

22 BEACH VIEW ROAD, WD (ZBAS-26-8): Ryan Maguire, 51 Columbine Road, Milton, MA (02186) is seeking a Special Permit to add a plunge pool approximately (10' x 15') within the rear setback on a non-conforming lot. Located on a property in the R-40 Zoning District, within the AE Flood Zone at 22 Beach View Road, West Dennis, MA (Assessor's Map 11, Parcel 11).

Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
11-11-0	22 BEACH VIE	WD	MAGUIRE RYAN

Detail Information [Zoom To](#)

CAMA ID	11-11-0
MapPar	11-11
Key	78
Fiscal Year	2027
Extension	0
Address	22 BEACH VIEW ROAD
Village	WD
Property Type	R
Owner	MAGUIRE RYAN R TRUSTEE
Co-Owner	MAGUIRE FAMILY LIVING TR
Owner Address	51 COLUMBINE ROAD
Owner City	MILTON
Owner State	MA
Owner Zip	02186
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	10/17/25 00:00:00
Book	37248
Page	287
Certificate	
Last Sale Price	1250000.0000
Total Value	\$1,527,300.00
Land Value	\$931,100.00
Building Value	\$595,300.00
Detached Building Value	\$900.00
Acres	0.22
Prev Year Total Value	\$1,431,900.00



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Layers

- Labels
- Parcels
- Dennis Administrative Boundaries
- MassGIS Census Data
- MassGIS Coastal Features
- MassGIS Conservation
- MassGIS Inland Water
- MassGIS Regulated Areas**
 - FEMA National Flood Hazard Layer**
 - 1% Annual Chance Flood Hazard (VE)
 - 1% Annual Chance Flood Hazard (AE)
 - 0.2% Annual Chance Flood Hazard (X)
 - Area Not Included
 - MassDEP AUL Sites**
 - Activity and Use Limitations
 - MassDEP Chapter 21E Sites**
 - Tier I
 - Tier II
 - Tier 1D
 - MassDEP Wellhead Protection - Zone I**
 - Zone I
 - MassDEP Wellhead Protection - Zone II**
 - Zone II
 - MassDEP Wellhead Protection - IWPA**
 - IWPA
- Places of Interest
- Assessing Maps
- Hiking/Walking Trailways
- Condo and Cottage Colonies
- Land Use
- Affordable Housing Status
- CCC 2020 Planimetrics
- Elevation
- Base Maps**
 - 2023 MassGIS Orthos**
 - Town Basemap



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Property Card	PK Field Card



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Find Abutters



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Correspondence re flooding on street and setbacks

Re: 22 Beach View Road, West Dennis, MA (ZBAS-26-8)

Regarding the hearing scheduled for March 23, 2026, we wish to inform the Board of the longstanding drainage issue it should consider. Our family has lived at 75 Surfside Road for almost 70 years, at the intersection of Surfside Road and Beach View Road, directly behind 22 Beach View Road.

This intersection has consistently experienced significant flooding during rainstorms, with water often several inches deep and extending from Surfside Road up Beach View Road to the driveway of 22 Beach View. While the Dennis DPW is aware of the issue and occasionally resurfaces the area, the roads are private, and the underlying drainage deficiencies have not been addressed. The problem has worsened over time, due to increased development and the replacement of porous land with larger structures.

We do not oppose the installation of a pool (and patio); however, we are concerned that additional hardscape will further exacerbate stormwater flooding in this already vulnerable area.

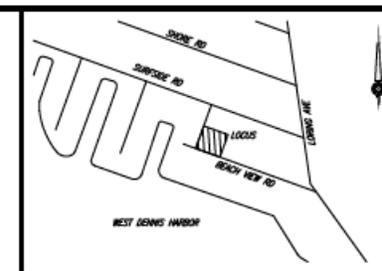
We appreciate the great work the Board performs. Given the proximity of our properties, 75 Surfside and 22 Beach View, we respectfully request that all applicable zoning setback requirements be strictly enforced without exception.

Thank you for your time and consideration.

Sincerely,

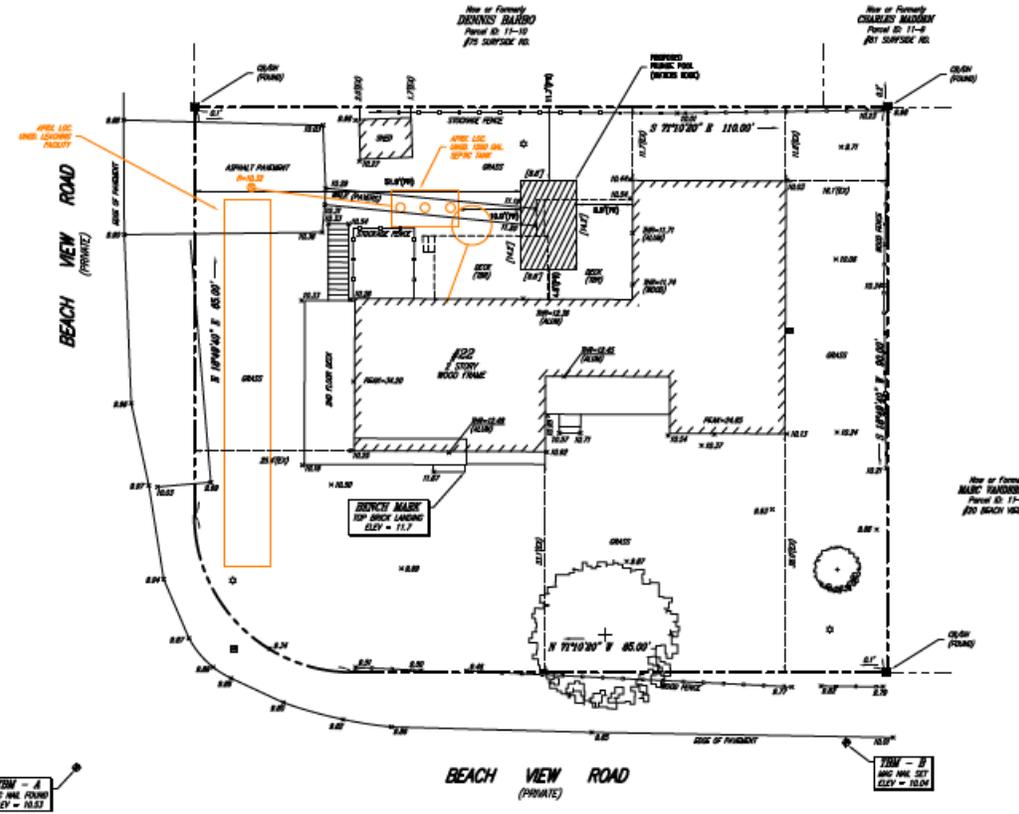
Dennis and Ann Barbo
75 Surfside Road





LOCALITY MAP - NOT TO SCALE

- LEGEND**
- (EX) - EXISTING OFFSET
 - (PO) - PROPOSED OFFSET
 - (DLO) - PROPOSED DIMENSION
 - (S) - SURVEY DIMENSION
 - (D) - DEEP DIMENSION
 - TRM - THRESHOLD
 - APR - APPROXIMATE
 - LOC - LOCATION
 - UND - UNDERGROUND



TRM - A
AND WML FOUND
ELEV = 10.53

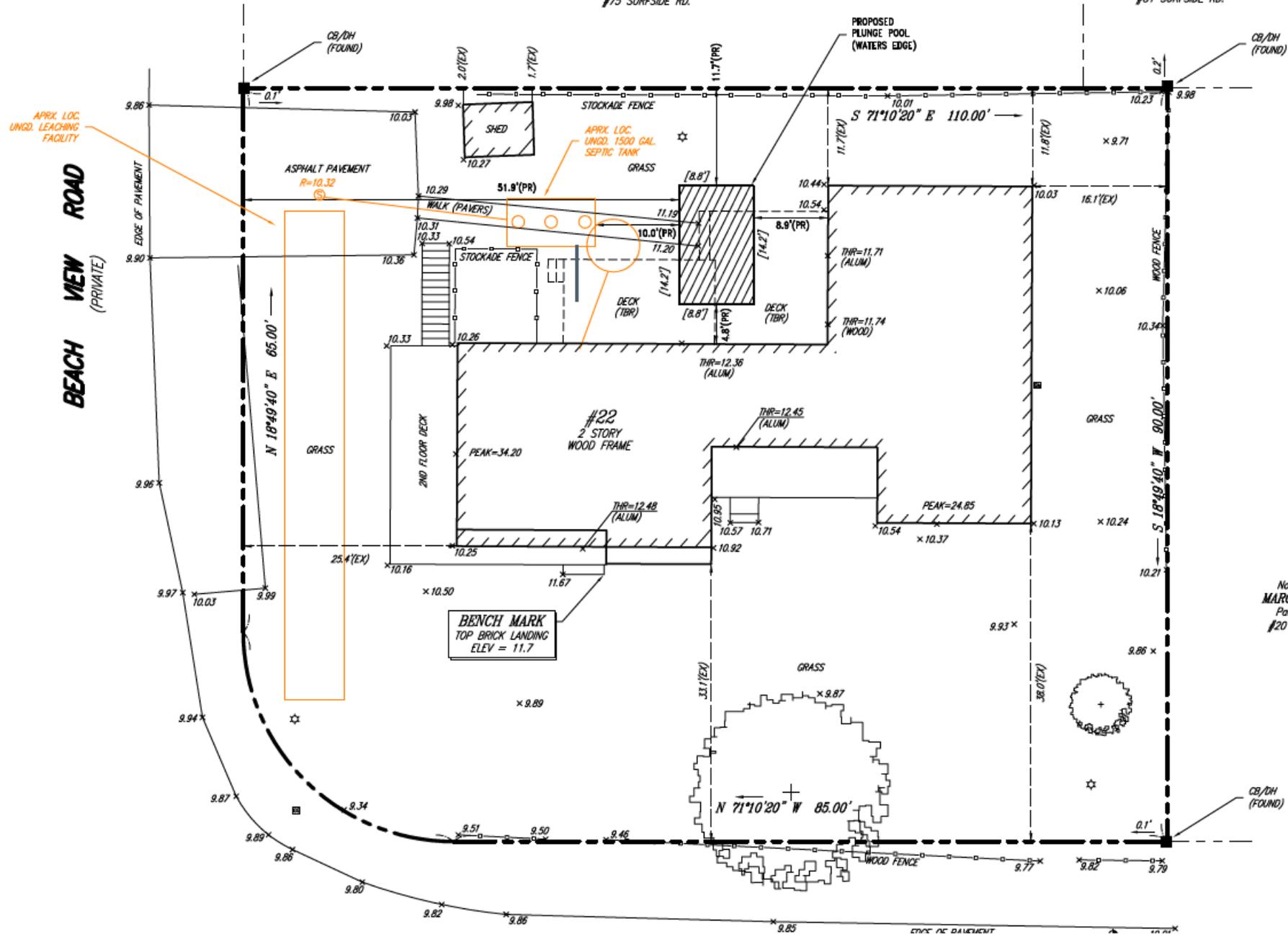
TRM - B
AND WML SET
ELEV = 10.04

- NOTES**
- 1) - BRANCH MARK: TOP STEP OF BRICK LANDING AS SHOWN ON A PLAN PREPARED BY SCOTT CAVE ENGINEERING, INC. DATED AUGUST 2, 2002, ENTITLED TITLE 5 SITE PLAN. ELEVATION = 11.7
 - TRM-A: AND WML FOUND NEAR THE INTERSECTION OF BEACH VIEW ROAD, AS SHOWN. ELEVATION = 10.53
 - TRM-B: AND WML SET ON THE SOUTHERLY SIDE OF BEACH VIEW ROAD, AS SHOWN. ELEVATION = 10.04
 - 2) - ELEVATIONS REFER TO MVD (FEET) PLAN BY SCOTT CAVE ENGINEERING INC., DATE AUGUST 2, 2002.
 - 3) - BY DOWNING FLOODING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNIMPROVED) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) ALSO KNOWN AS THE ONE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100, A101, A102, A103, A104, A105, A106, A107, A108, A109, A110, A111, A112, A113, A114, A115, A116, A117, A118, A119, A120, A121, A122, A123, A124, A125, A126, A127, A128, A129, A130, A131, A132, A133, A134, A135, A136, A137, A138, A139, A140, A141, A142, A143, A144, A145, A146, A147, A148, A149, A150, A151, A152, A153, A154, A155, A156, A157, A158, A159, A160, A161, A162, A163, A164, A165, A166, A167, A168, A169, A170, A171, A172, A173, A174, A175, 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Now or Formerly
DENNIS BARBO
Parcel ID: 11-10
#75 SURFSIDE RD.

Now or Formerly
CHARLES MADDEN
Parcel ID: 11-9
#81 SURFSIDE RD.

Now or Formerly
MARC VANDERBAAN
Parcel ID: 11-14
#20 BEACH VIEW RD.



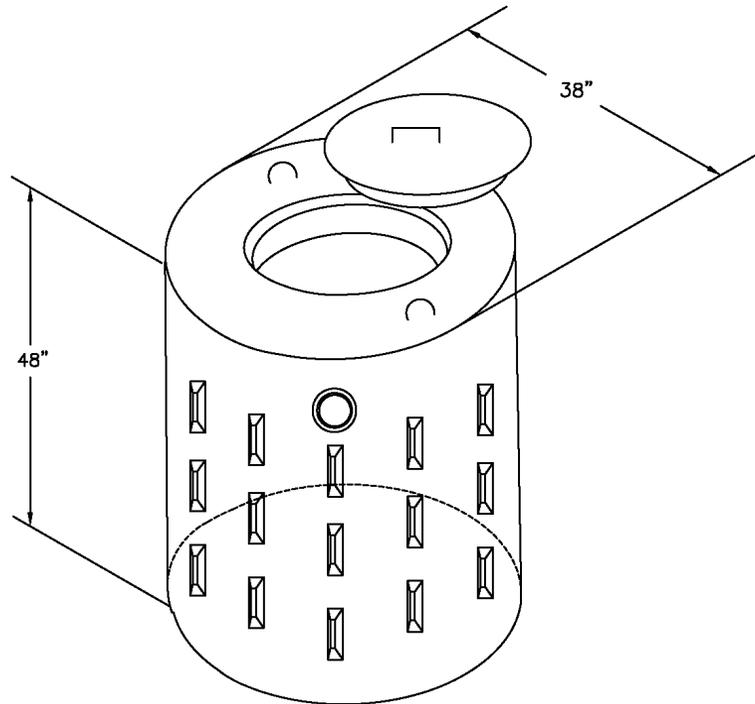


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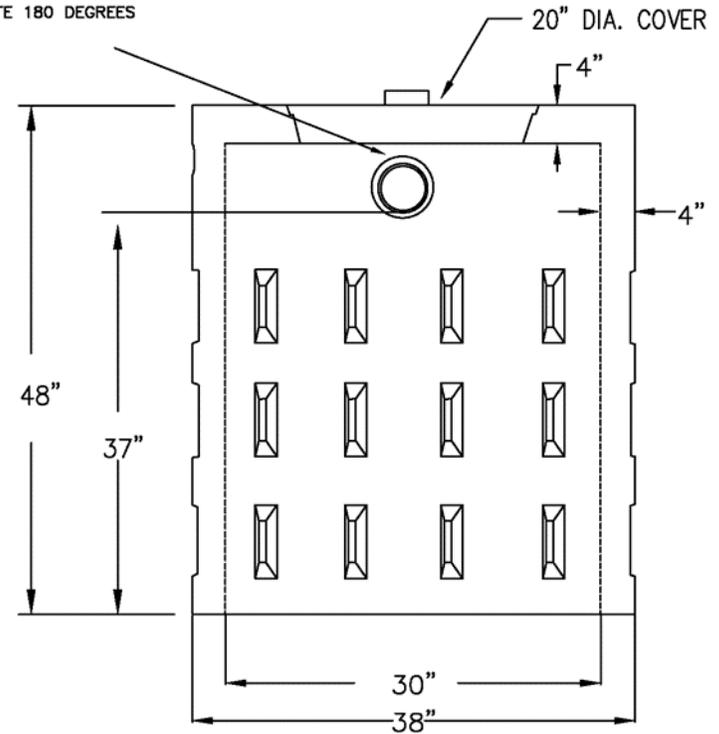


100 GALLON DRYWELL

H-20

DW100H

2-POLYLOK PIPE SEALS
OPPOSITE 180 DEGREES

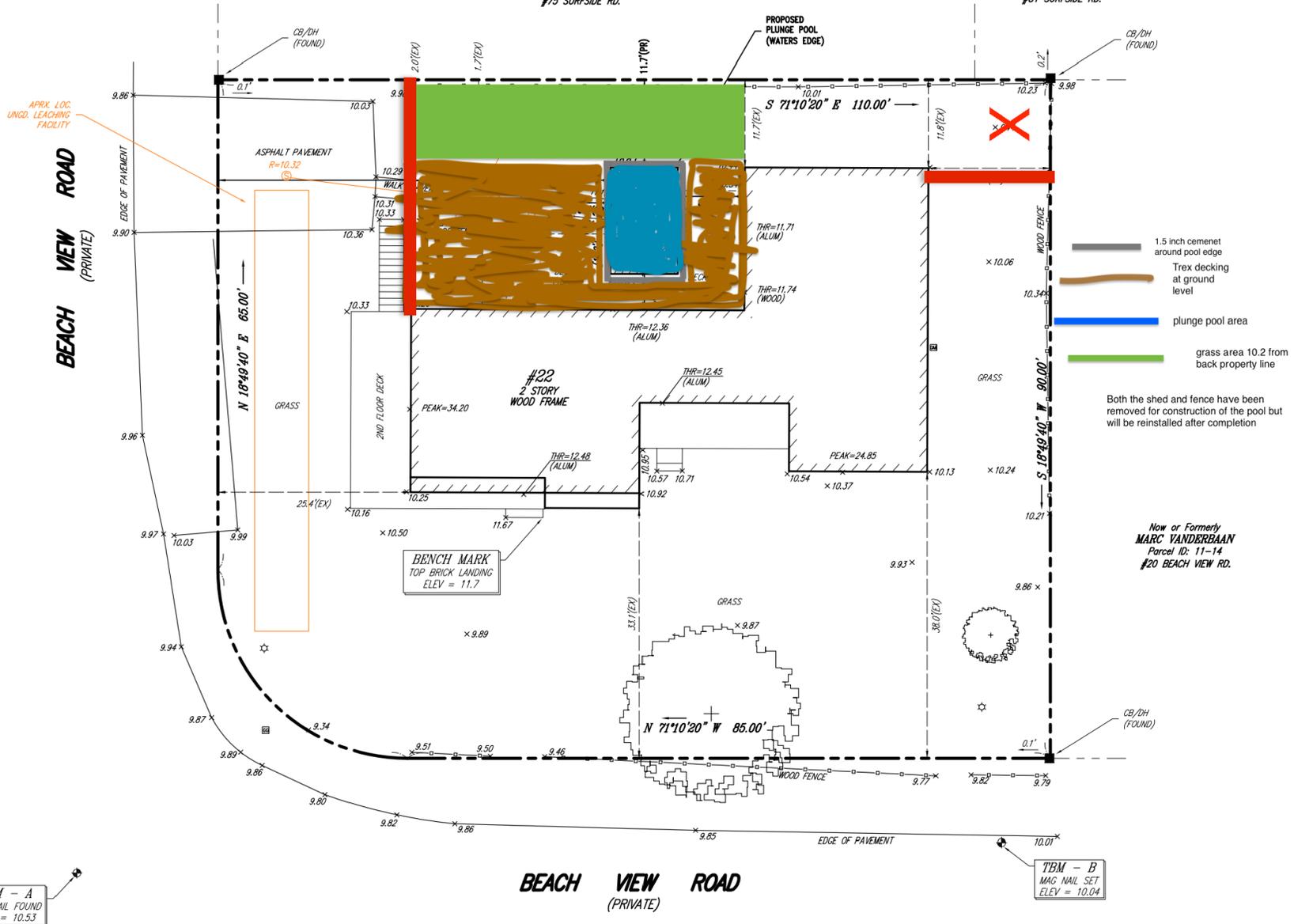


SPECIFICATIONS

- 1.) CONCRETE STRENGTH F'C 5,000 PSI @ 28 DAYS.
- 2.) CEMENT, PORTLAND TYPE I OR III. ASTM C150-81.
- 3.) DESIGN LOADING PER AASHO HS-20
- 4.) STEEL REINFORCEMENT PER ASTM A-615 GRADE 60
- 5.) WEIGHT 1700 LBS.

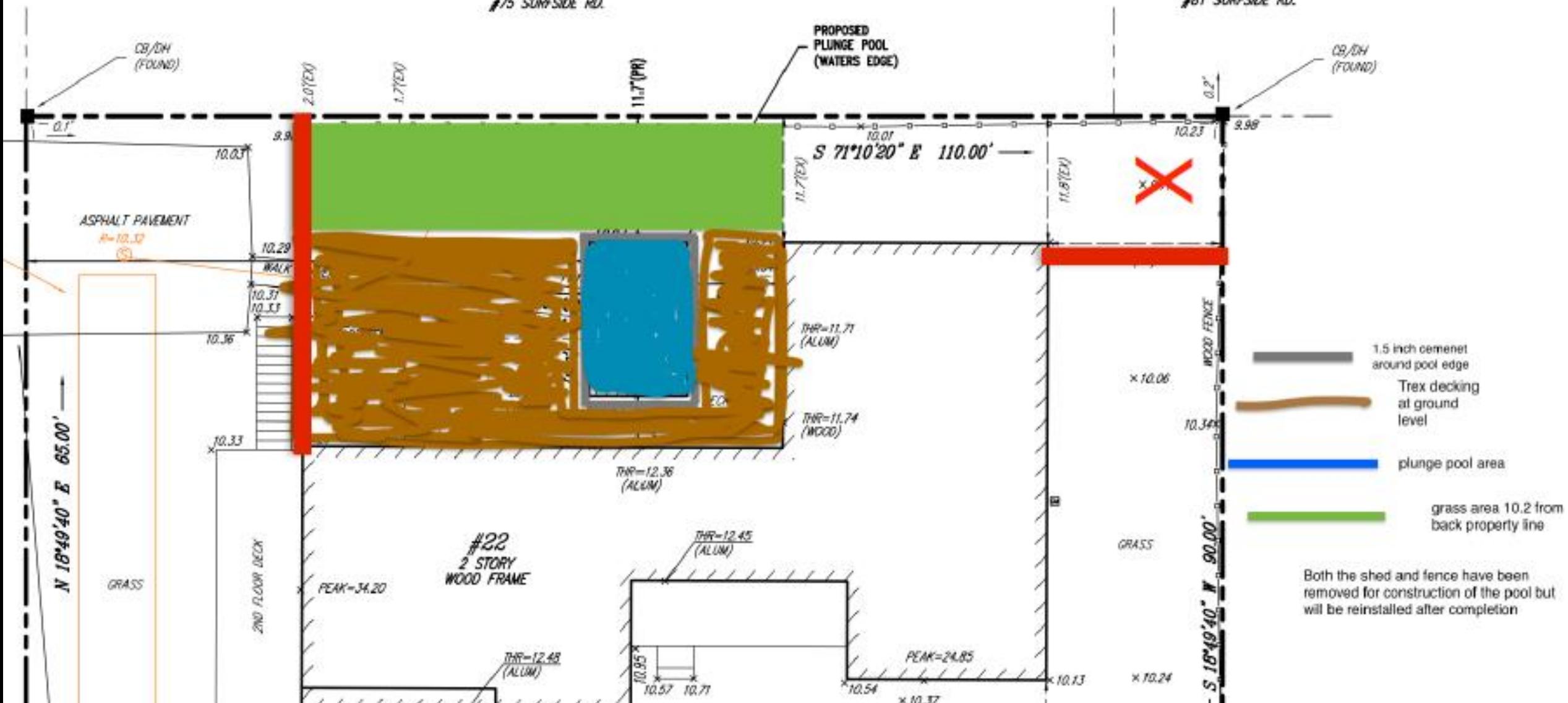
Now or Formerly
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-  1.5 inch cement around pool edge
-  Trex decking at ground level
-  plunge pool area
-  grass area 10.2 from back property line

Both the shed and fence have been removed for construction of the pool but will be reinstalled after completion





Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-26-6

DATE OF REFERRAL:
January 23, 2026

FEES PAID:
\$50.00

OWNERS NAME: MAGUIRE RYAN R TRUSTEE
PROPERTY ADDRESS OF WORK: 22 BEACH VIEW ROAD, Unit , DENNIS, MA, 02670
MAP & PARCEL: 11-11-0

DETERMINATION OF REFERRAL:
ZBA Special permit required that will extend the non-conforming footprint in a minimum required rear setback on a non-conforming lot.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
install a plunge pool in back yard