

89 UPPER COUNTY ROAD SD (ZBAS-26-1): Michael J. Cifelli, 89 Upper County Road, South Dennis, MA (02660) C/O Christopher McGrath of the Great Barns Co. (Builder) is seeking a Special Permit for an increase in building coverage where the current existing building exceeds coverage on a non-conforming lot. Located in the General Commercial-2 Zoning District at 89 Upper County Road, South Dennis, MA (Assessor's Map 129, Parcel 44)

Owner:
Parcel ID:
Address: Clear

Condo/Cottage Colony:

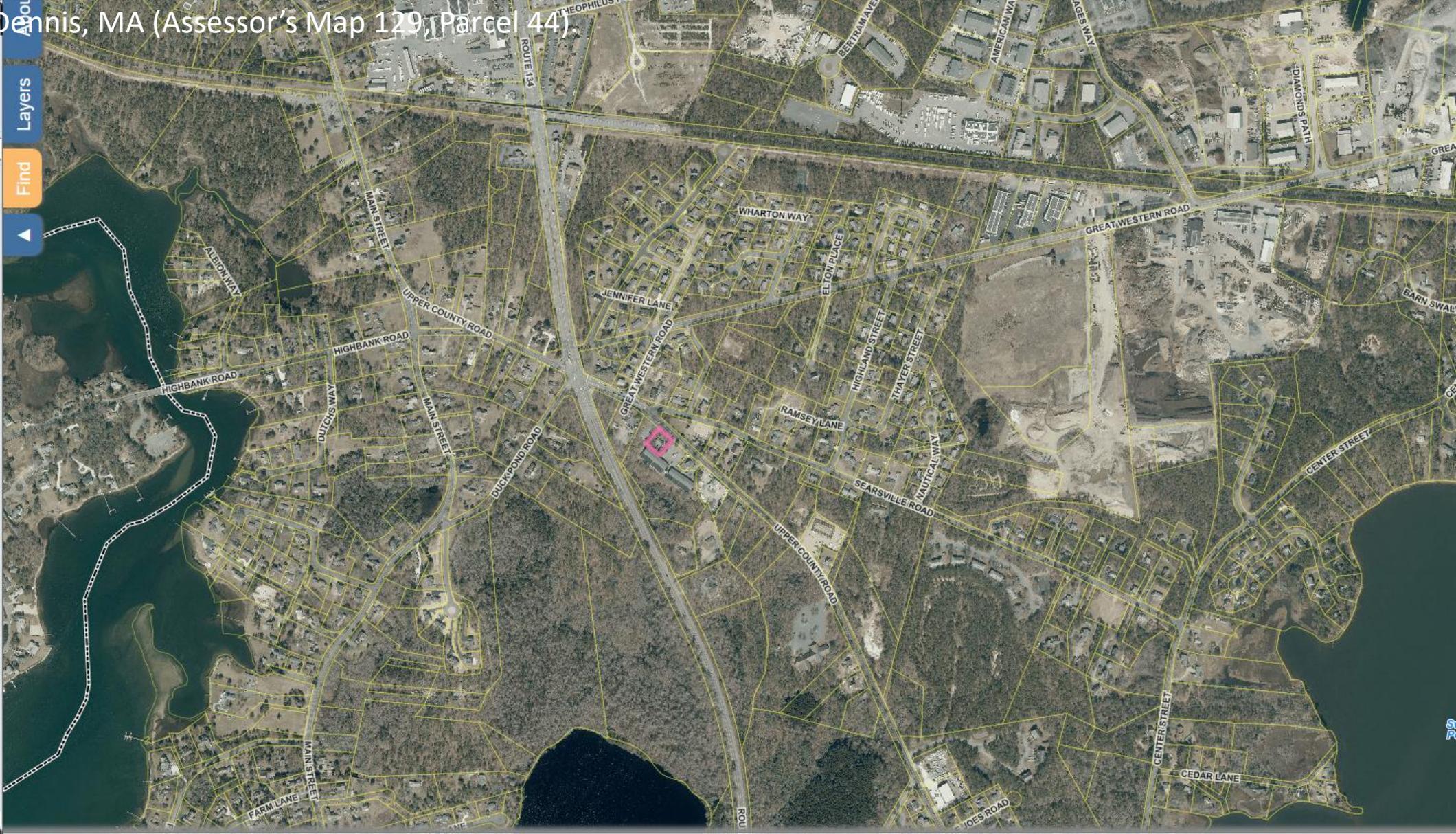
Results Summary

Parcels

Parcel ID	Address	Village	Owner
129-44-0	89 UPPER COL	SD	CIFELLI MICHA

Detail Information Zoom To

CAMA ID	129-44-0
MapPar	129-44
Key	7882
Fiscal Year	2027
Extension	0
Address	89 UPPER COUNTY ROAD
Village	SD
Property Type	R
Owner	CIFELLI MICHAEL J
Co-Owner	BERRY ELAINE M
Owner Address	89 UPPER COUNTY ROAD
Owner City	SOUTH DENNIS
Owner State	MA
Owner Zip	02660
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	12/04/24 00:00:00
Book	36707
Page	218
Certificate	
Last Sale Price	1,0000
Total Value	\$618,200.00
Land Value	\$139,500.00
Building Value	\$457,700.00
Detached Building Value	\$21,000.00
Acres	0.29
Prev Year Total Value	\$570,000.00



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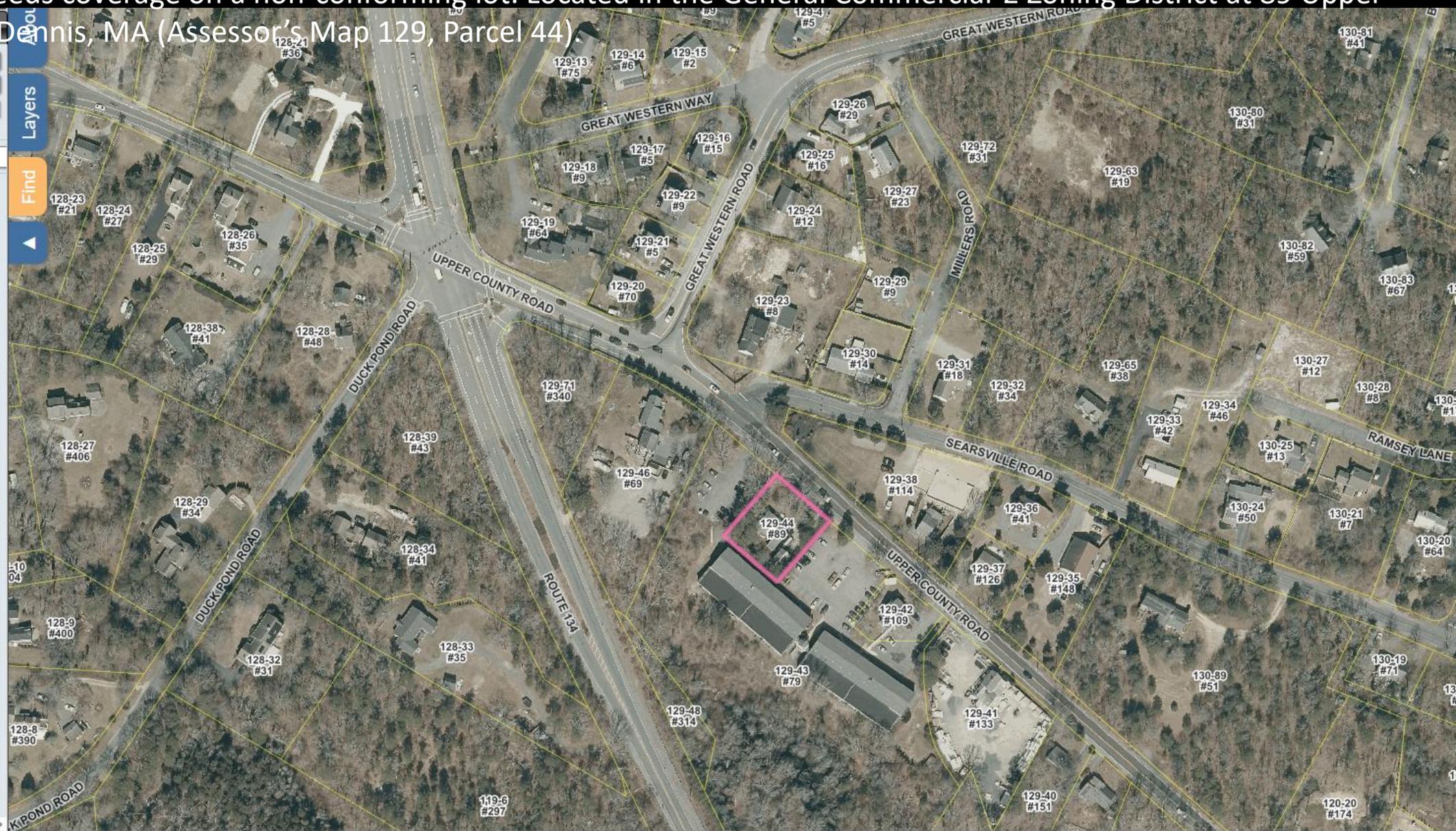
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Property Card	PK Field Card



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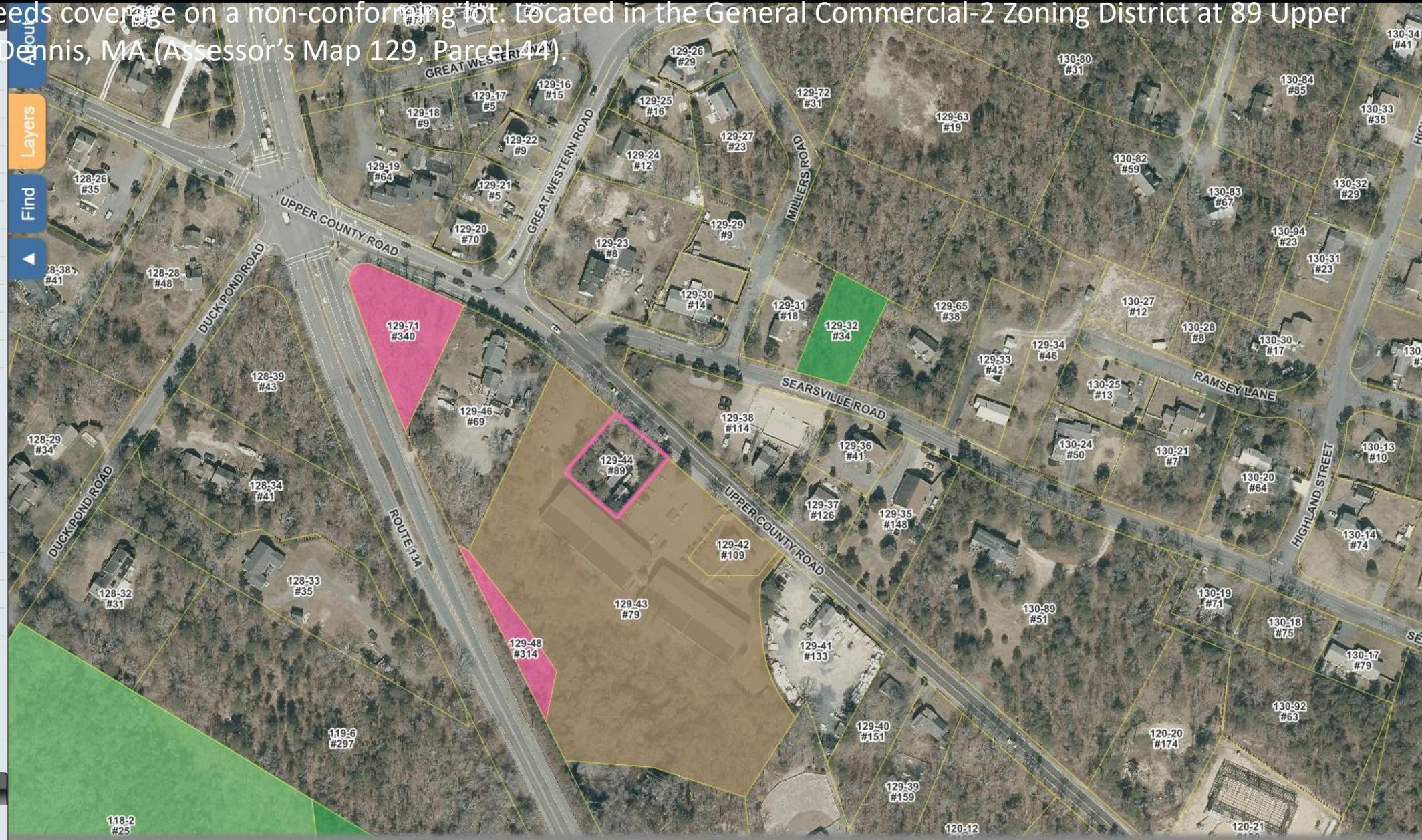
Layers

- Labels
- Parcels
- Dennis Administrative Boundaries
- MassGIS Census Data
- MassGIS Coastal Features
- MassGIS Conservation
- MassGIS Inland Water
- MassGIS Regulated Areas
- Places of Interest
- Assessing Maps
- Hiking/Walking Trailways
- Condo and Cottage Colonies
- Land Use
 - Town Beach / Recreation
 - Town Landing
 - Cemetery
 - Private Conservation
 - Town Conservation
 - Town Municipal
 - Commonwealth
 - Housing Authority
 - Dennis Water District
- Affordable Housing Status
- CCC 2020 Planimetrics
- Elevation

Basemap - 2023 MassGIS Orthos

Base Maps

- 2023 MassGIS Orthos
- Town Basemap



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Labels
Parcels

Dennis Administrative Boundaries

- Town Boundary
- Village Boundary
- Old King's Highway Historic District
- South Dennis Historic District
- Voting Precincts 2020
 - 1
 - 2
 - 3
 - 4
 - 5
- Zoning Overlay Districts
 - Medium Wind Facility Overlay District
 - Large Wind Facility Overlay District
 - Med. & Large Wind Facility Overlay Distr
 - Scenic Corridor
- Zoning
 - Residential 40
 - Residential 60
 - General Commercial I, II, or III
 - Limited or Extensive Business
 - Industrial
 - Resort Areas
 - Dennis Port Village Center Areas
 - West Dennis Village Center District
 - West Dennis Village Center Support Dist
 - West Dennis Marine Open Space District
 - West Dennis Mixed Use Marine District
 - West Dennis Residential-Commercial
 - Quivet Neck-Crowes Pasture Resource Protection District

MassGIS Census Data
MassGIS Coastal Features
MassGIS Conservation

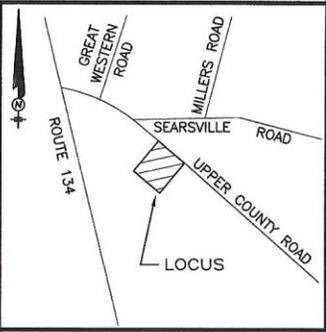
Base Maps

- 2023 MassGIS Orthos
- Town Basemap

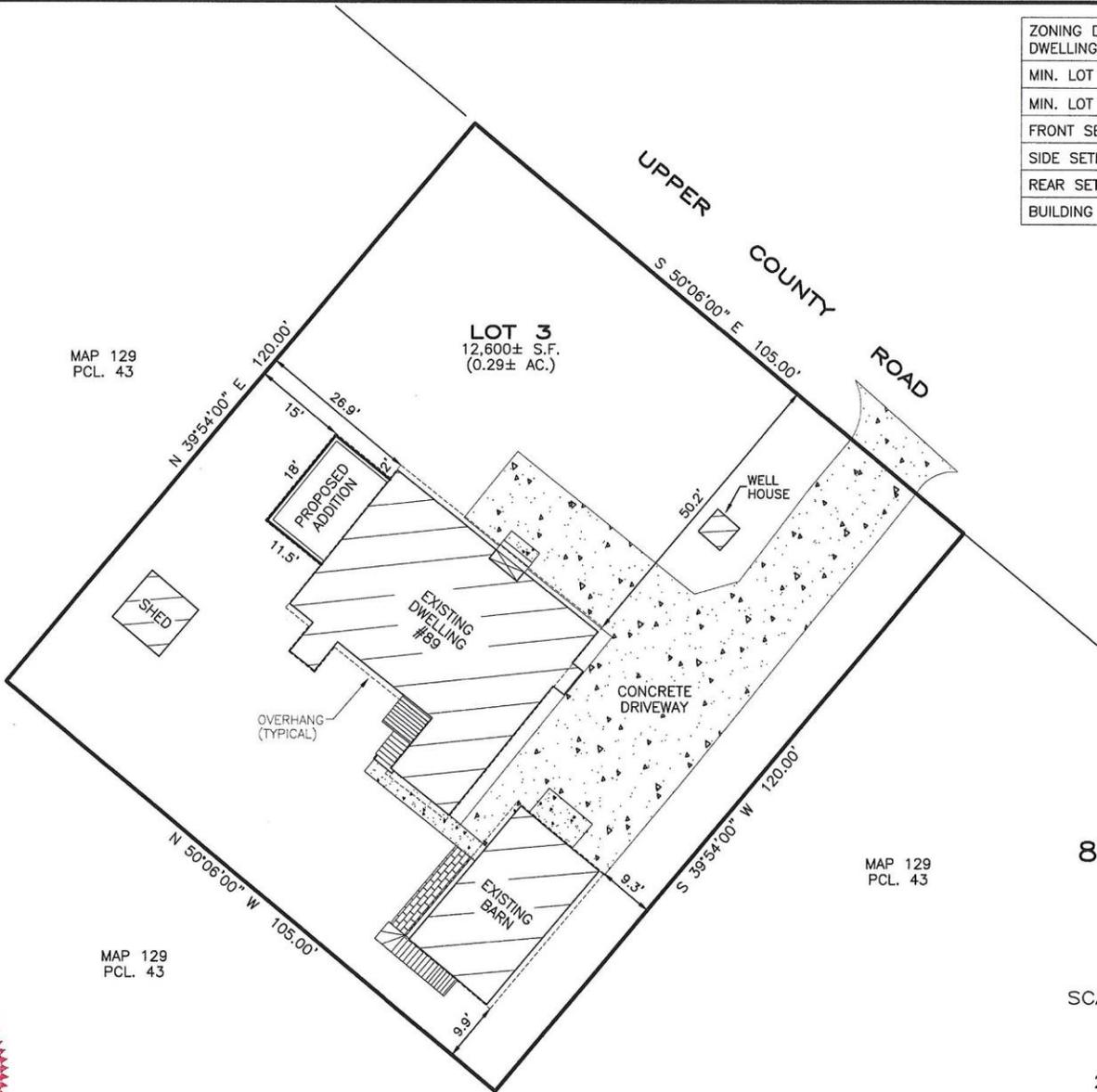








LOCATION MAP



MAP 129
PCL. 43

LOT 3
12,600± S.F.
(0.29± AC.)

MAP 129
PCL. 43

MAP 129
PCL. 43

ZONING DISTRICT: GC II DWELLING UNIT	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	40,000 S.F.	12,600± S.F.	12,600± S.F.
MIN. LOT FRONTAGE	50'	105.00'	105.00'
FRONT SETBACK	25'	50.2'±	50.2'±
SIDE SETBACK	15'	9.3'±	9.3'±
REAR SETBACK	25'	9.9'±	9.9'±
BUILDING COVERAGE	15%	15.8±%	17.5±%

OWNER OF RECORD:

ELAINE M. BERRY, DENNIS F. CIFELLI
& MICHAEL J. CIFELLI
P.O. BOX 685
SOUTH DENNIS, MA 02660

REFERENCES:

DEED BOOK 20571 PAGE 31
PLAN BOOK 179 PAGE 153
PLAN BOOK 282 PAGE 29

ASSESSORS MAP 129 PARCEL 44

SITE PLAN
89 UPPER COUNTY ROAD
SOUTH DENNIS, MA

PREPARED FOR:

MICHAEL CIFELLI

SCALE: 1" = 20' DECEMBER 1, 2025
GRAPHIC SCALE IN FEET



DEMAREST LAND SURVEYING
338 MAYFAIR ROAD
SOUTH DENNIS, MA 02660
508-364-9049

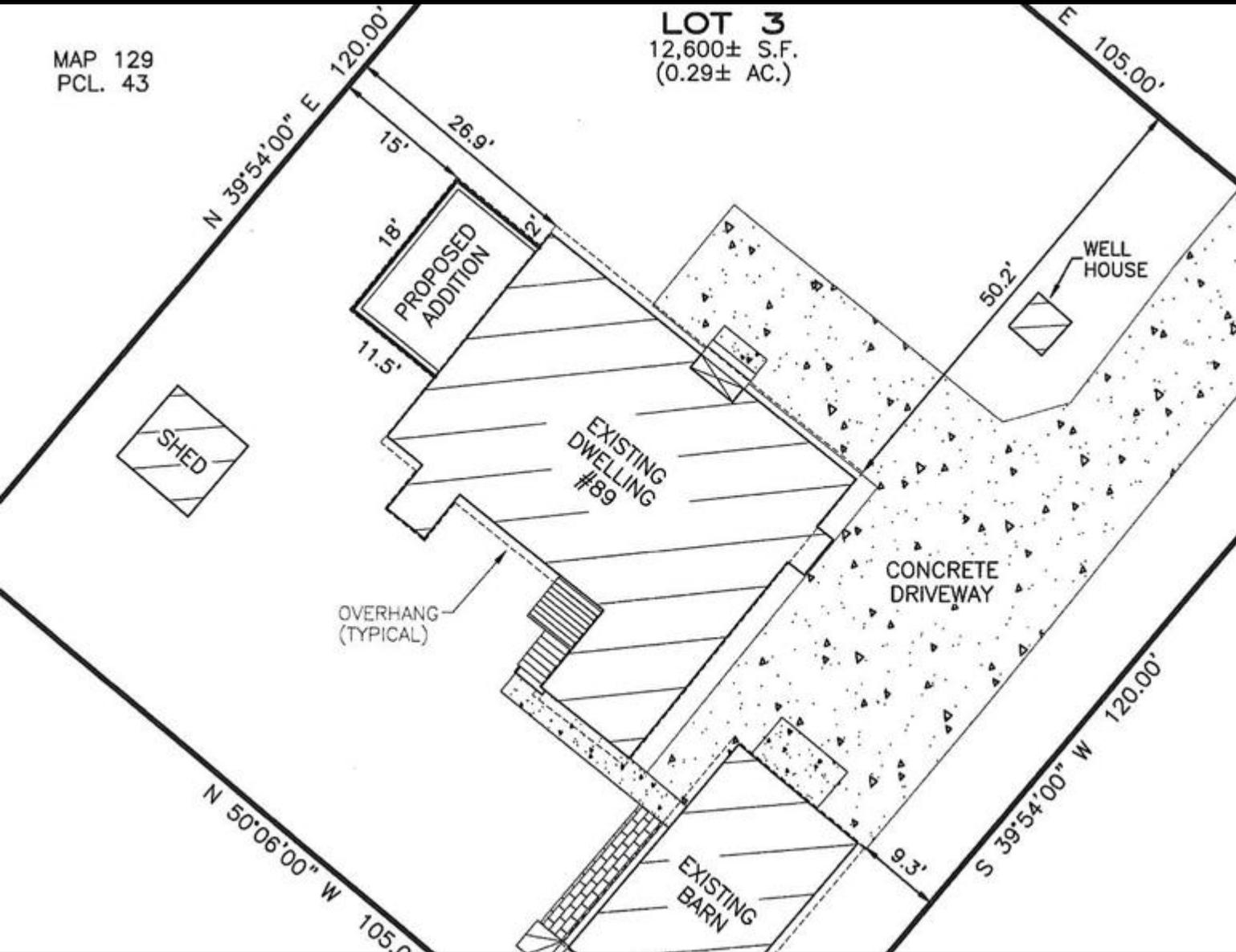


JOHN Z. DEMAREST JR., P.L.S.

12/1/25
DATE

MAP 129
PCL. 43

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(0.29± AC.)



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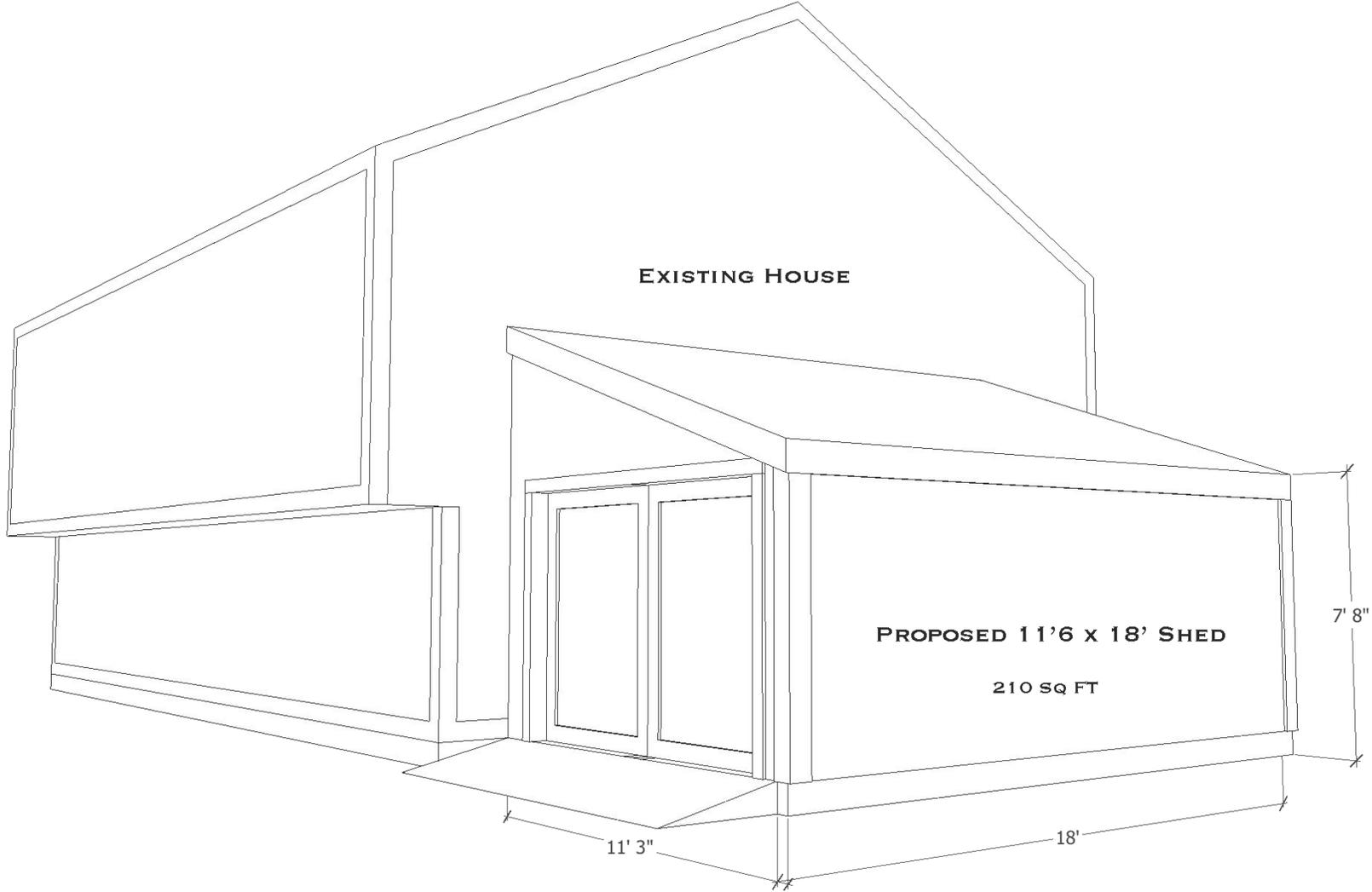
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ASSESSORS MAP 129 PARCEL 44

MAP 129
PCL. 43



PROPOSED SHED ADDITION 89 UPPER COUNTY RD

Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-26-1

DATE OF REFERRAL:
January 2, 2026

FEES PAID:
\$50.00

OWNERS NAME: CIFELLI MICHAEL J

PROPERTY ADDRESS OF WORK: 89 UPPER COUNTY ROAD, SOUTH DENNIS, MA, 02660

MAP & PARCEL: 129-44-0

DETERMINATION OF REFERRAL: Zoning Board of Appeals (ZBA) Special permit required for an increase in building coverage where the current existing building exceeds coverage.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
Construct 11.5 x 18 lean to shed attached to house.