



Town of Dennis

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

30 OLIVIA WALKER WAY, SD

ZBA SPECIAL PERMIT STAFF REVIEW – February 19, 2026

APPLICANT:	Lisa Goldsmith C/O Diogo Da Cruz of Kanacs
PROJECT ADDRESS:	30 Olivia Walker Way, South Dennis MA 02660
MAP AND LOT NUMBER:	Map 183 Lot 48 (0.14 acres – 6098 sf)
APPLICANT ADDRESS:	1678 Falmouth Rd, Centerville, MA 02632
CASE NUMBER:	ZBAS-26-4
ZONING:	R-40; OK Historic
HEARING DATE:	February 23, 2026

1. Project Summary; Request per Zoning Bylaw; Plan Citations
2. Plans Specifications; Basic Site Data
3. Actions Requiring Findings
4. § 1.4.2.1 Special Permit Granting Authority – Criteria and Proposal
5. Town Department Comments
6. Proposed Conditions

PROPOSAL	New sunroom addition on the back of the existing single-family home.
PROJECT SUMMARY	<ul style="list-style-type: none"> • The proposal is an <u>addition</u> to a non-conforming one-story single-family structure built in 1968 on a non-conforming lot. • The addition improves the rear setback non-conformity from 13’ to 15.
REQUEST	Finding per: § 2.4.1.2.B - Actions Requiring a Finding that the proposal is NOT Substantially More Detrimental (B.1) for an Increase in the footprint of a structure that <u>does not comply with one or more required setbacks</u> where the <u>alteration will extend lot coverage</u> where a structure does not conform to current setback requirements;
PLOT PLAN	Architectural Site Plan of 30 Oliva Walker Way, South Dennis, MA stamped by Damian Schmaiz. Plan consisting of 1 sheet (Page 2 of plans cited below) with proposed addition. Plan dated 11/07/25. Revied 1/22/2026
BUILDING PLANS	Plan of 30 Oliva Walker Way, South Dennis, MA. Plan consisting of 15 sheets with Cover Page, Site Plan, Foundation Plan, Ground Floor Plan, Roof Plan, South Elevation, East Elevation, North Elevation, West Elevation, Ground Framing Plan, Roof Framing Plan, Building Section, Construction Details, Schedules & Notes and Reference Images. Plans Dated 1-22-26, stamped by Damian Schmaiz.

1.3.2 Plans and Specifications

REQUIREMENTS	PROVIDED ON PLAN
CERTIFIED PLOT PLAN INCLUDING (Still Pending)	
LOCUS MAP	
PERIMETER DIMENSIONS, INCLUDING FRONTAGE	
AREA OF LOT	6,098sf

NAMES OF STREETS	
NAMES OF ABUTTING PROPERTY OWNERS	
DISTANCES EXISTING AND PROPOSED STRUCTURES TO PROPERTY LINES	
PROPOSED ADDITONS/ALTERATIONS OF EXISTING BLDGS W/ SETBACKS	
PROXIMITY OF WETLANDS	
EXISTING AND PROPOSED TOPOGRAPHYAND/OR OTHER LAND ISSUES	
DIMENSIONS OF EXISTING AND PROPOSED STRUCTURES	
ARCHITECTURAL DRAWINGS ILLUSTRATING THE PROPOSED CONDITIONS	
ARCHITECTURAL DRAWINGS ILLUSTRATING THE EXISTING CONDITIONS	

Basic Site Data	Required/ Allowed	Existing	Proposed
Frontage	50'	72.1'	72.1'
Front Setback	25'	28.5'	28.5'
Right Side Setback	15'	21.1'	21.1'
Left Side Setback	15'	11.8'	11.8'
Rear Setback	25'	13'	15'
Lot Area	40,000sf	6,098 sf	6,098 sf
Lot Width	100'	72'	72'
Non-conforming floor space within Setbacks	914	617'	689'
D2. Increase in new non-conforming floor space by more than 40% within any 10-year period	12'	210'	196'
Cumulative footprint size of all structures	914'	640'	885'
Cumulative lot coverage (footprint) percent for all	15%	10.5%	14.5%
Cumulative floor space of all structures (F.A.R.)	0.15	0.104	0.145
Cumulative floor space to lot area % all structures	30%		Single story

§ 2.4.1.2 B Actions Requiring a Finding that the proposal is NOT Substantially More Detrimental

ACTION	FINDING
B1 - Increase in the footprint of a structure that does not comply with one or more required setbacks where the alteration will extend lot coverage or building height where a structure does not conform to current setback requirements;	

§ 1.4.2.1 To hear and decide applications for special permits upon which the Board is empowered to act under this By-Law pursuant to M.G.L. ch. 40A. Special permits may be granted only upon a finding by the Board that the proposed use will not create a nuisance, hazard or congestion, or other significant harm to the neighborhood, nor cause derogation from the general purpose and intent of the By-Law, the stated district intent or applicable use criteria. It shall be the responsibility of the applicant for any special permit to show, to the satisfaction of the Special Permit granting authority, that the following criteria are met:

- a. The use is allowed by special permit in the district in which proposed, pursuant to §2.2.2 - Use Regulations Schedule; **The site is used for residential purposes and will continue to be used as such.**
- b. Suitability of the site for the proposed use in light of the applicable district intent, as provided in §2.1.5; **Residential uses are allowed within this district.**
- c. Adequacy of management of traffic flow within the site as well as in relation to adjoining streets and properties, so as to minimize unsafe or harmful impacts of the use; **Proposed alterations will not increase traffic to the site.**

- d. Compatibility of the proposed use with surrounding land uses, so as to minimize harmful impact or conflict with existing desirable neighborhood character, including views, vistas and other aesthetic values; **Site will continue to be used in a fashion similar to that of other properties and historical use.**
- e. Adequacy of provision of utilities and other necessary or desirable public services; **The addition will not increase the need for utilities or other public services.**
- f. Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and neighborhoods; **The addition will not generate light, noise, litter, odor or other sources of nuisance.**
- g. Adequacy of protection from degradation and alteration of the natural environment, including but not limited to slopes and other topographical features, vegetation, wetlands, groundwater and water bodies and wildlife habitat. **The addition will not degrade the natural environment.**

TOWN DEPARTMENTS COMMENTS:

- **PLANNING:**
 - The proposal is larger than the existing house, but remains under 15% lot coverage not including the deck. Deck appears to be about 120 sf. Town of Dennis does not include a single deck under 200 sf in lot coverage calculation.
 - GIS and Nearmap show a second driveway access on the southwestern corner on the property line and in the required 10’ vegetated buffer. This should be removed.
 - Revised Site Plan (1/22/26) adds dimensions and some basic site data.
 - House is at an angle such that the back corner of the existing deck is 13’ off of rear property line. Proposed small sunroom addition is 15’ off of rear property line.
 - According to the revised plan the non-conforming area of the sunroom (168 sf) is less than the non-conforming area of the existing deck (180 sf).
 - Therefore, sunroom appears to be within the bulk thresholds.
 - The Board can find that a lawful pre-existing non-conforming structure exists on the property and the proposed addition, as conditioned, will not be substantially more detrimental to the neighborhood than the existing structure.
- **NATURAL RESOURCES:** Proposed project is not within the buffer zone to a wetland resource area or conservation regulated flood zone.
- **HEALTH:** Property not located in an ESA. Passing Title 5 system inspection 12/2025. System located in front of dwelling. No issues with Health.
- **BUILDING:** No Comments
- **ENGINEERING:** Did not have time to comment on revised plan.

PROPOSED CONDITIONS	<ol style="list-style-type: none"> 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 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 or legal holidays. 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 Board of Health Permit shall be deemed cause to revoke the ZBA Special Permit.
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| | <ol style="list-style-type: none">5. Any off-street parking shall be a pervious surface.6. The second driveway access on the southwestern corner on the property line shall be removed and the 10' buffer along the property line re-vegetated.7. Grading should be limited to what is absolutely necessary and as many existing trees as possible should be maintained. Disturbed areas should be stabilized and revegetated as soon as practical following construction to minimize erosion.8. Construction vehicles shall not park in or block the road. |
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