

47 JUDITH ANN ROAD (ZBAS-26-11): Deborah J. Moran Trustee, 779 East Sixth Street #3, South Boston, MA, 02132 C/O Paul Sweetser is seeking a Special Permit to demolish a non-conforming single-story single-family home and detached garage built in 1953 and reconstruct a new two-story single-family home with attached garage on a non-conforming lot. Located on a property in the R-40 Zoning District, as part of Old King's Highway Historic, within the AE Flood Zone, at 47 Judith Ann Road, Dennis

Find Properties

Owner:

Parcel ID:

Address:

Condo/Cottage Colony:

Results Summary

Parcels

Parcel ID	Address	Village	Owner
324-52-0	47 JUDITH AN	DE	MORAN DEBOR

Detail Information [Zoom To](#)

Key	13224
Fiscal Year	2027
Extension	0
Address	47 JUDITH ANN ROAD
Village	DE
Property Type	R
Owner	MORAN DEBORAH J TRUSTE
Co-Owner	DEBORAH J MORAN REV TRI
Owner Address	47 JUDITH ANN ROAD
Owner City	DENNIS
Owner State	MA
Owner Zip	02638
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	12/11/14 00:00:00
Book	28565
Page	336
Certificate	
Last Sale Price	0.0000
Total Value	\$811,500.00
Land Value	\$561,000.00
Building Value	\$242,200.00
Detached Building Value	\$8,300.00
Acres	0.26
Prev Year Total Value	\$827,000.00
Property Card	PK Field Card



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Find Properties

Owner:

Parcel ID:

Address: [Clear](#)

Condo/Cottage:

Colony:

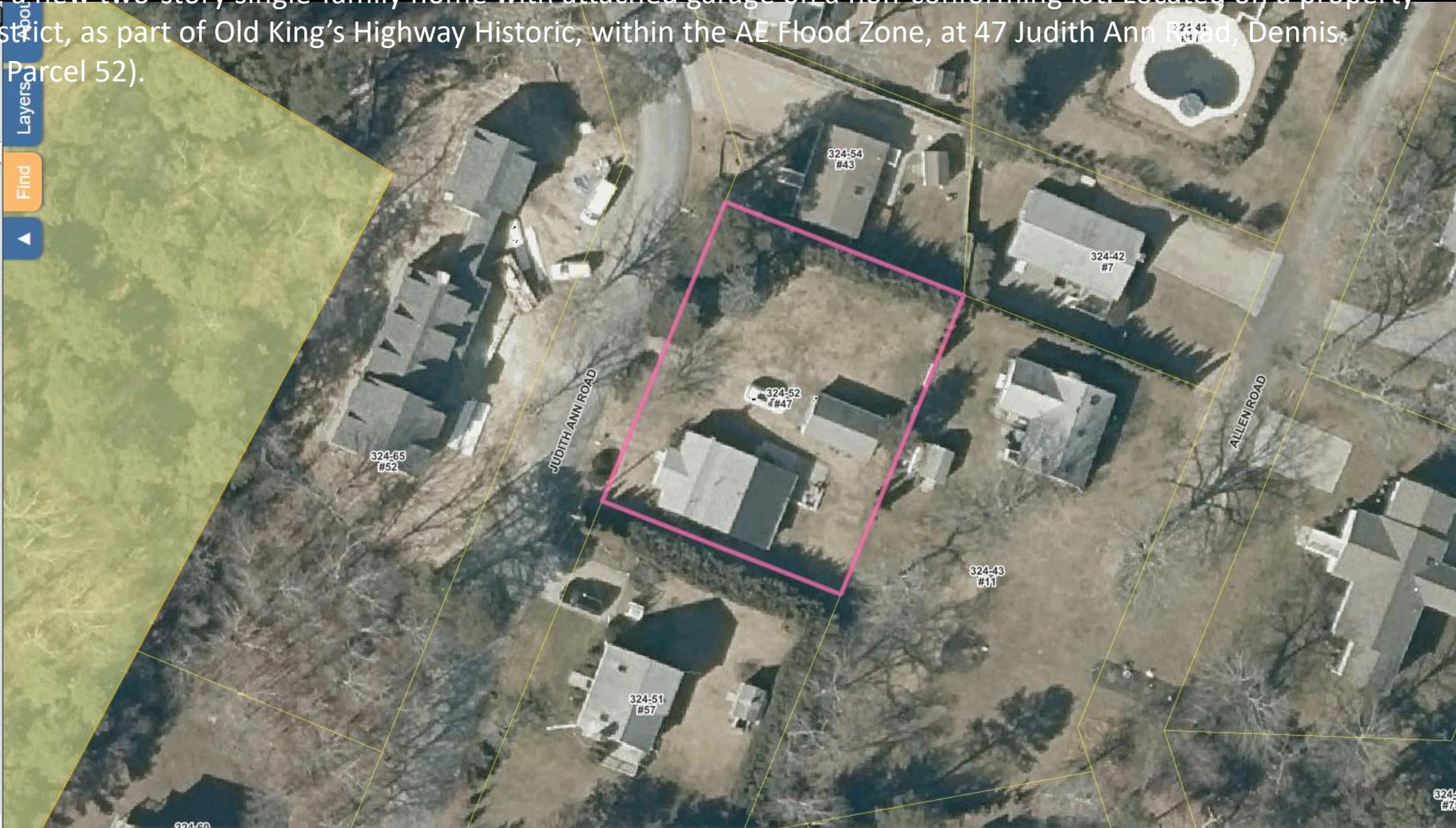
Results Summary

Parcels

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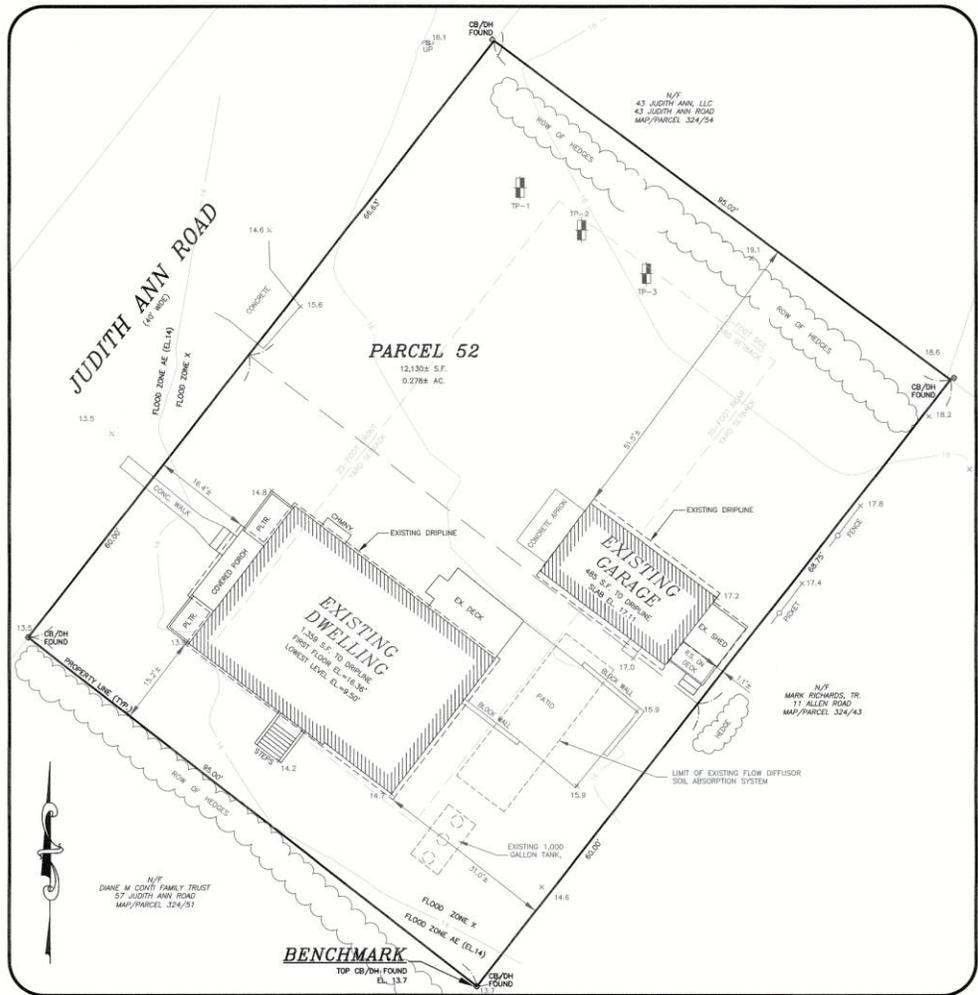
Detail Information [Zoom To](#)

CAMA ID	324-52-0
MapPar	324-52
Key	13224
Fiscal Year	2027
Extension	0
Address	47 JUDITH ANN ROAD
Village	DE
Property Type	R
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ZONING REQUIREMENTS

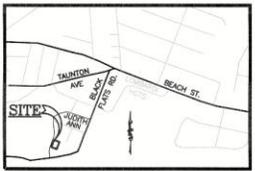
ZONING DISTRICT: R-40	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	12,130 SF	12,130 SF
MINIMUM FRONTAGE	100'	126.83'	126.83'
MINIMUM FRONT YARD SETBACK	25'	18.4'±	32.8'±
MINIMUM SIDE YARD SETBACK	15'	(9)15.2'±/(1)51.5'±	(9)45.1'±/(1)16.4'±
MINIMUM REAR YARD SETBACK	25'	1.1'±	29.5'±
MAXIMUM PERCENT TOTAL BLDG COVERAGE*	13%	15.20%	14.92%
MAXIMUM BUILDING HEIGHT ABOVE A.N.G.†	30'	28.30'	28.30'

* BUILDING COVERAGE MEASURED TO THE DRIPLINE
 † A.N.G. = AVERAGE NATURAL GRADE

EXISTING GRADE PLANE CALCULATION

15.0 + 15.5 + 18.0 + 18.3 = 16.7
 AVERAGE NATURAL GRADE (A.N.G.) = ELEV. 16.7
 TOP OF PROPOSED DWELLING = ELEV. 45.00'
 HEIGHT OF BUILDING (T.O.F. TO ROOF) = 27.50'
 HEIGHT OF PROPOSED BUILDING ABOVE A.N.G. = 28.30'

EXISTING CONDITIONS



LOCUS
SCALE 1"=1000'

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF A FEMA FLOOD HAZARD ZONE AC EL 14 AND ZONE X AS SHOWN ON PANEL NO. 25001005774, EFFECTIVE DATE JULY 16, 2014.
2. THERE ARE NO STREAMS OR WETLANDS WITHIN 100-FEET OF THE PROPOSED WORK.
3. THE SITE IS NOT LOCATED WITHIN A ZONE II AREA.
4. VERTICAL AND HORIZONTAL DATUM ARE NAVD83.
5. ALL WORK SHALL CONFORM TO THE TOWN OF DENNIS AND THE COMMONWEALTH OF MASSACHUSETTS CONSTRUCTION STANDARDS AND REGULATIONS.
6. ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHALL BE FIELD VERIFIED. DUGSAFE AND LOCAL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO ANY EXCAVATION OCCURRING.
7. NO PRIVATE WATER SUPPLY WELLS EXIST WITHIN 100' OF THE PROPOSED SYSTEM.
8. THIS DESIGN DOES NOT ALLOW FOR THE USE OF A GARBAGE GRINDER.
9. ELECTRIC SERVICE INSTALLATION SHALL BE COORDINATED WITH EVERSOURCE AND OWNER OR THE OWNER'S CONTRACTOR.
10. TELEPHONE AND CABLE SERVICE LOCATION AND CONNECTION DETAILS SHALL BE COORDINATED WITH VERIZON, COMCAST AND THE OWNER OR OWNER'S CONTRACTOR.
11. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL UTILITY SEPARATION MEET CODE AND THE REQUIREMENTS OF THOSE UTILITY COMPANIES HAVING JURISDICTION.
12. WATER SERVICE CONNECTIONS SHALL BE COORDINATED BETWEEN THE TOWN OF DENNIS WATER DEPARTMENT AND THE OWNER OR CONTRACTOR.
13. EXISTING CONDITIONS SURVEY PERFORMED BY WARWICK ASSOCIATES INC., NORTH FALMOUTH MA

PROPOSED CONDITIONS

SITE INFORMATION

ADDRESS: 47 JUDITH ANN ROAD
 ASSESSORS MAP/PARCEL: 324/52
 DEED REFERENCE: 28665/336
 PLAN BOOK/PG: 72/39



AJM SITE DESIGN, LLC
 Residential Site Design and Permitting
 4 CRESTVIEW DRIVE
 EAST SANDWICH, MA 02537
 PHONE: (508) 400-2365

LOCATION: 47 JUDITH ANN ROAD, DENNIS, MA
CLIENT: GERARD AND DEBORAH MORAN, 47 JUDITH ANN ROAD, DENNIS, MA 02638
DRAWING TITLE: EXISTING AND PROPOSED SITE PLAN
SCALE: 1"=10' **DATE:** 2/1/26 **DRAWING NO.:** 1 OF 1

REVISIONS

NO.	DATE	DESCRIPTION

JUDITH

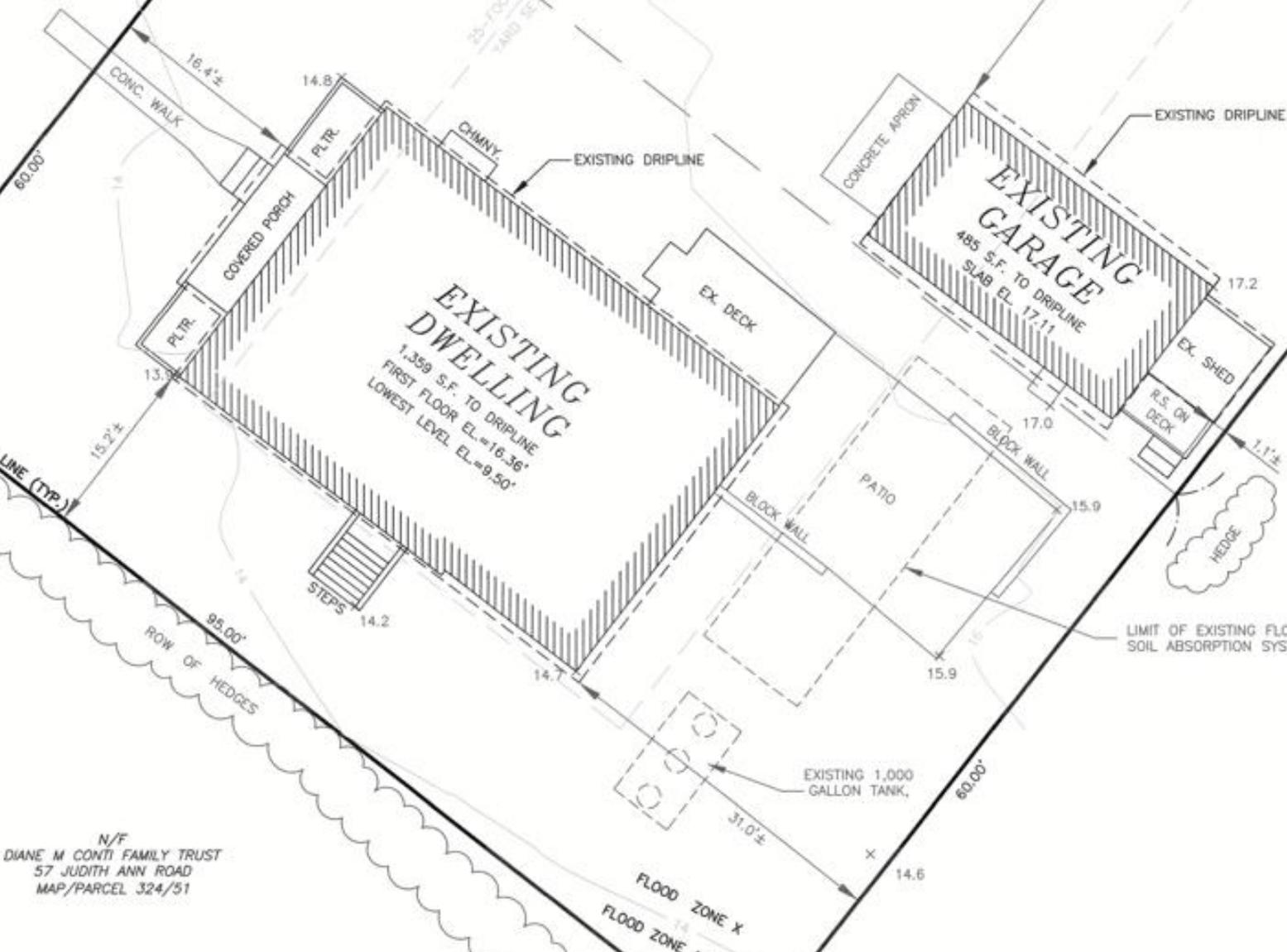
PARCEL 52

12,130± S.F.
0.278± AC.

13.5

FLOOD ZONE AE (E)
FLOOD ZONE X

CB/DH FOUND
18.6
18.2



N/F
MARK RICHARDS, TR.
11 ALLEN ROAD
MAP/PARCEL 324/43

N/F
DIANE M CONTI FAMILY TRUST
57 JUDITH ANN ROAD
MAP/PARCEL 324/51



ZONING REQUIREMENTS

ZONING DISTRICT: R-40	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 SF	12,130 SF	12,130 SF
MINIMUM FRONTAGE	100'	126.63'	126.63'
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MAXIMUM PERCENT TOTAL BLDG COVERAGE *	15%	15.20%±	14.99%±
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- * BUILDING COVERAGE MEASURED TO THE DRIPLINE
- * A.N.G. - AVERAGE NATURAL GRADE

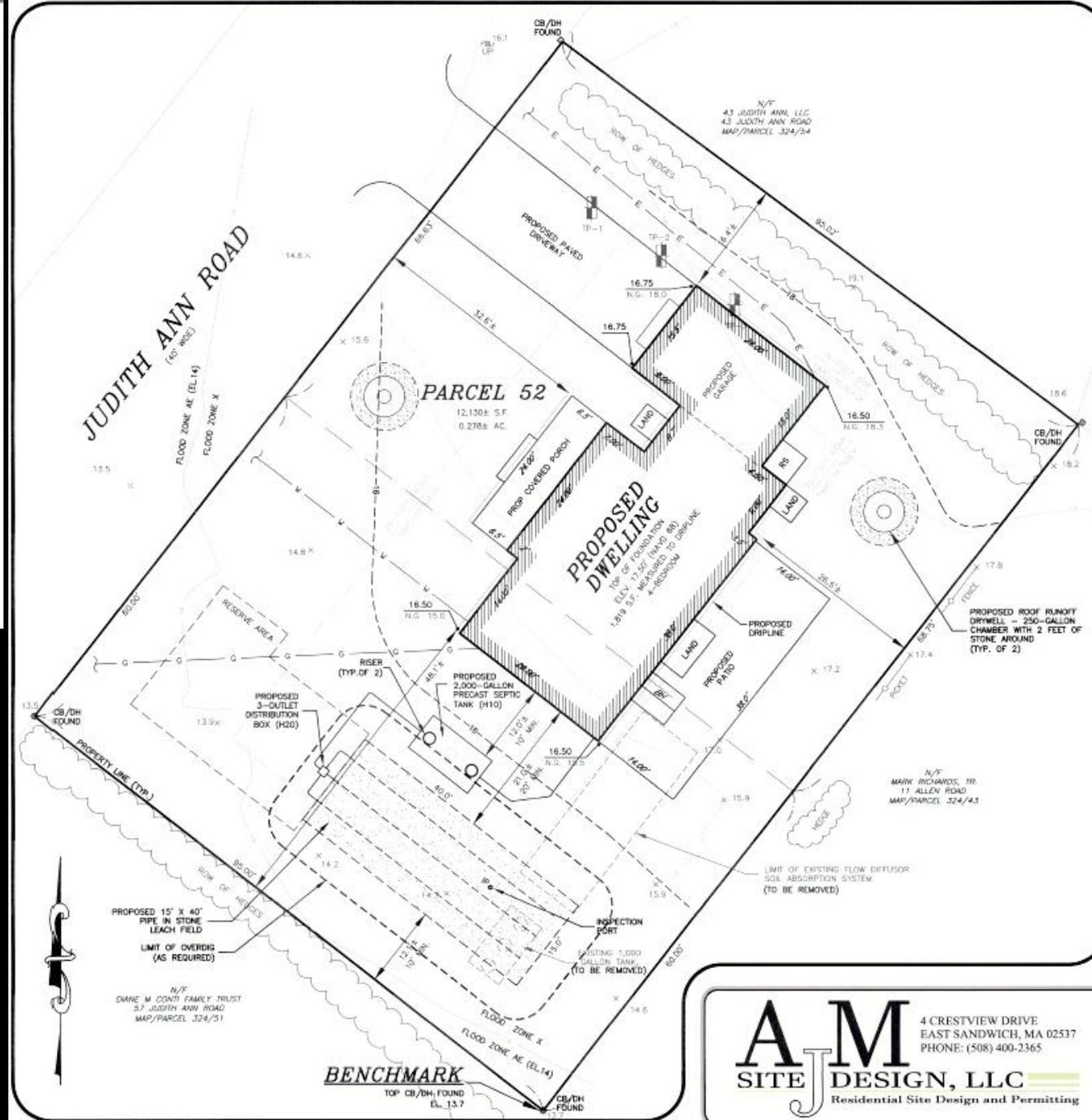
EXISTING GRADE PLANE CALCULATION

$$\frac{15.0 + 15.5 + 18.0 + 18.3}{4} = 16.7'$$

AVERAGE NATURAL GRADE (A.N.G.) = ELEV. 16.7'
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3. THE SITE IS NOT LOCATED WITHIN A ZONE II AREA.
4. VERTICAL AND HORIZONTAL DATUM ARE NAVD88
5. ALL WORK SHALL CONFORM TO THE TOWN OF DENNIS AND THE COMMONWEALTH OF MASSACHUSETTS CONSTRUCTION STANDARDS AND REGULATIONS.
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PROPOSED CONDITIONS

AJ M
SITE DESIGN, LLC
 Residential Site Design and Permitting

4 CRESTVIEW DRIVE
 EAST SANDWICH, MA 02537
 PHONE: (508) 400-2365

LOCATION

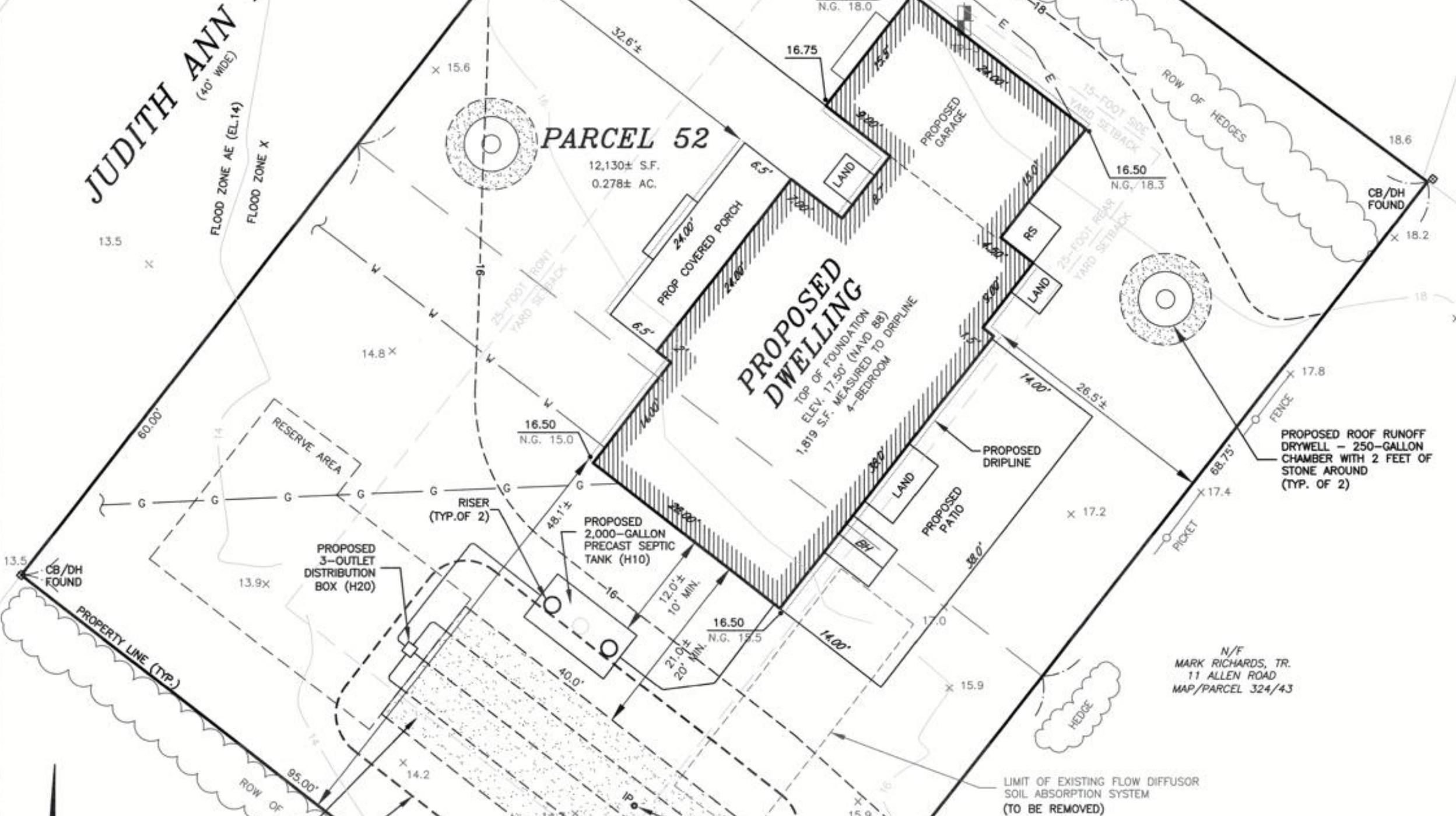
JUDITH ANN
(40' WIDE)

PARCEL 52

12,130± S.F.
0.278± AC.

PROPOSED DWELLING

TOP OF FOUNDATION
ELEV. 17.50' (NAVD 88)
1,819 S.F. MEASURED TO DRIPLINE
4-BEDROOM



PROPOSED ROOF RUNOFF
DRYWELL - 250-GALLON
CHAMBER WITH 2 FEET OF
STONE AROUND
(TYP. OF 2)

N/F
MARK RICHARDS, TR.
11 ALLEN ROAD
MAP/PARCEL 324/43

LIMIT OF EXISTING FLOW DIFFUSER
SOIL ABSORPTION SYSTEM
(TO BE REMOVED)

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ZONING REQUIREMENTS

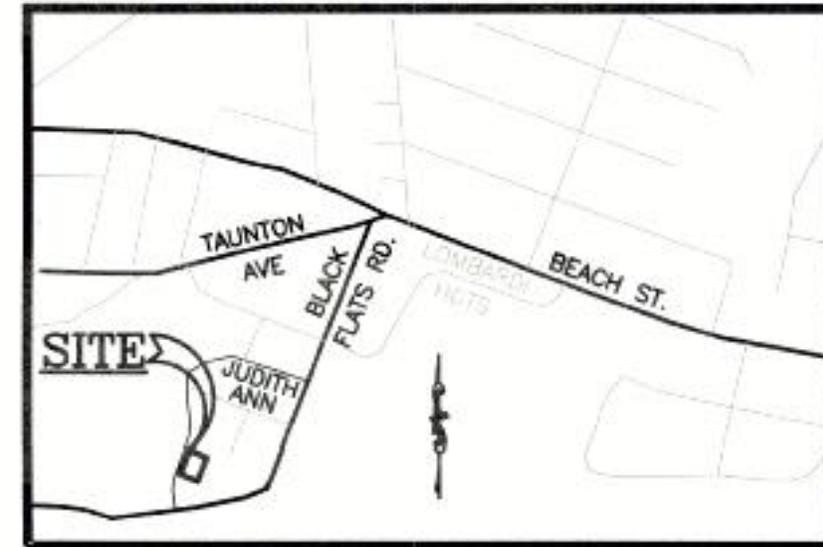
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MAXIMUM BUILDING HEIGHT ABOVE A.N.G. *	30'		28.30'

* BUILDING COVERAGE Saved to N: Drive
 * A.N.G. - AVERAGE DRIPLINE

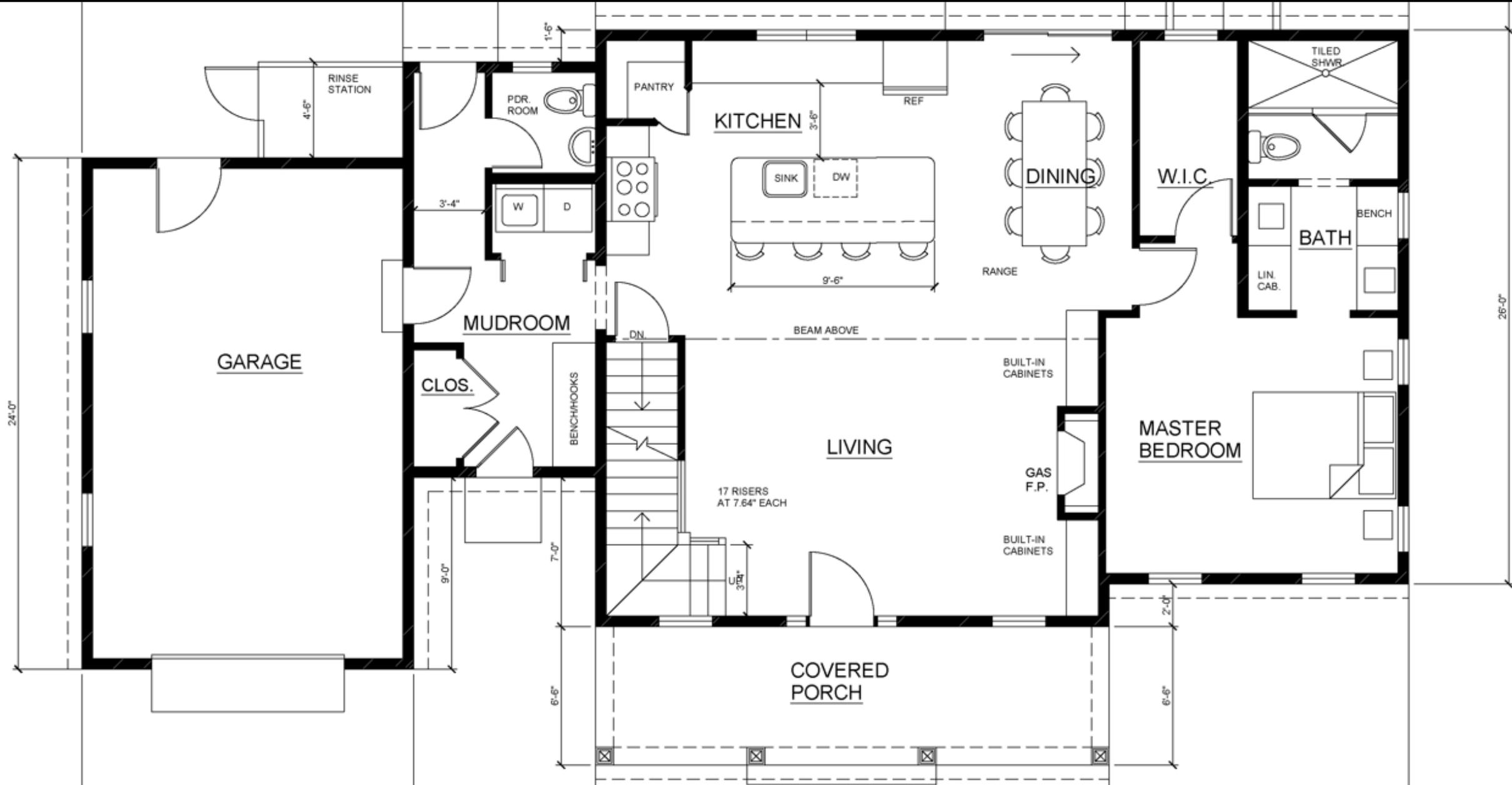
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LOCUS
 SCALE 1"=1000'



24'-0"

26'-0"

GARAGE

RINSE STATION
4'-6"

PDR ROOM
1'-6"

PANTRY

KITCHEN

REF

W D
3'-4"

SINK DW

DINING

W.I.C.

BATH

LIN. CAB.

BENCH

TILED SHWR

MUDROOM

DN

BEAM ABOVE

CLOS.

BENCHHOOKS

LIVING

BUILT-IN CABINETS

MASTER BEDROOM

GAS F.P.

BUILT-IN CABINETS

17 RISERS AT 7.64" EACH

3'-0"

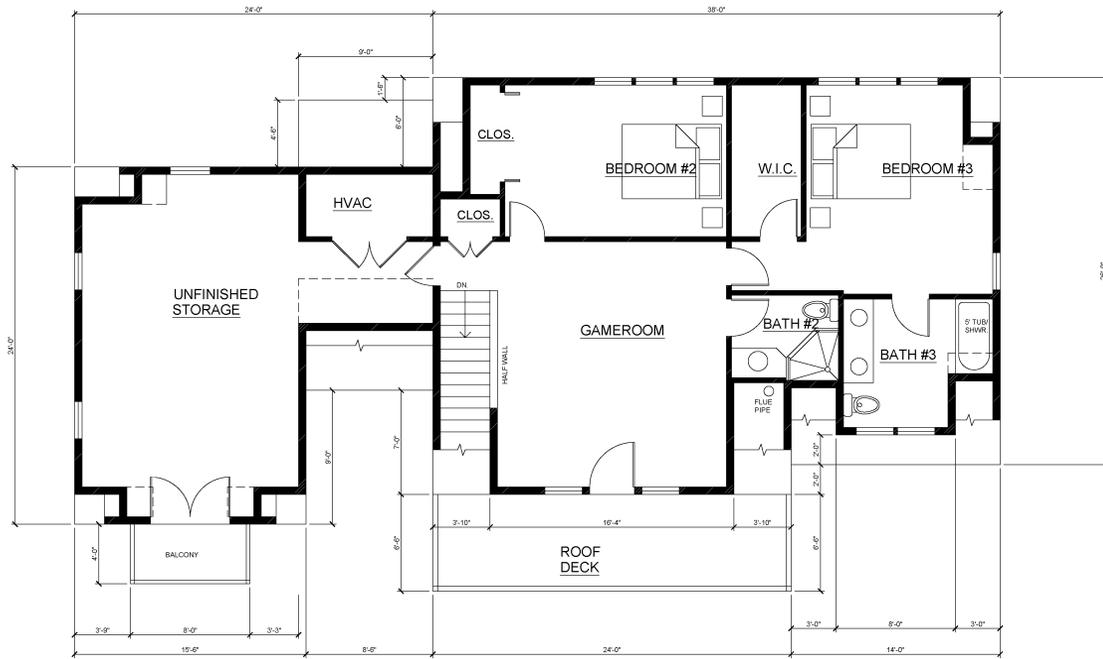
COVERED PORCH

9'-0"

7'-0"

2'-0"

6'-6"



SECOND FLOOR PLAN



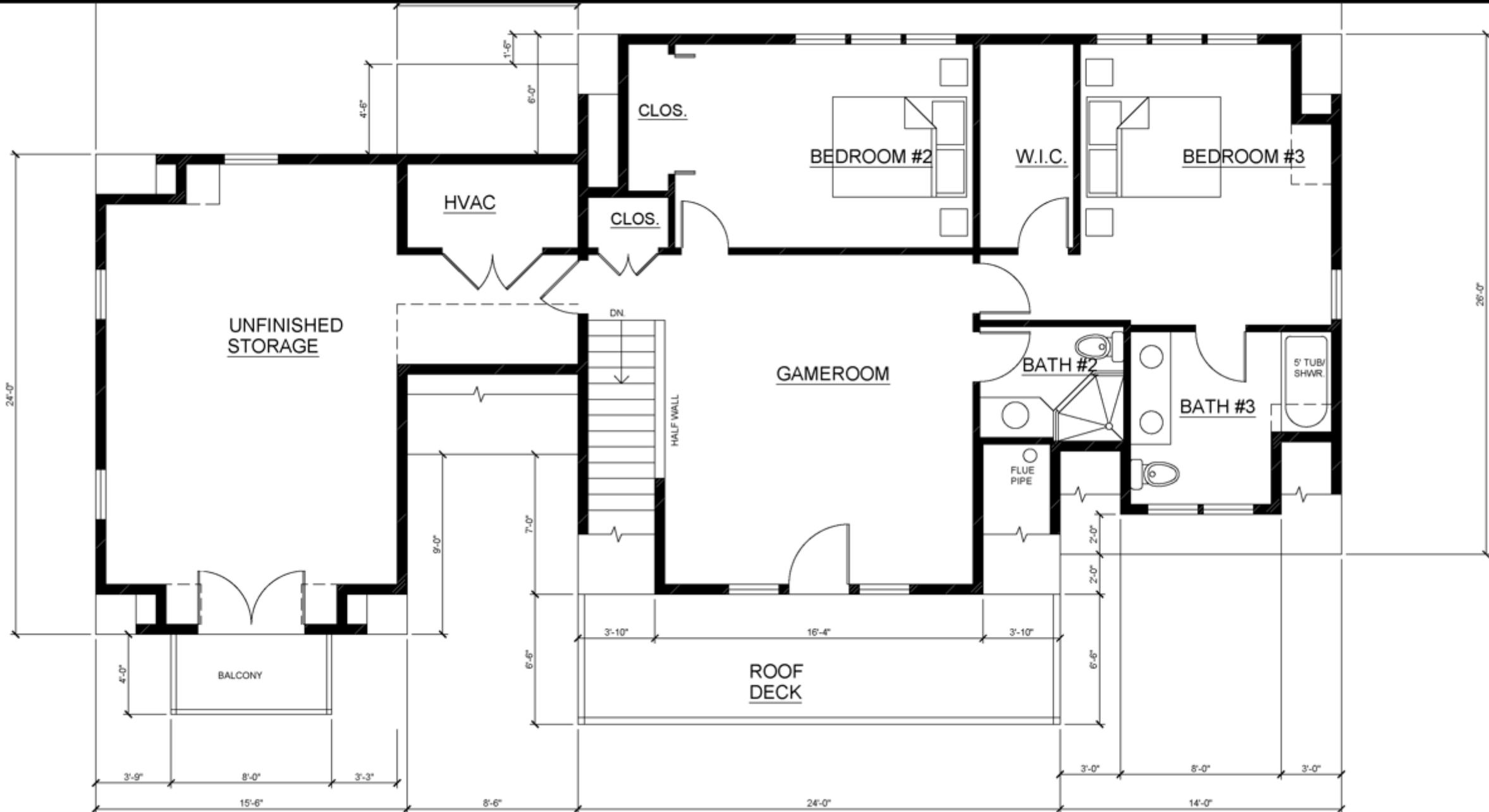
COTUIT BAY DESIGN, LLC
 43 BREWSTER ROAD
 MASHPEE, MA. 02649
 PH. (508) 274-1166

NEW HOUSE FOR:
MORAN RESIDENCE
 47 JUDITH ANN ROAD DENNIS, MA

THE DESIGNER SHALL BE NOTIFIED IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTENT IN THESE DRAWINGS IF CONSTRUCTION COMMENCES WITHOUT NOTIFYING THE DESIGNER OF ANY ERRORS OR OMISSIONS. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE OWNER NOTED. ANY OTHER USE OF THESE DRAWINGS REQUIRES THE WRITTEN CONSENT OF THE DESIGNER UNDER THE ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990.

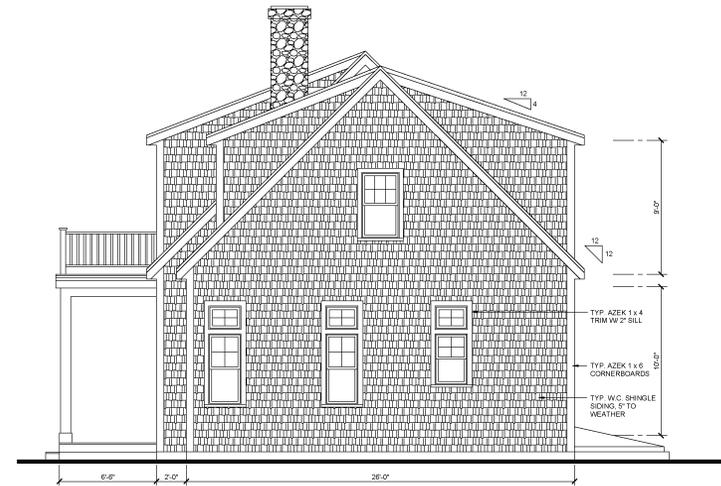
SCALE :
 1/4" = 1'-0"
 DATE :
 1/23/2026

DRAWING NO. :
A2

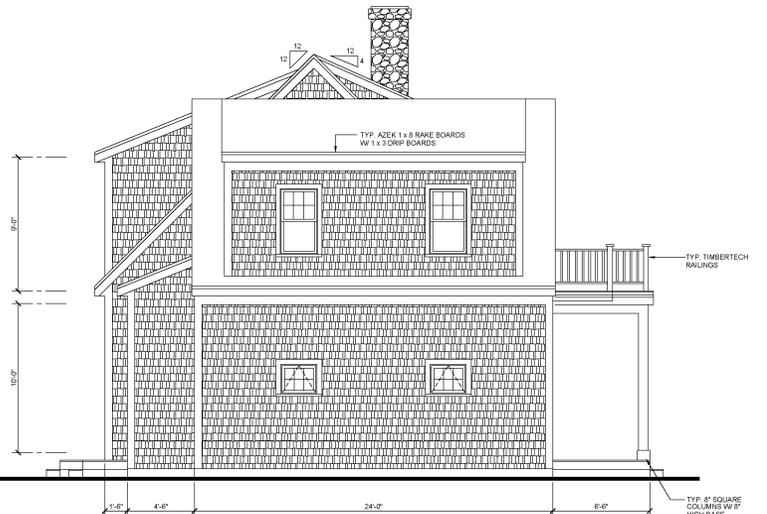




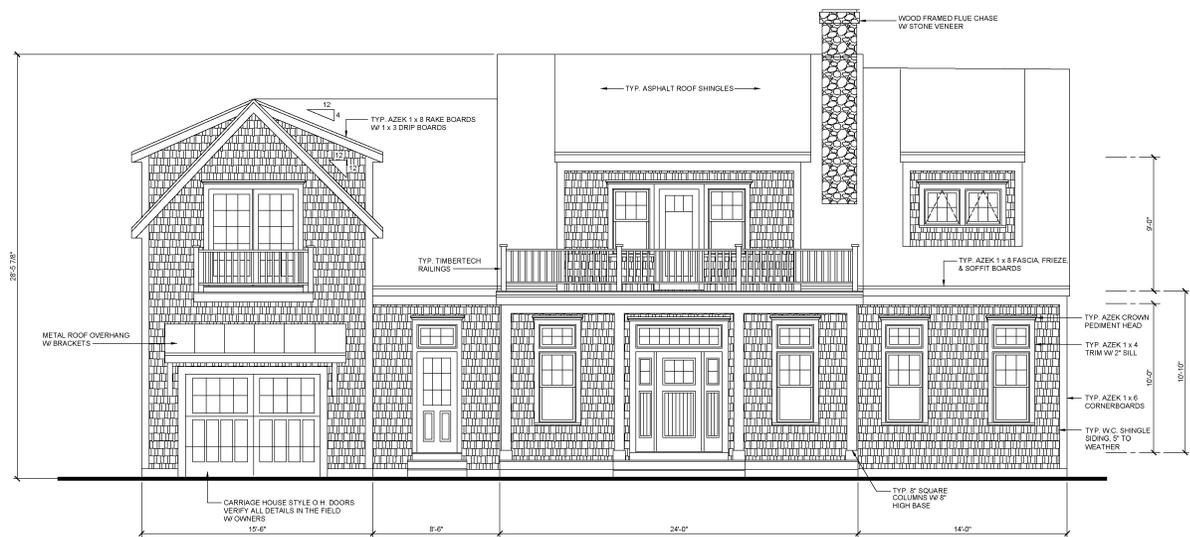
REAR ELEVATION



RIGHT ELEVATION



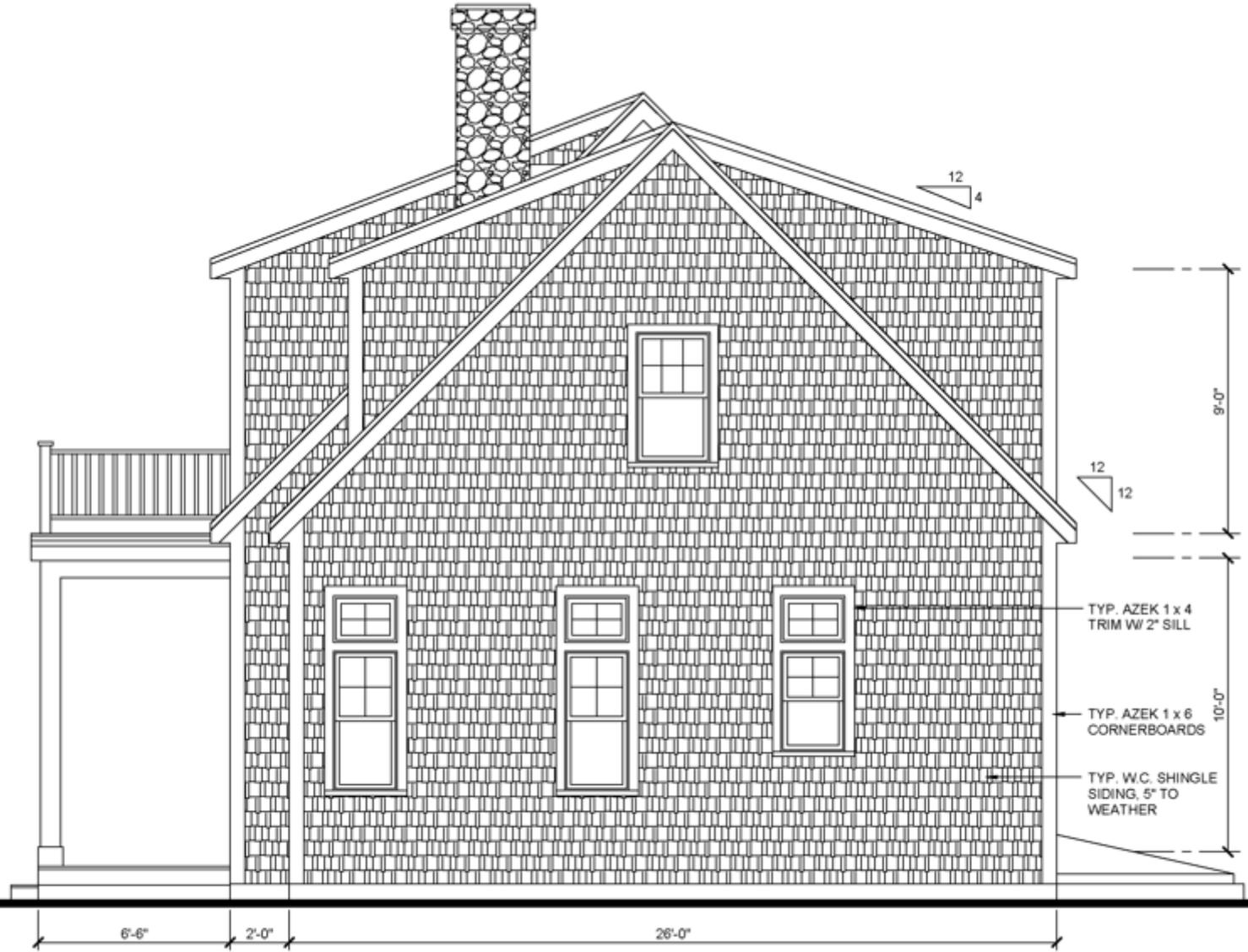
LEFT ELEVATION



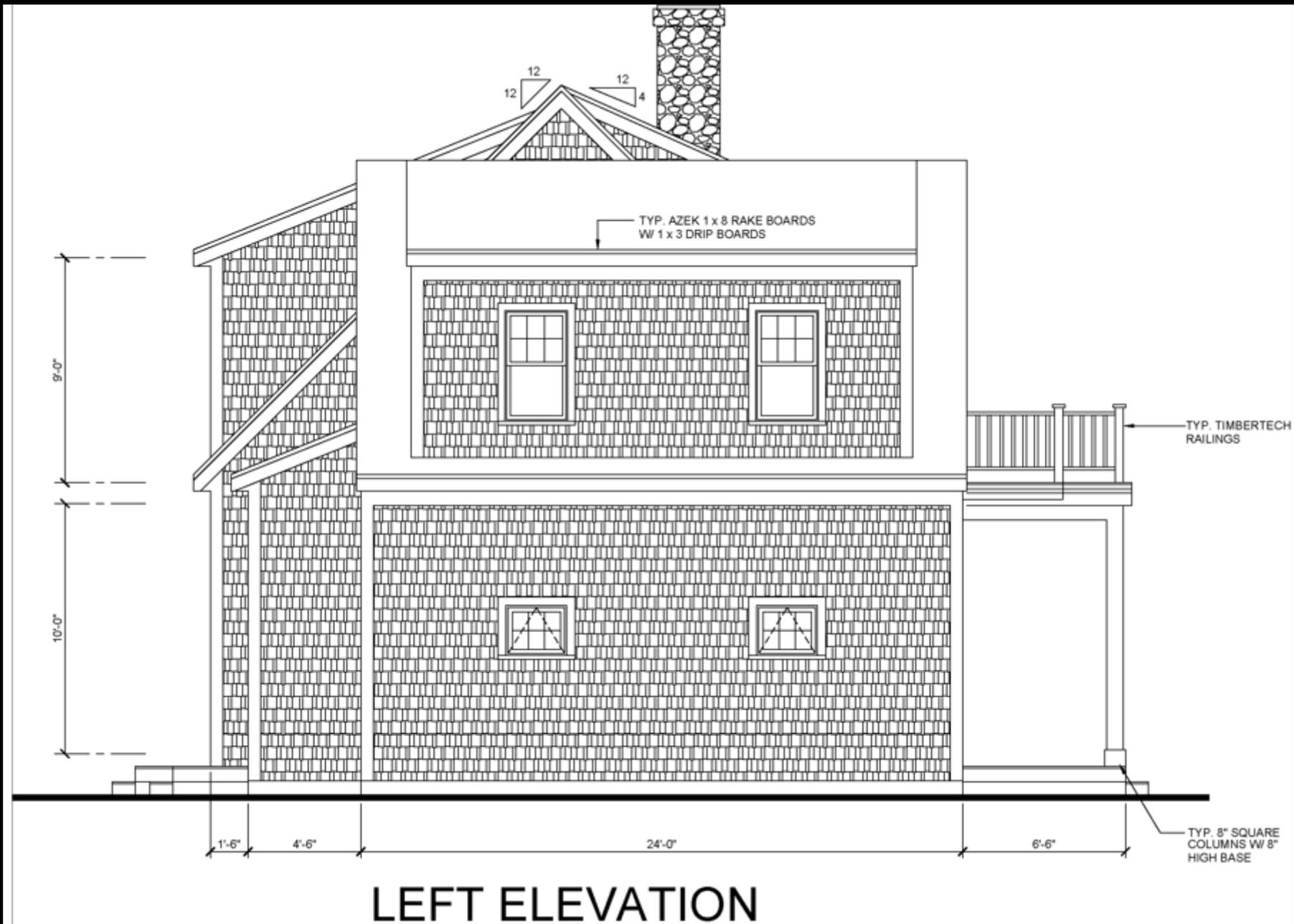
FRONT ELEVATION



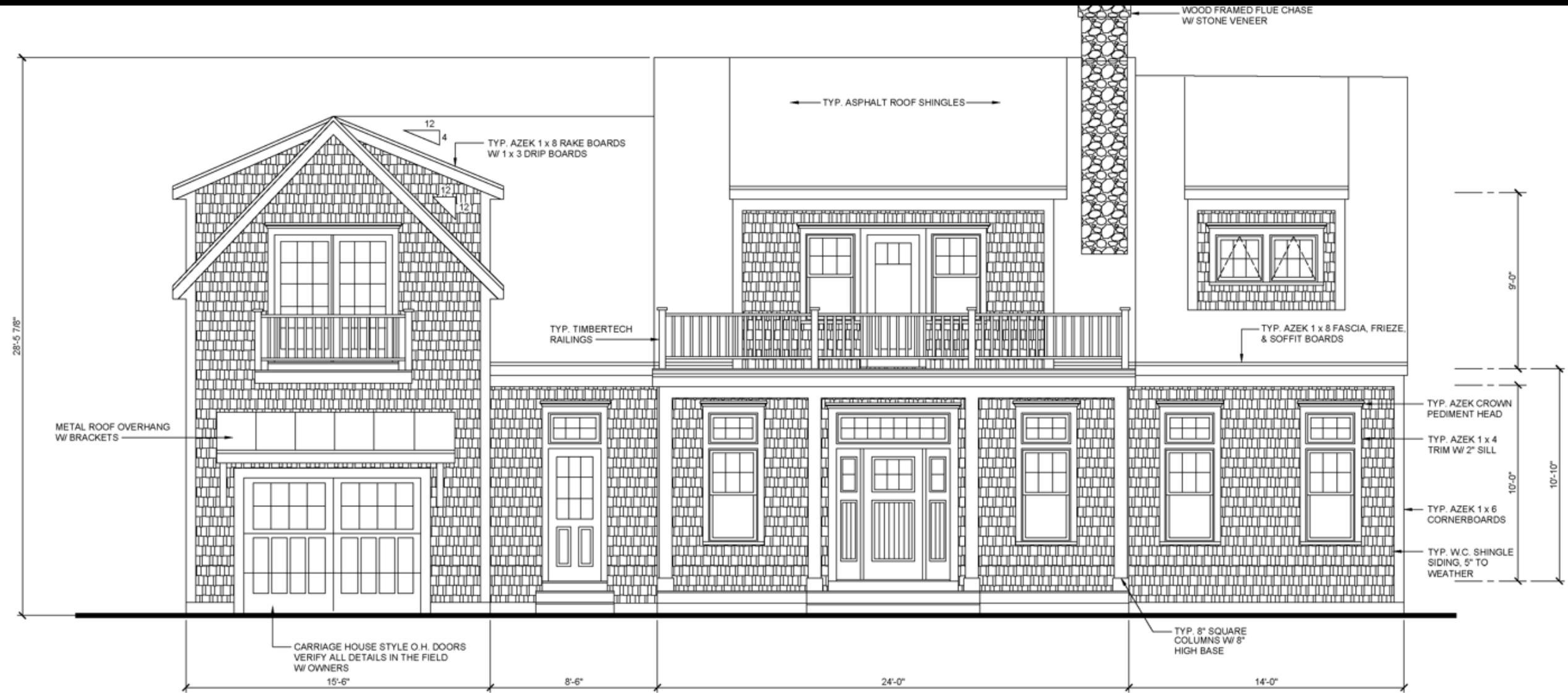
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

Narrative

to accompany the application for Special Permit for property located at
47 Judith Ann Road - Dennis (Assessors Map: 324 Parcel: 52)

February 17, 2026

Special Permit Request under Section 2.4.1.2 of the Dennis Zoning By-Laws

The existing house was built in 1953 per Town records as a single story, two bedroom dwelling. The existing dwelling footprint is 1,844 square feet to the drip edge and is 15.20% coverage which is 0.20% over the 15% allowed. The proposed house has 1,819 square feet to the drip edge and will be 14.99% which is under the allowed 15%. We are not proposing any expansion into the setback requirements.

The neighborhood consists of single family residential homes and this house will remain as such. This project will not add any additional traffic or increase the need for additional utilities.

Provided:

EXISTING/PROPOSED CONDITIONS PLAN

by AJM Site Design, LLC at a scale of 1"=10'

Floor plan and elevation plan by Cotuit Bay Design, LLC..

Commonwealth of Massachusetts



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

PERMIT NUMBER:
ZDET-26-8

DATE OF REFERRAL:
February 10, 2026

FEES PAID:
\$50.00

OWNERS NAME: MORAN DEBORAH J TRUSTEE

PROPERTY ADDRESS OF WORK: 47 JUDITH ANN ROAD, DENNIS, MA, 02638

MAP & PARCEL: 324-52-0

DETERMINATION OF REFERRAL: **Zoning Board of Appeals (ZBA) Special Permit required for Voluntary Demolition of 2 non-conforming structures and** Reconstruction of a single conforming structure.

ISSUED BY:

DESCRIPTION OF WORK BY APPLICANT:
Raze and replace, new house to meet zoning requirements