

CAPE

SIDING:

CEDAR SHINGLES

YEAR BUILT:

1968

SETBACKS:

FRONT 25'
SIDE 15'
BACK 15'

HEIGHT:

35' MAX ALLOWED

AREAS:

GROUND FLOOR	640 SF
PROPOSED SUNROOM	245 SF

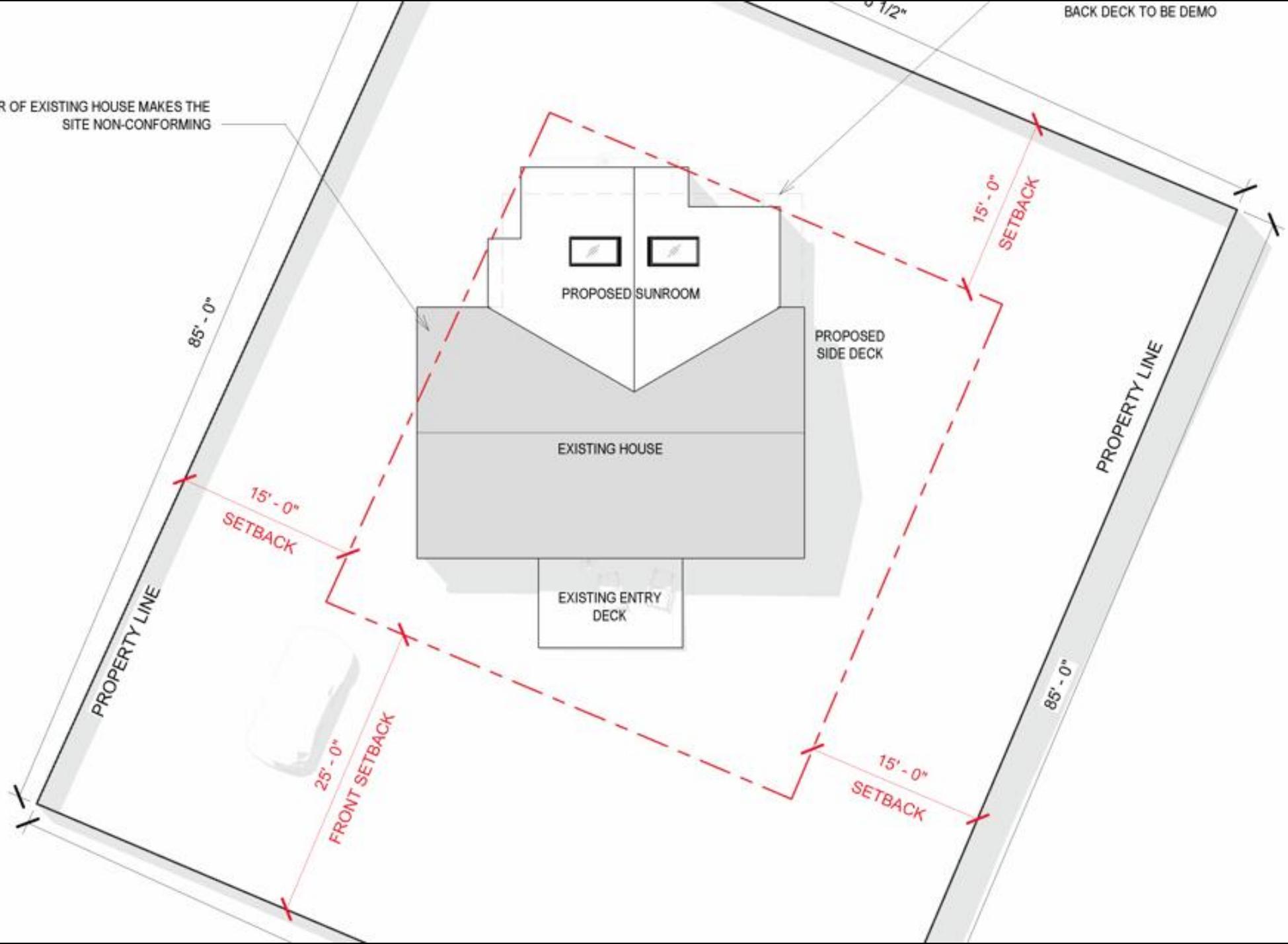
TOTAL AREA 885 SF (14.51% OF SITE)



ARCHITECTURAL SITE PLAN		
Project number	173	A-01
Date	11.07.25	
Drawn by	MO	
Checked by	DL	
		Scale 3/32" = 1'-0"

BACK DECK TO BE DEMO

CORNER OF EXISTING HOUSE MAKES THE SITE NON-CONFORMING



85'-0"

15'-0"
SETBACK

25'-0"
FRONT SETBACK

PROPOSED SUNROOM

EXISTING HOUSE

EXISTING ENTRY DECK

PROPOSED SIDE DECK

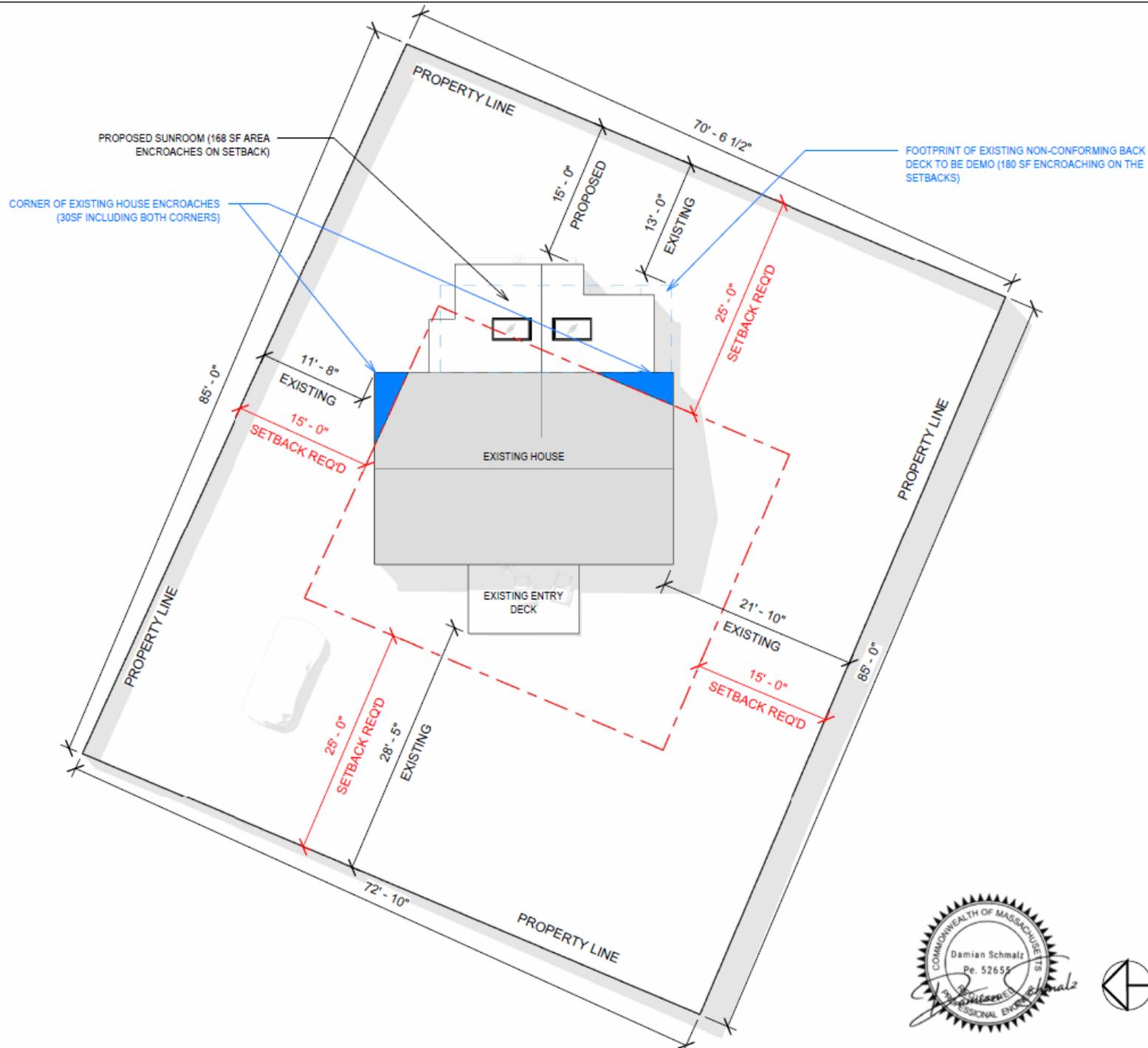
15'-0"
SETBACK

15'-0"
SETBACK

PROPERTY LINE

PROPERTY LINE

85'-0"



ADDRESS:

30 OLIVIA WALKER WAY
SOUTH DENNIS MA 02660

PARCEL ID NUMBER:

183-48-0

SITE:

6,098 SF

ZONING:

R-40

NUMBER OF BEDROOMS:

3 TOTAL

STYLE:

CAPE

SIDING:

CEDAR SHINGLES

YEAR BUILT:

1968

SETBACKS:

FRONT 25'
SIDE 15'
BACK 25'

HEIGHT:

35' MAX ALLOWED

AREAS:

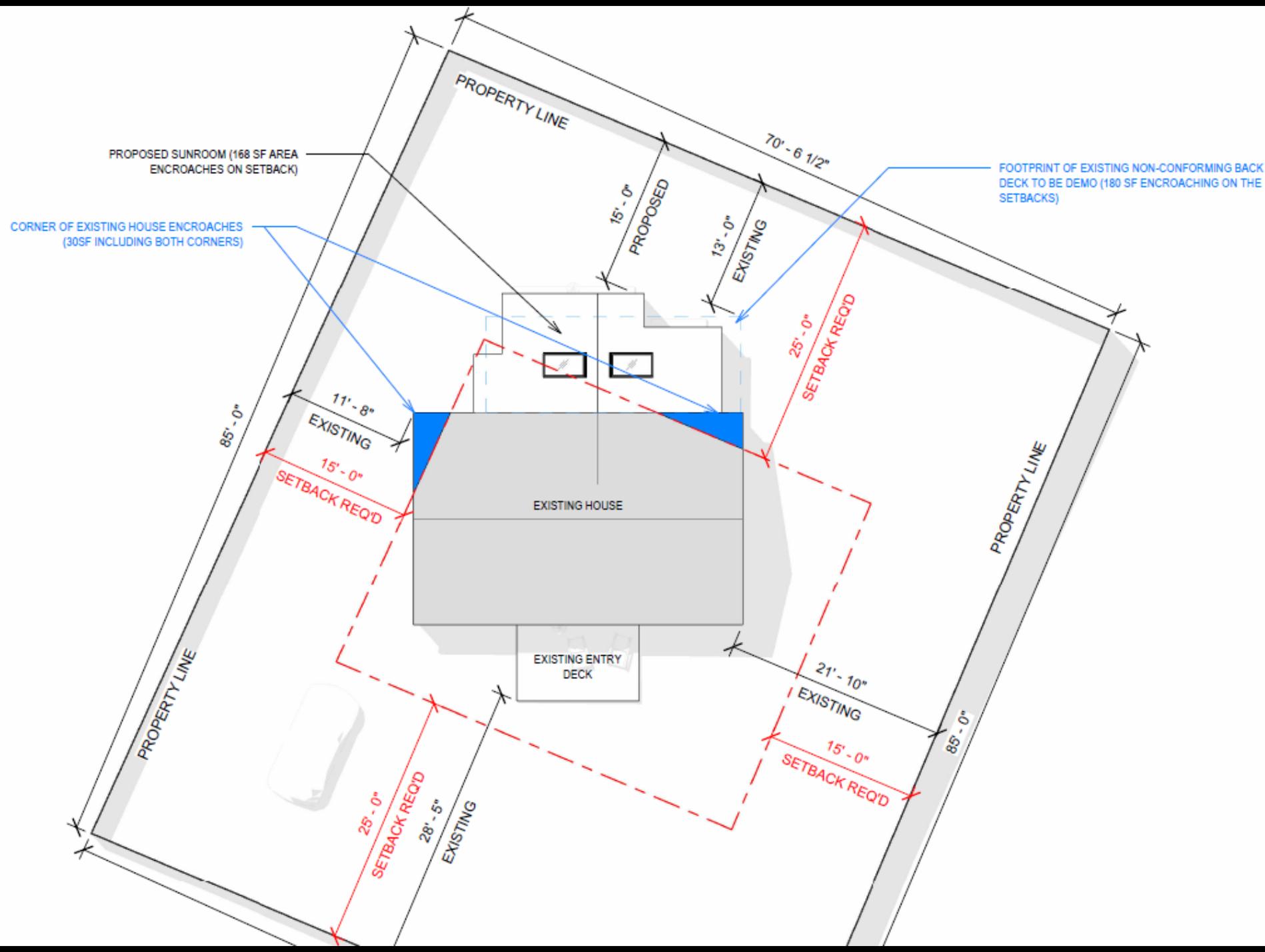
GROUND FLOOR	640 SF
PROPOSED SUNROOM	245 SF

TOTAL AREA 885 SF (14.51% OF SITE)

ARCHITECTURAL SITE PLAN

Project number	173	A-01
Date	1.22.26	
Drawn by	MO	
Checked by	DL	
		Scale 3/32" = 1'-0"





ADDRESS:

30 OLIVIA WALKER WAY
SOUTH DENNIS MA 02660

PARCEL ID NUMBER:

183-48-0

SITE:

6,098 SF

ZONING:

R-40

NUMBER OF BEDROOMS:

3 TOTAL

STYLE:

CAPE

SIDING:

CEDAR SHINGLES

YEAR BUILT:

1968

SETBACKS:

FRONT 25'
SIDE 15'
BACK 25'

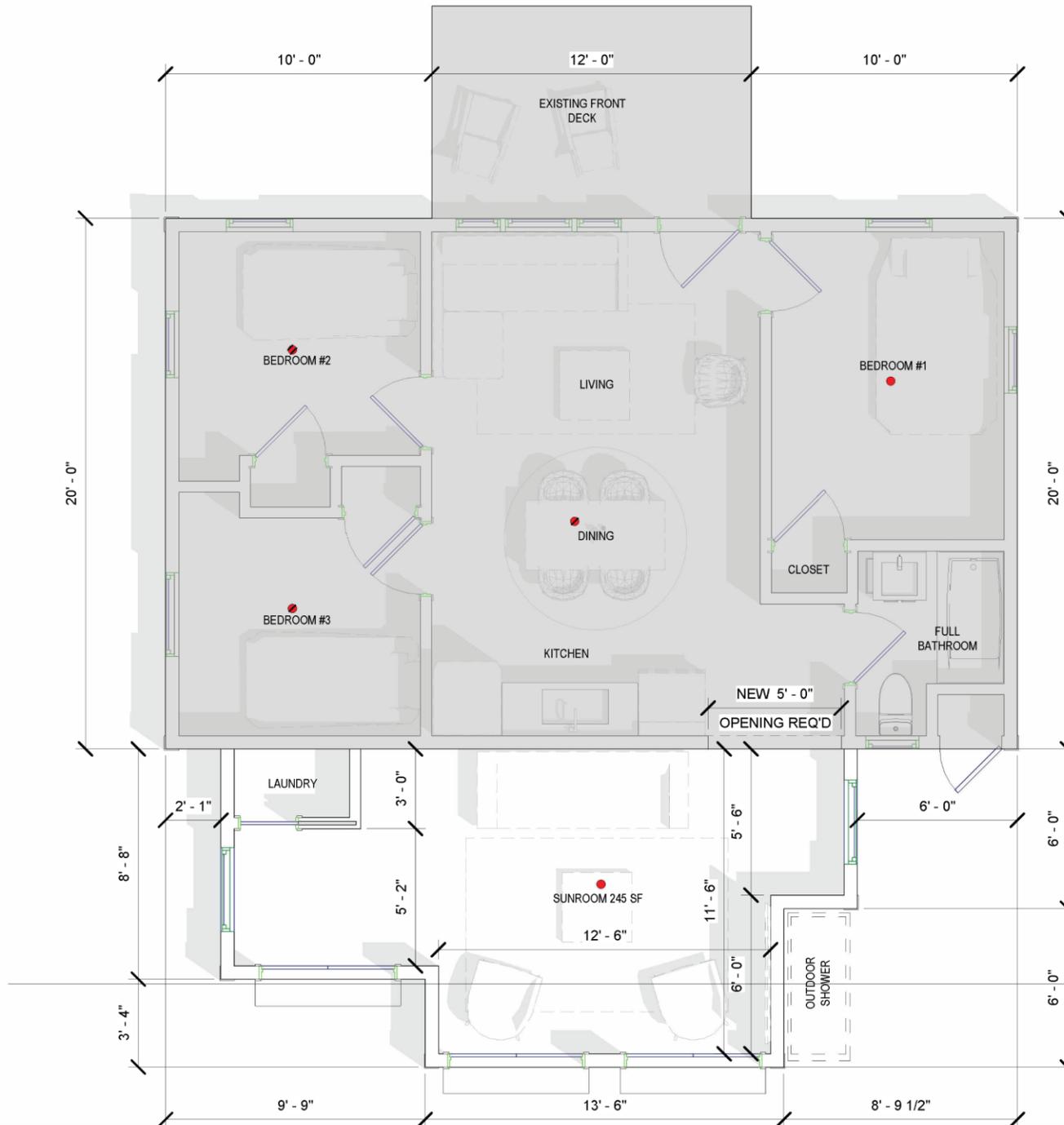
HEIGHT:

35' MAX ALLOWED

AREAS:

GROUND FLOOR	640 SF
PROPOSED SUNROOM	245 SF

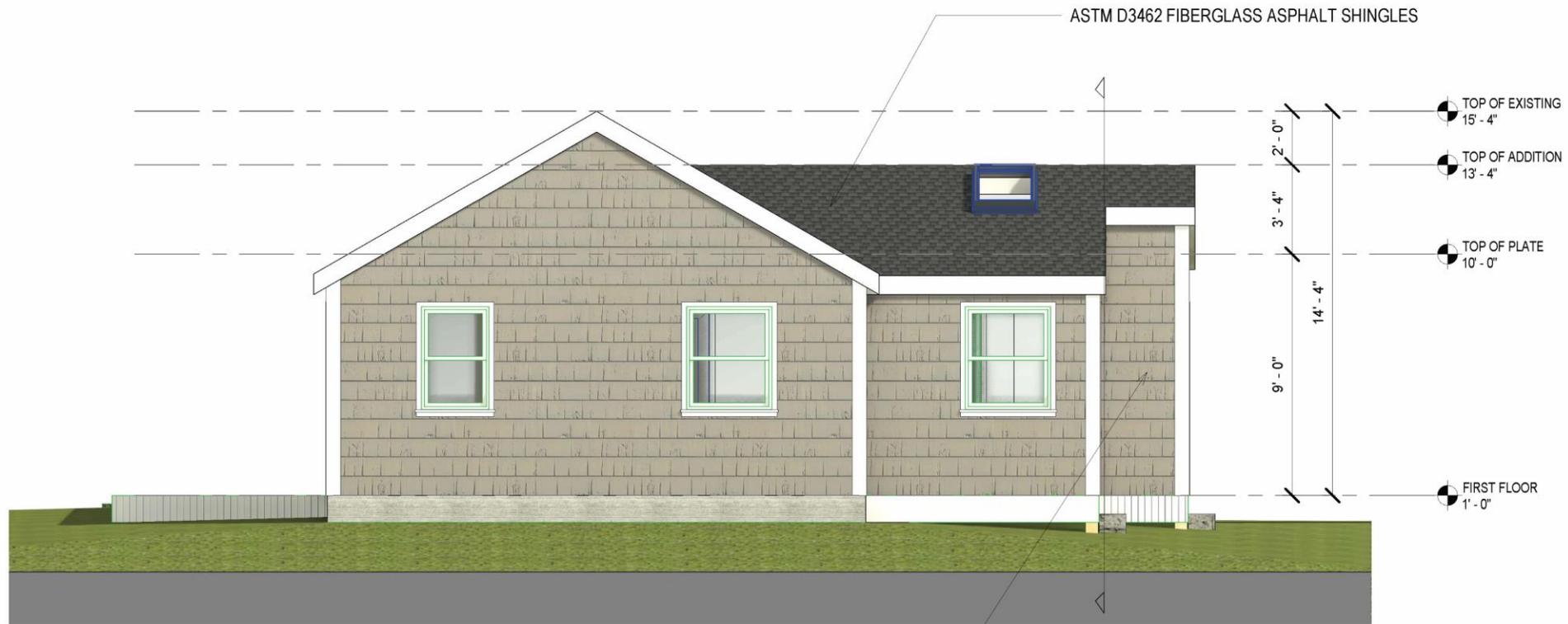
TOTAL AREA 885 SF (14.51% OF SITE)



● Location of combination smoke and carbon monoxide (CO) alarms listed in accordance with UL 217 and UL 2034.



GROUND FLOOR PLAN		A-03
Project number	173	
Date	11.07.25	
Drawn by	MO	
Checked by	DS	Scale 1/4" = 1'-0"



SIDING OPTION #1:
0.625" X 10.25" HARDIE PLANK SIDING (FIBER CEMENT) - ARCHITECTURAL 9" EXPOSE

SIDING OPTION #2:
PAINTED EASTERN CEDAR SHINGLES 4" TO WEATHER FACE



SOUTH ELEVATION

Project number	173	A-05
Date	11.07.25	
Drawn by	MO	
Checked by	DS	
		Scale 1/4" = 1'-0"

SUNROOM ADDITION	
WWW.MORELORTA.COM	INFO@MORELORTA.COM

30 Olivia Walker Way
South Dennis MA



SIDING OPTION #1:
 0.625" X 10.25" HARDIE PLANK SIDING (FIBER CEMENT) - ARCHITECTURAL 9" EXPOSE

SIDING OPTION #2:
 PAINTED EASTERN CEDAR SHINGLES 4" TO WEATHER FACE



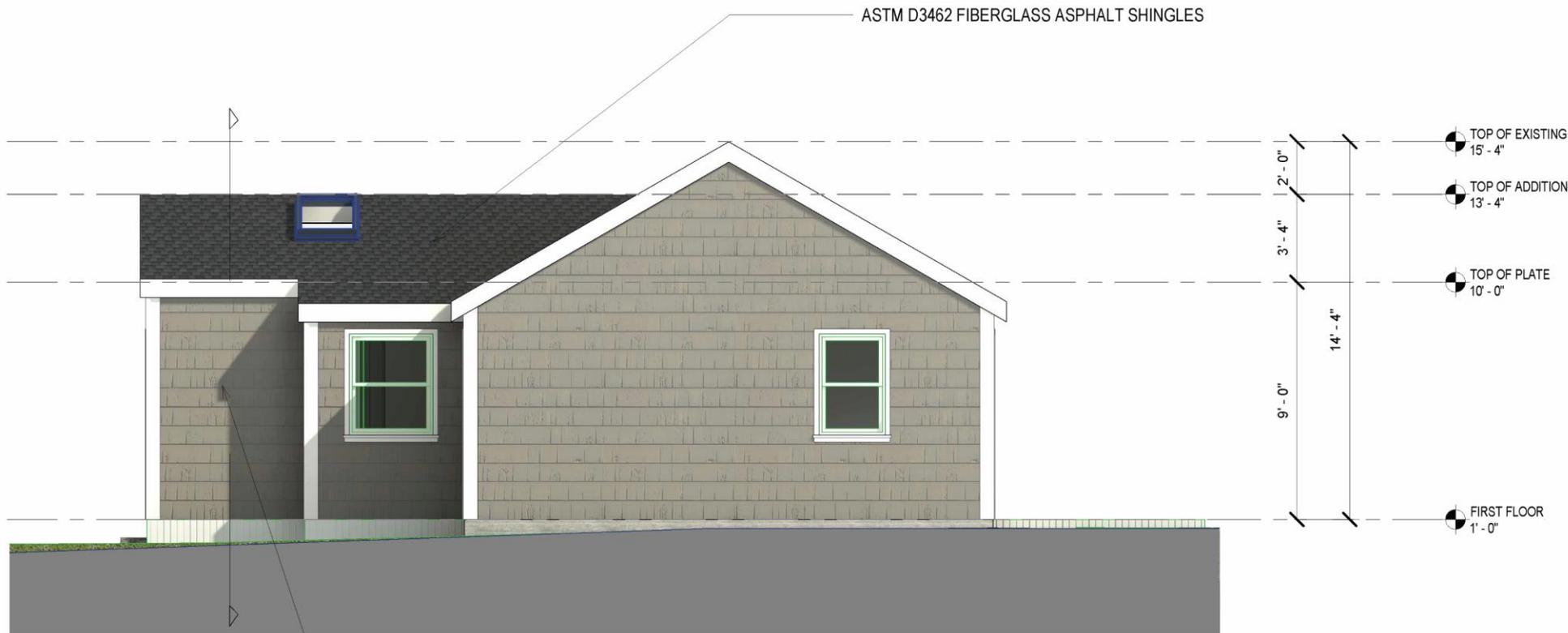
EAST ELEVATION		
Project number	173	A-06
Date	11.07.25	
Drawn by	MO	
Checked by	DS	
		Scale 1/4" = 1'-0"

SUNROOM ADDITION

WWW.MORELORTA.COM INFO@MORELORTA.COM

30 Olivia Walker Way
 South Dennis MA

11/17/2025 2:42:05 PM



SIDING OPTION #1:
0.625" X 10.25" HARDIE PLANK SIDING (FIBER CEMENT) - ARCHITECTURAL 9" EXPOSE

SIDING OPTION #2:
PAINTED EASTERN CEDAR SHINGLES 4" TO WEATHER FACE



NORTH ELEVATION

Project number	173	A-07
Date	11.07.25	
Drawn by	MO	
Checked by	DS	
		Scale 1/4" = 1'-0"

SUNROOM ADDITION	
WWW.MORELORTA.COM	INFO@MORELORTA.COM

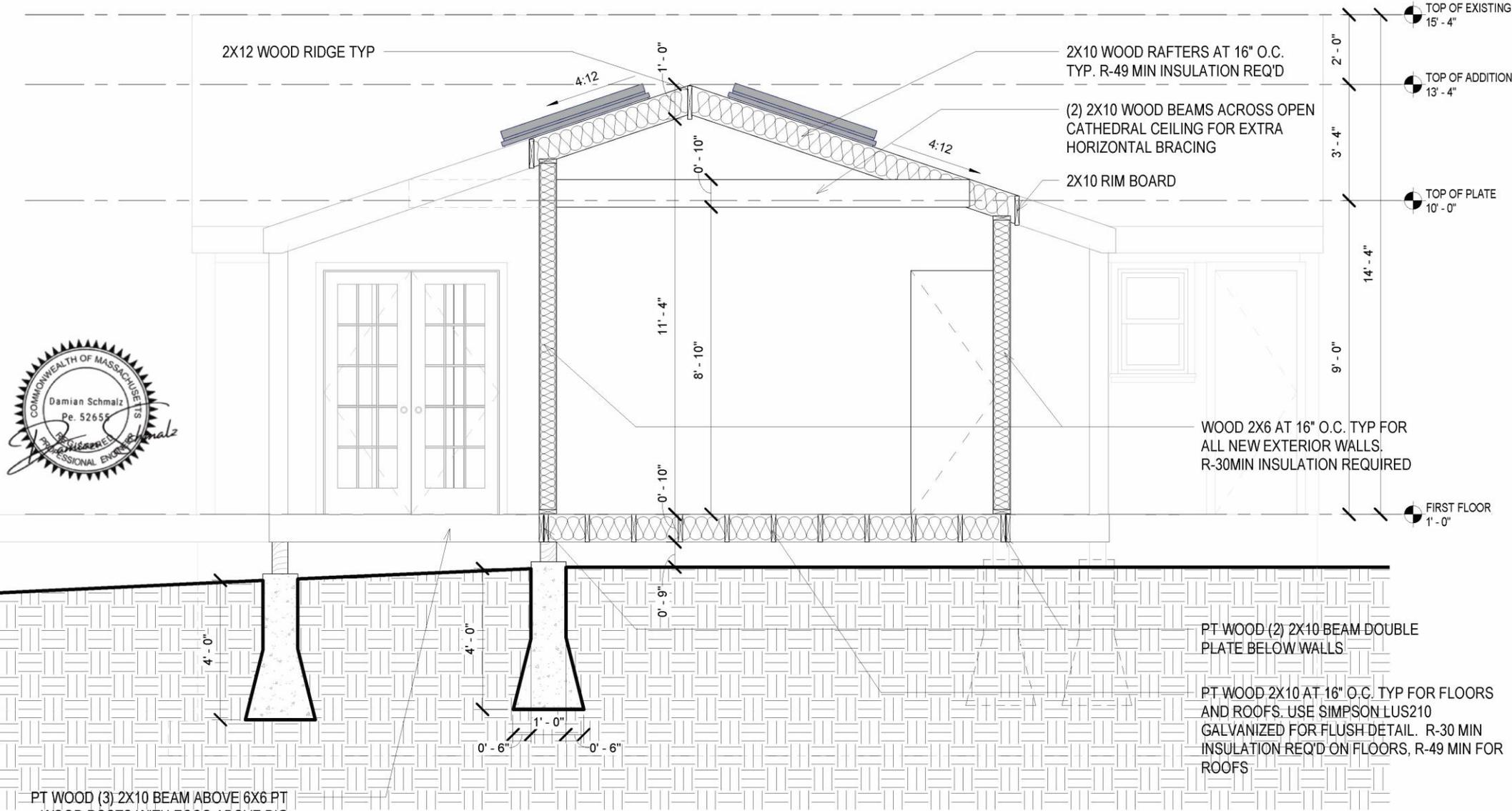
**30 Olivia Walker Way
South Dennis MA**



WEST ELEVATION		
Project number	173	A-08
Date	11.07.25	
Drawn by	Author	
Checked by	Checker	
		Scale 1/4" = 1'-0"

SUNROOM ADDITION	
WWW.MORELORTA.COM	INFO@MORELORTA.COM

30 Olivia Walker Way
South Dennis MA



PT WOOD (3) 2X10 BEAM ABOVE 6X6 PT WOOD POSTS WITH ECCQ ABOVE BIG FOOT SONOTUBES

WOOD 2X6 AT 16" O.C. TYP FOR ALL NEW EXTERIOR WALLS. R-30MIN INSULATION REQUIRED

PT WOOD (2) 2X10 BEAM DOUBLE PLATE BELOW WALLS

PT WOOD 2X10 AT 16" O.C. TYP FOR FLOORS AND ROOFS. USE SIMPSON LUS210 GALVANIZED FOR FLUSH DETAIL. R-30 MIN INSULATION REQ'D ON FLOORS, R-49 MIN FOR ROOFS

SUNROOM ADDITION
 WWW.MORELORTA.COM INFO@MORELORTA.COM

30 Olivia Walker Way
 South Dennis MA

BUILDING SECTION		A-11
Project number	173	
Date	11.07.25	Scale 3/8" = 1'-0"
Drawn by	MO	
Checked by	DS	

11/17/2025 2:42:11 PM



EXISTING HOUSE LEFT, PROPOSED ADDITION IS NOT VISIBLE FROM THE STREET OR ANY PUBLIC PLACE



STREET VIEW

BACK VIEW



0.625" X 10.25" HARDIE PLANK SIDING (FIBER CEMENT)- ARCHITECTURAL , 9 " EXPOSE OR EASTERN CEDAR SHINGLES 4 " TO WEATHER FACE
 1/2" EXTERIOR PLYWOOD
 2X6'S@ 16"O.C ON WALLS.
 R-30 COMPRESSED FIBERGLASS INSULATION ON WALLS AND R-49 ON ROOFS
 6 MIL POLYETHYLENE VAPOR BARRIER
 1/2" GYPSUM DRYWALL
 1 X 4 BEADED BOARD AT ALL SOFFITS
 ASTM D3462 FIBERGLASS ASPHALT SHINGLES



SUNROOM ADDITION	
WWW.MORELORTA.COM	INFO@MORELORTA.COM

**30 Olivia Walker Way
 South Dennis MA**

REFERENCE IMAGES		A-14
Project number	173	
Date	11.07.25	
Drawn by	MO	
Checked by	DS	Scale

11/7/2025 2:42:15 PM

EXISTING HOUSE LEFT, PROPOSED ADDITION IS NOT VISIBLE FROM THE STREET OR ANY PUBLIC PLACE



STREET VIEW

BACK VIEW



0.625" X 10.25" HARDIE PLANK SIDING (FIBER CEMENT)- ARCHITECTURAL , 9 " EXPOSE OR EASTERN CEDAR SHINGLES 4 " TO WEATHER FACE
1/2" EXTERIOR PLYWOOD
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1 X 4 BEADED BOARD AT ALL SOFFITS
ASTM D3462 FIBERGLASS ASPHALT SHINGLES



REFERENCE IMAGES



Oblique

Wed Apr 10 2024



Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-25-69
DATE OF REFERRAL:
November 19, 2025
FEES PAID:
\$50.00

OWNERS NAME: GOLDSMITH LISA
PROPERTY ADDRESS OF WORK: 30 OLIVIA WALKER WAY, SOUTH DENNIS, MA, 02660
MAP & PARCEL: 183-48-0
DETERMINATION OF REFERRAL: Zoning Board of Appeals (ZBA) Special Permit required for the increase in the foot print of a non-conforming structure. per 2.4.1.2

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
NEW SUNROOM ADDITION ON THE BACK OF THE EXISTING SINGLE FAMILY HOME.



Town of Dennis Historic Decision

This card is issued for an approved Certificate of Appropriateness or Demolition, Certificate of Exemption or a Letter of Amendment. Applicant must apply for a Building Permit after the Historic approval to begin any construction.

Owner: GOLDSMITH LISA

Issued to: Diogo Da Cruz

Job Address: 30 OLIVIA WALKER WAY , SOUTH DENNIS 183-48-0

Permit #: HIST-25-840

Issued: January 15, 2026

Description of Work:

APPROVED AS PRESENTED

NEW 245 SF SUNROOM ADDITION ON THE BACK OF THE EXISTING SINGLE FAMILY HOME

Historic Decision: Approved as Presented

Date of Historic Decision: January 15, 2026

Expiration Date: January 15, 2027

Conditions (If applicable):

Approved by: Approved - William Bohlin -
Old Kings Highway Historic District
Chairperson