

**1850 ROUTE 6A, ED (ZBAS-25-20):** Brian Roemer, 3136 19th Street NW, Washington, DC, 20010 C/O Josh Drohan is seeking a Special Permit for the increase in the footprint of a non-conforming structure where the addition does not meet the minimum setbacks. Located on a property in the R-40 Zoning District as part of Old Kings Highway Historic at 1850 Route 6A, East Dennis

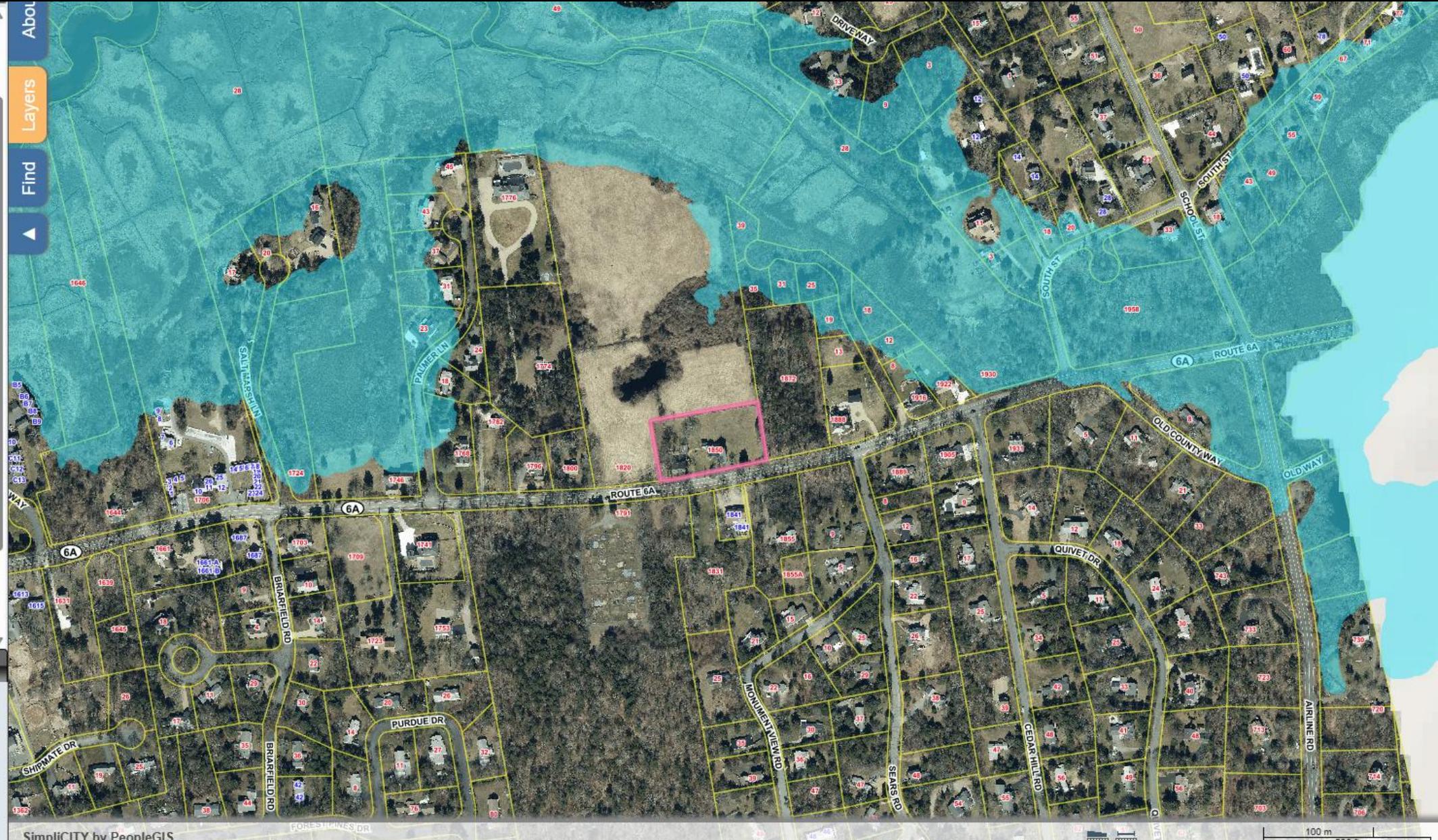
Layers

- Elevation
- 2-ft Contours (2013)
- 10-foot Contours (2003)
- MassDEP Regulated Areas
  - Activity and Use Limitations Sites
  - Tier Classified Oil and/or Hazardous
  - Material - 21E Sites
  - DWD Zone II - Sept. 29 2005 - June 10 2022
    - Zone II Area - Old
    - Zone II Area (New)
  - MA DEP Wetlands
    - Marsh/Bog
    - Wooded/Swamp
    - Salt Marsh
  - MA NHESP Certified Vernal Pools
  - MA NHESP Potential Vernal Pools
  - NHESP 8-1-2021 Estimated Habitat Rare Species Dennis
  - NHESP 8-1-2021 Priority Habitat Rare Spec Dennis
  - Land Use (Last Update 2013)
  - Private Access Ways
  - Parcels
  - Parcels w/Aerials
- Base Maps
  - Google Hybrid Map
  - Google Street Map
  - 2023 MassGIS Orthos
  - CCC 2020 Aerial Imagery
  - MassGIS 2014 Orthos
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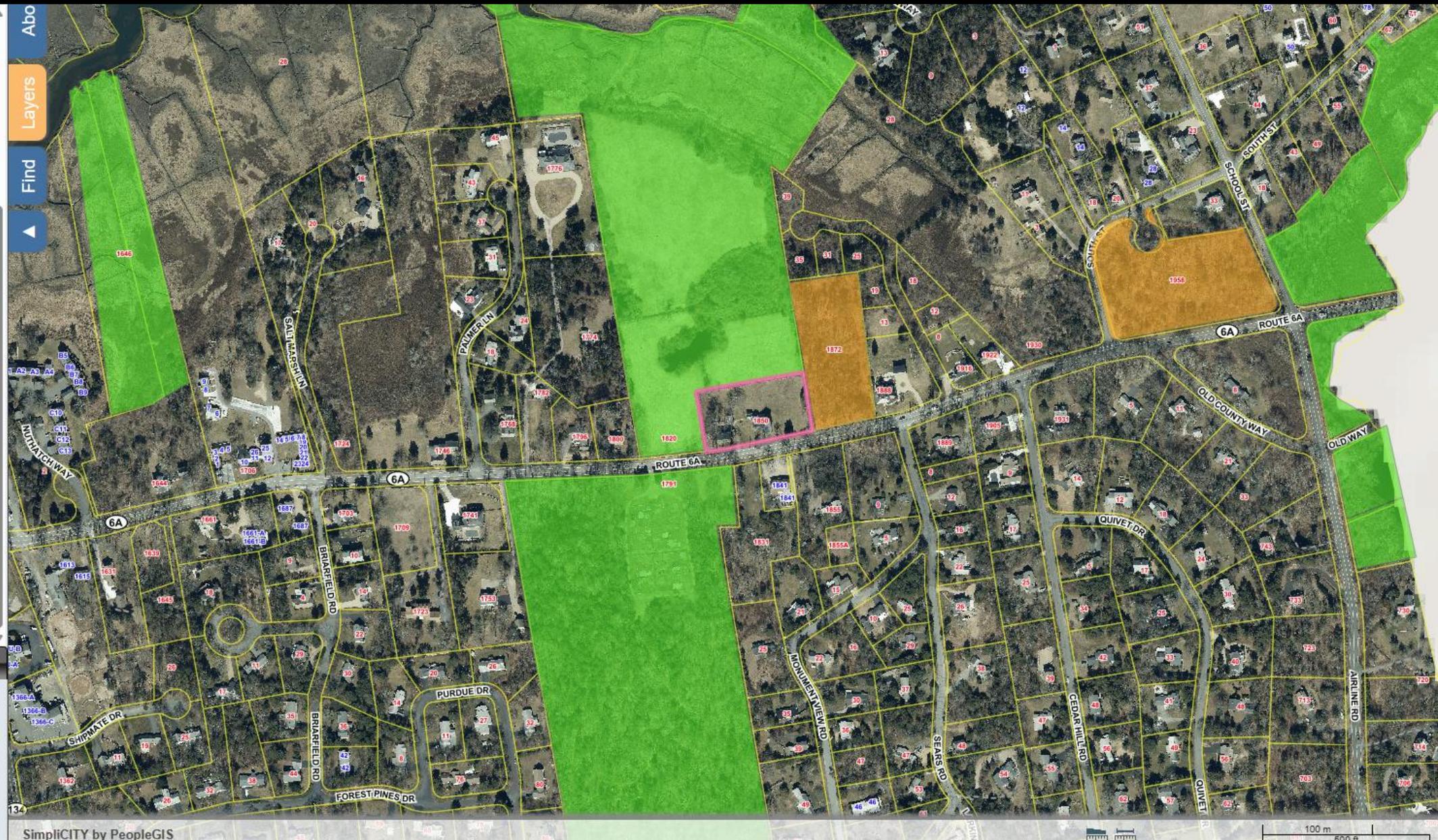
Find



- Hiking/Walking Trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
- Historic Districts
- Condo and Cottage Colonies
- Infrastructure Points
- 2020 Aerial Planimetrics
- Hurricane SLOSH
- FEMA Flood Zones
  - FEMA Flood Zone 2014 - 0.2%
    - 0.2% Chance
  - FEMA Flood Zone 2014 - AE
    - AE
  - FEMA Flood Zone 2014 - VE
    - VE
- Voting Precincts
- Elevation
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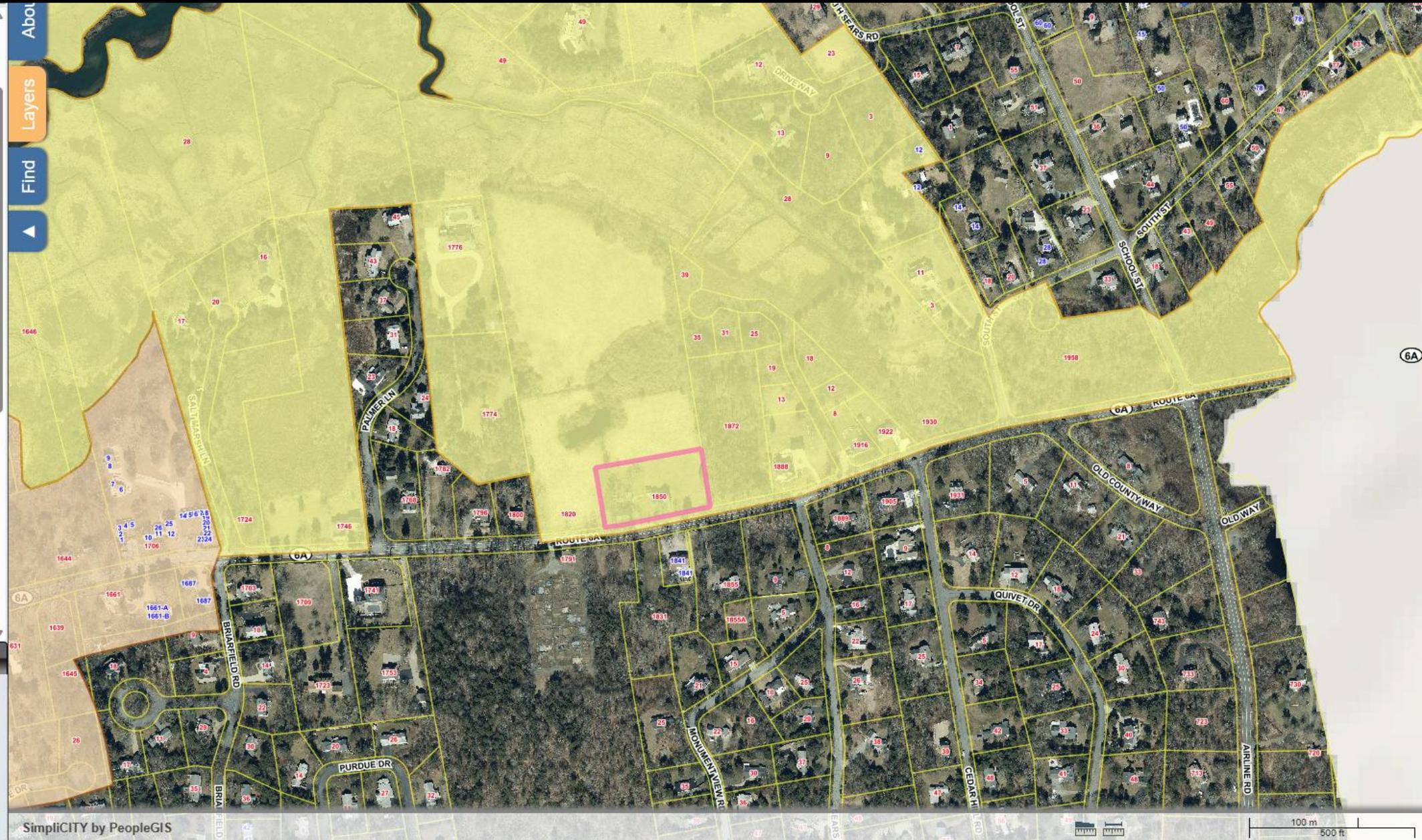
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- Land Use (Last Update 2013)
  - Land Bank
  - Conservation
  - Municipal
  - Beach
  - Town Landings
  - Parks & Rec
  - Cemetery
  - Commonwealth
  - Water District
  - Housing Authority
- Private Access Ways
- Parcels
- Parcels w/Aerials
- Basemap - CCC 2020 Aerial Imagery  
Hillshade Donut
- ▼ Base Maps
  - Google Hybrid Map
  - Google Street Map
  - 2023 MassGIS Orthos
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Layers  
Find  
Abo



- Hiking/walking trailways
- Environmental Justice 2020 (updated 2021)
- Zoning
  - Zoning (2025)
    - Medium Wind Facility Overlay District
    - Large Wind Facility Overlay District
    - Med. & Large Wind Facility Overlay Distr
    - Scenic Corridor
    - Residential 40
    - Residential 60
    - General Commercial I
    - General Commercial II
    - General Commercial III
    - Limited Business
    - Extensive Business
    - Industrial
    - Resort Residential
    - Seasonal Resort Community
    - Hotel Resort District
    - Dennis Port Village Center Area A
    - Dennis Port Village Center Area B
    - 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
- Historic Districts
- Condo and Cottage Colonies
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Find Properties

Owner:

Parcel ID:

Address:   Clear

Condo/Cottage Colony:

Results Summary

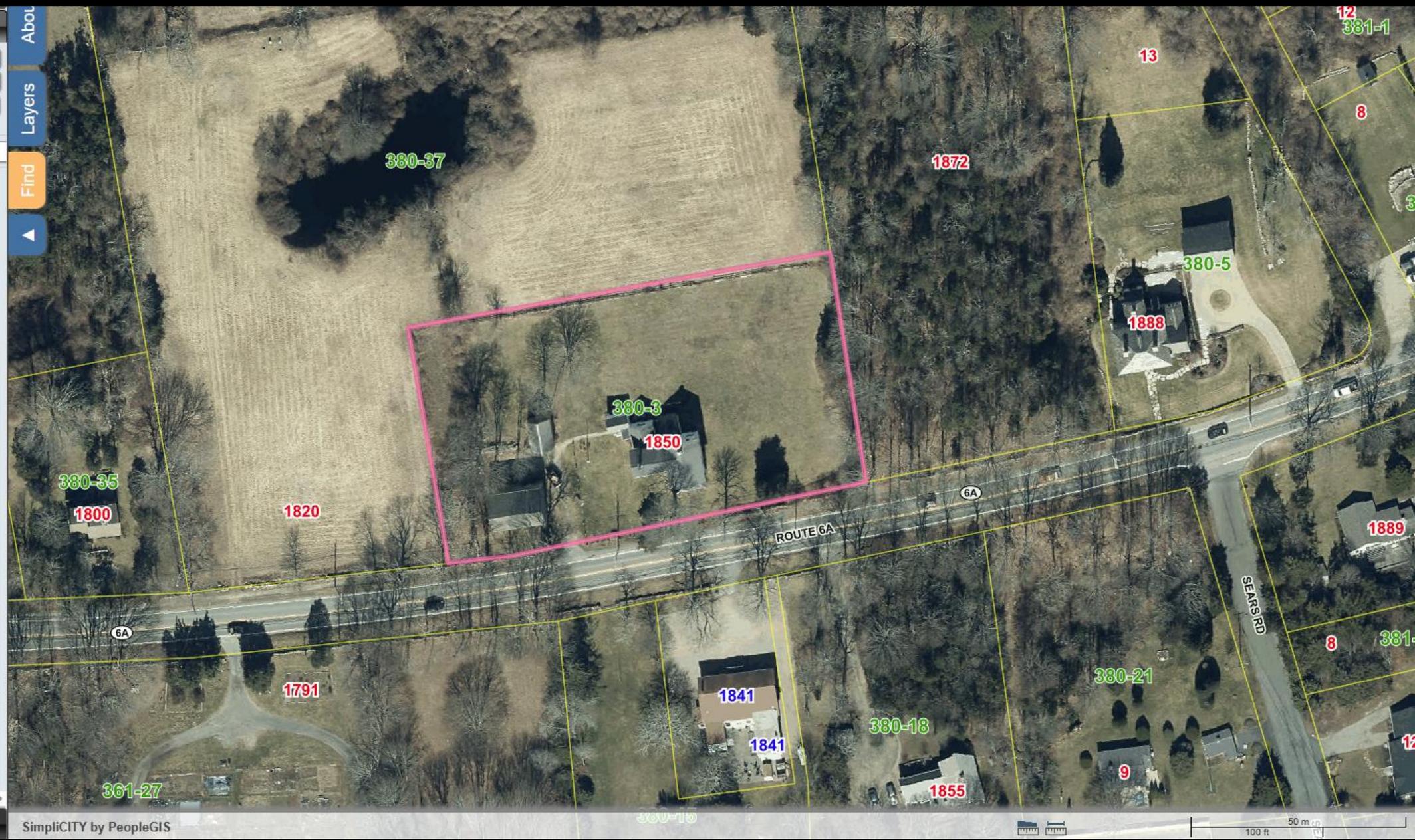
Parcels

Parcel ID	Address	Village	Owner
380-3-0	1850 ROUTE 6A	ED	ROEMER BRIAN

Detail Information Zoom To

CAMA ID	380-3-0
MapPar	380-3
Key	15792
Fiscal Year	2026
Extension	0
Address	1850 ROUTE 6A
Village	ED
Property Type	R
Owner	ROEMER BRIAN
Co-Owner	MILLER MONA V
Owner Address	3136 19TH STREET NW
Owner City	WASHINGTON
Owner State	DC
Owner Zip	20010
Owner Country	
State Class #	1010
State Class Desc	SINGLE FAMILY
Deed Date	10/06/17 00:00:00
Book	N/A
Page	N/A
Certificate	214297
Last Sale Price	658250.0000
Total Value	\$939,700.00
Land Value	\$464,000.00
Building Value	\$437,500.00
Detached Building Value	\$38,200.00
Acres	1.37
Prev Year Total Value	\$903,300.00

Find Abutters



**Elevation**

- 2-foot Contours (2003)
- 10-foot Contours (2003)

**MassDEP Regulated Areas**

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1850 Old King's Hwy  
Dennis, Massachusetts  
[View on Google Maps](#)

















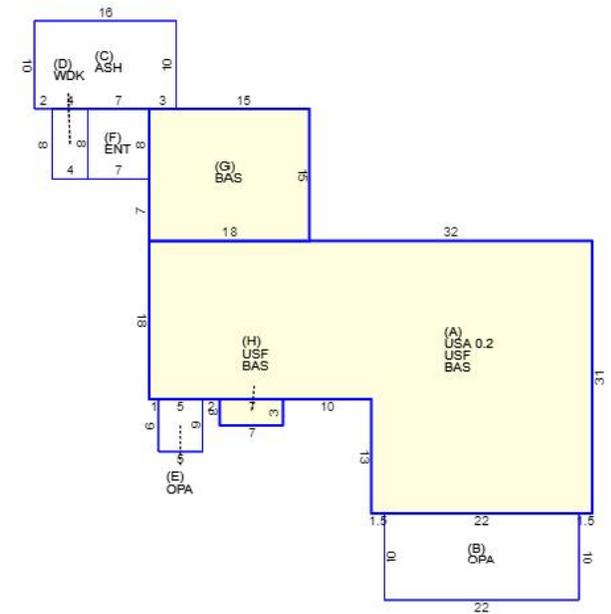


Key: 15792

Town of DENNIS - Fiscal Year 2025

11/12/2024 5:56:51PM SEQ #: 16,138

Assessed Owner Of Record		Parcel ID		Location		Class	Mix%	Description			BLD #	Bldg ID	Card						
ROEMER BRIAN		380-3-0		1850 ROUTE 6A ED		1010	100	SINGLE FAMILY			1		1 of 1						
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%			
ROEMER BRIAN		ROEMER BRIAN		10/06/2017	QS	658,250	(214297)			25	RENTAL PERMI		06/15/2020			0	0		
MILLER MOHA V		SAWYER-GAYLIN ELIZABETH A		08/26/2002	QS	551,000	(166361)	2020-0369	03/09/2020	3	ALTERATIONS	5,525				0	0		
3136 19TH STREET NW		KRECH LILI M S		12/01/1997	QS	475,000	(146703)			25	RENTAL PERMI		06/03/2019			0	0		
WASHINGTON, DC 20010										70	SALES REVIEW		04/20/2018	DBW		0	0		
								2017-1908	12/07/2017	3	ALTERATIONS	5,000	03/02/2018	CDM	100	100			
CD	T	ACRES/SF	Nbhd	FEMA	Int1	ADJ BASE	SAF	Int2	Lpi	Chot	CREDIT AMT	ADJ VALUE							
100	A	0.918	20	1.00	R	1.00	VV	1.00	494,190	1.00	85	0.85	R15	2.25			453,670		
300	A	0.452	20	1.00	R	1.00	VV	1.00	22,950	1.00	50	0.50	R15	2.25			10,370		
TOTAL		1.370 Acres		LC PLANS 36563A, B		Photo Date		05/30/2018		BLDG #		1							
Nbhd		QUIVET NK																	
FEMA		OLD PK CODE																	
Int1		MEW																	
TY	QUAL	COND	DIM NOTE	YB	UNITS	ADJ PRICE	RCNLD												
DGF	A	1.00	A 0.75	17 X 23		391	30.20	8,900											
DBN	A	1.00	A 0.75	29 X 40		1,160	33.70	29,300											
CLAPBOARD FRONT		BLDG ADJ		DESC		LAND	464,000	446,300											
INT INSP 11/26/02 SF ONLY SMALL AMOUNT OF		STYLE 1.30		OLD STYLE [100%]		BUILD.	437,500	420,700											
FOUNDATION IS BMU(17 X 20)		QUALITY 1.10		GOOD-/AVE+ [100%]		DETACH	38,200	36,300											
FPL + Split FY=updates		FRAME 1.00		WOOD FRAME [100%]		OTHER	0	0											
		TOTAL				TOTAL	939,700	903,300											
Bldg ID	MODEL	YR_BLT	EFF_YR	DLCU	OVCLU	MEASURE	BY	LIST	BY	REVIEW	BY	vwWallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD	
1		1876	1982 / 41	1.000	1.320	5/19/2009	HD	11/26/2002	SF	4/20/2018	DBW	8.0	1.00	2,762	1.000	\$264.02	729,212	60	437,500
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN		729,212
STORIES(FAR)		2	1.00	FOUNDATION		4	BSMT WALL	1.00	+	BAS	L	BASE AREA	1,516	1876	226.80	343,832	CONDITION ELEM		CD
ROOMS		8	1.00	EXT. COVER		1	WOOD SHINGLES	1.00	+	USF	L	UPPER STORY FIN	1,246	1876	176.46	219,866	EXTERIOR		A
BEDROOMS		5	1.00	ROOF SHAPE		1	GABLE	1.00	A	USA	N	USA	245		119.36	29,243	INTERIOR		A
BATHROOMS		3	1.00	ROOF COVER		1	ASPHALT SHINGLE	1.00	B	OPA	N	OPF, OPS-OP6	220		60.11	13,225	KITCHEN		A
FIXTURES		9	\$13,500	FLOOR COVER		1	HARDWOOD	1.00	C	ASH	N	ASH	160		40.08	6,412	BATHS		A
RES UNIT CNT		1	1.00	INT. FINISH		2	DRYWALL	1.00	D	WDK	N	WOOD DECK	32		77.50	2,480	HVAC/ELEC		A
				HEATING/COOLING		2	HOT WATER	1.02	E	OPA	N	OPF, OPS-OP6	30		96.85	2,906			
				FUEL SOURCE		2	GAS	1.00	F	ENT	N	ENTRY	56		156.12	8,743			
				SEASONAL				1.00	BMU	N	BMU	340			75.67	25,729			
				PRIVATE ROAD		1	NO	1.00	CRL	N	CRL	1,176			38.35	45,102			
				HISTORIC DST		3	OLD KINGS	1.00	USA	N	USA	53			120.08	6,364			
				GENERATOR USE				1.00	FPL	O	FPL, FIREPLACE	1			10,460.20	10,460			
																	EFF_YR/AGE		1982 / 41
																	COND		30 30 %
																	FUNC		10
																	ECON		0
																	DEPR		40 % GD 60
																	RCNLD		\$437,500



YrBlt	1876	NET AREA	2,762
COST MODEL		CURRENT TAXABLE	PREVIOUS TAXABLE
SINGLE FAMILY			

Main Street (Route 6)

NOT TO SCALE

LCP PLAN CERTIFICATE # 36563 ASSESSOR'S MAP 380 # 214297 PARCEL 3

LEGEND

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- EXISTING SPOT GRADE
- - - PROPOSED SPOT GRADE
- WATER SERVICE LINE
- OVERHEAD UTILITY SERVICE
- UNDERGROUND UTILITY SERVICE
- GAS SERVICE LINE
- TEST HOLE / BORING LOCATION
- ⊙ SEPTIC TANK
- ⊙ DISTRIBUTION BOX
- ⊙ SOIL ABSORPTION SYSTEM
- ⊙ RESERVED FOR FUTURE
- ⊙ UTILITY POLE
- ⊙ CATCH BASIN
- ⊙ FIRE HYDRANT
- ⊙ WELL
- ⊙ DRAINAGE MANHOLE
- ⊙ CONCRETE BOUND, FOUND
- TOP OF BANK
- LIMIT OF WORK
- FENCE
- EDGE OF CLEARING

ZONING TABLE

ZONE: R6D, RESIDENTIAL	
ROAD SETBACK	75 FEET
ADJUTTER SETBACK	30 FEET
BUILDING COVERAGE	10%
BUILDING HEIGHT	30 FEET
FRONTAGE	50 FEET
LOT SIZE	60,000 SF
EXISTING BUILDING COVERAGE:	
EXISTING DWELLING & PORCH	1,829 SF
EXISTING BARN	1,145 SF
EXISTING GARAGE	403 SF
TOTAL	3,377 SF
COVERAGE = (BUILDING AREA / LOT AREA) x 100% = Cv	
Cv = (3,377 / 60,000) x 100% = 5.63%	
PROPOSED BUILDING COVERAGE:	
EXISTING BUILDING AREA	3,478 SF
PROPOSED ADDITIONS (S)	131 SF
TOTAL	3,609 SF
Cv = 3,609 / 60,000 x 100% = 6.02%	



0 20 40 60  
SCALE 1"=20'

**BRIAN ROEMER & MONA MILLER**  
3136 19th Street NW, Washington D.C. 20010

**PROPOSED SITE PLAN**  
1850 Main Street (Route 6A), East Dennis, MA

**J.M. O'REILLY & ASSOCIATES, INC.**  
Professional Engineering & Land Surveying Services

1979 Main Street - Route 6A  
P.O. Box 1792  
Brewster, MA 01824 (508)896-0603 Fax

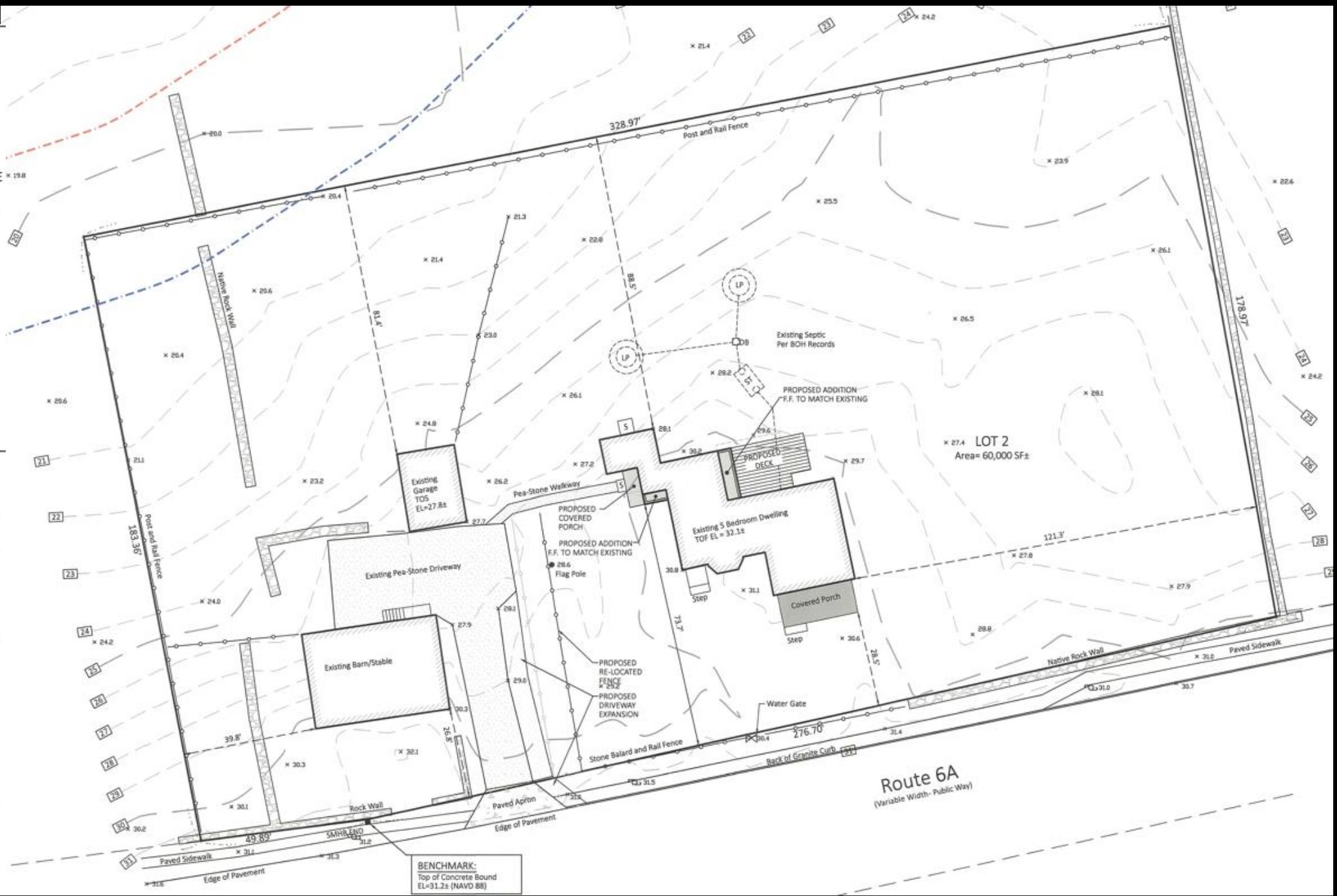
DATE: 3-5-2025	BY: As Noted	CHECK: GMB	DATE: JMO	SCALE: JMO	PROJECT: JMO-9274
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# LEGEND

-  32 EXISTING CONTOUR
-  32 PROPOSED CONTOUR
-  X12.34 EXISTING SPOT GRADE
-  24x5 PROPOSED SPOT GRADE
-  W WATER SERVICE LINE
-  O OVERHEAD UTILITY SERVICE
-  U UNDERGROUND UTILITY SERVICE
-  G GAS SERVICE LINE
-  TEST HOLE / BORING LOCATION
-  ST SEPTIC TANK
-  DB DISTRIBUTION BOX
-  SAS SOIL ABSORPTION SYSTEM
-  Reserve RESERVED FOR FUTURE
-  UTILITY POLE
-  CATCH BASIN
-  FIRE HYDRANT
-  WELL
-  DRAINAGE MANHOLE
-  CONCRETE BOUND, FOUND
-  TOP OF BANK
-  LIMIT OF WORK
-  FENCE
-  EDGE OF CLEARING

## ZONING TABLE

ZONE: R60, RESIDENTIAL	
ROAD SETBACK	75 FEET
ABUTTER SETBACK	30 FEET
BUILDING COVERAGE	15%
BUILDING HEIGHT	30 FEET
FRONTAGE 50 FEET	
LOT SIZE 60,000 SF	
EXISTING BUILDING COVERAGE:	
EXISTING DWELLING & PORCH	1,929 SF
EXISTING BARN	1,145 SF
EXISTING GARAGE	402 SF
TOTAL	3,476 SF
COVERAGE = (BUILDING AREA / LOT AREA) x 100% = Cv	
Cv = (3476 / 60,000) x 100% = 5.8%±	
PROPOSED BUILDING COVERAGE:	
EXISTING BUILDING AREA	3,476 SF
PROPOSED ADDITIONS (3)	131 SF
TOTAL	3,607
Cv = 3,607 / 60,000 x 100% = 6.0%±	





# 1850 ROUTE 6A, ED - ZBA SP STAFF REVIEW – July 23, 2025

APPLICANT:	Brian Roemer C/O Josh Drohan
PROJECT ADDRESS:	1850 Route 6A, East Dennis, MA 02641
MAP AND LOT NUMBER:	Map 380 Lot 3 (1.37 acres – 60,000 sf)
APPLICANT ADDRESS:	125 Wianno RD, Yarmouth Port, MA 02675
CASE NUMBER:	ZBAS-25-20
ZONING:	R-60; Zone II; OK Historic
HEARING DATE:	July 28 2025

## PLANNING:

- The proposal includes a few small additions and remodeling to the rear and side entry of house built in 1876.
  - A new side entry will be expanded with a 3' X 5' (15 sf) addition and a covered porch.
  - A 4' X 15' (60 sf) expansion to the east side of the Kitchen.
  - Reconstruct and raise an attached shed from a subfloor up to create a new Mudroom.
  - Build a new approximately 22' X 11' deck.
- Much of the house is within the 75' front setback of the historic R-60 house. The small additions are partly within the non-conforming area but mostly just outside.
- House built in 1876 and within the Old Kings Historic District – OKH Approved as presented.
- 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: Not in Conservation jurisdiction.

- HEALTH: In House Variance approved on 6/25/2025. Pending signed and recorded variance paperwork.
- ENGINEERING: The cumulative improvements proposed on the plan appear to exceed 500sf of ground disturbance.

**PROPOSED  
CONDITIONS**

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.
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.
5. Erosion control measures as suggested by town engineering comments shall be implemented.



**A Renovation/Addition for:**  
**MONA MILLER & BRIAN ROEMER**  
**1850 ROUTE 6A**  
**DENNIS MA 02660**

**ARCHITECT**  
**A3 ARCHITECTS, INC**  
 831 Main Street  
 Dennis, MA 02638  
 (508) 694-7887

**GENERAL CONTRACTOR**  
**PHILBROOK CONSTRUCTION SERVICE GROUP**  
 107 Beach Street  
 Dennis, MA 02642  
 (774) 331-3221

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 107 Beach Street  
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 (774) 331-3221

**CIVIL ENGINEER**  
**JM O'REILLY & ASSOCIATES, INC.**  
 1573 Main St.  
 Brewster, MA 02631  
 (508) 896-6601

**GENERAL NOTES:**

1. CONSTRUCTION START: SEPT 2025
2. HERS NOTES:
  1. WINDOWS TO HAVE U-VALUE OF 0.24 OR BETTER AND SHGC OF 0.30s OR BETTER
  2. ARCHITECT TO REVIEW MECHANICAL QUOTE PRIOR TO INSTALL, INSTALLER TO SUBMIT MANUAL J CALCULATIONS, REFER TO HERS RATER AND HERS RATING CERTIFICATE FOR INSULATION VALUES
  4. HEAT PUMP MANUFACTURERS' CONDENSER AND INTERIOR HEADS MUST MATCH
  5. HEAT PUMP EQUIPMENT TO HAVE HSPF RATING OF 10.5 OR HIGHER

**DRAWING INDEX:**

S1 SITE PLAN BY JM O'REILLY & ASSOCIATES

A1.0 FOUNDATION PLAN & WALL DETAILS  
 A1.1 FIRST FLR PLAN  
 A1.2 SECOND FLR PLAN & DOOR SCHEDULE

A2.0 ELEVATIONS & WINDOW SCHEDULE  
 A2.1 ELEVATIONS  
 A3.0 SECTIONS

S0.0 STRUCTURAL NOTES  
 S1.1 FIRST FLR FRAMING PLAN  
 S1.2 SECOND FLR/RF FRAMING PLAN

E1.1 FIRST FLR ELECTRICAL PLAN  
 E1.2 SECOND FLR ELECTRICAL PLAN

EX-1 EXTG PLANS & ELEVATIONS

**AREA CALCULATIONS:**

**EXTG CONDITIONED SPACE:**

1ST FLR:	1480 SQFT
2ND FLR:	1144 SQFT
<b>TOTAL:</b>	<b>2624 SQFT</b>

**EXTG UNCONDITIONED SPACE:**

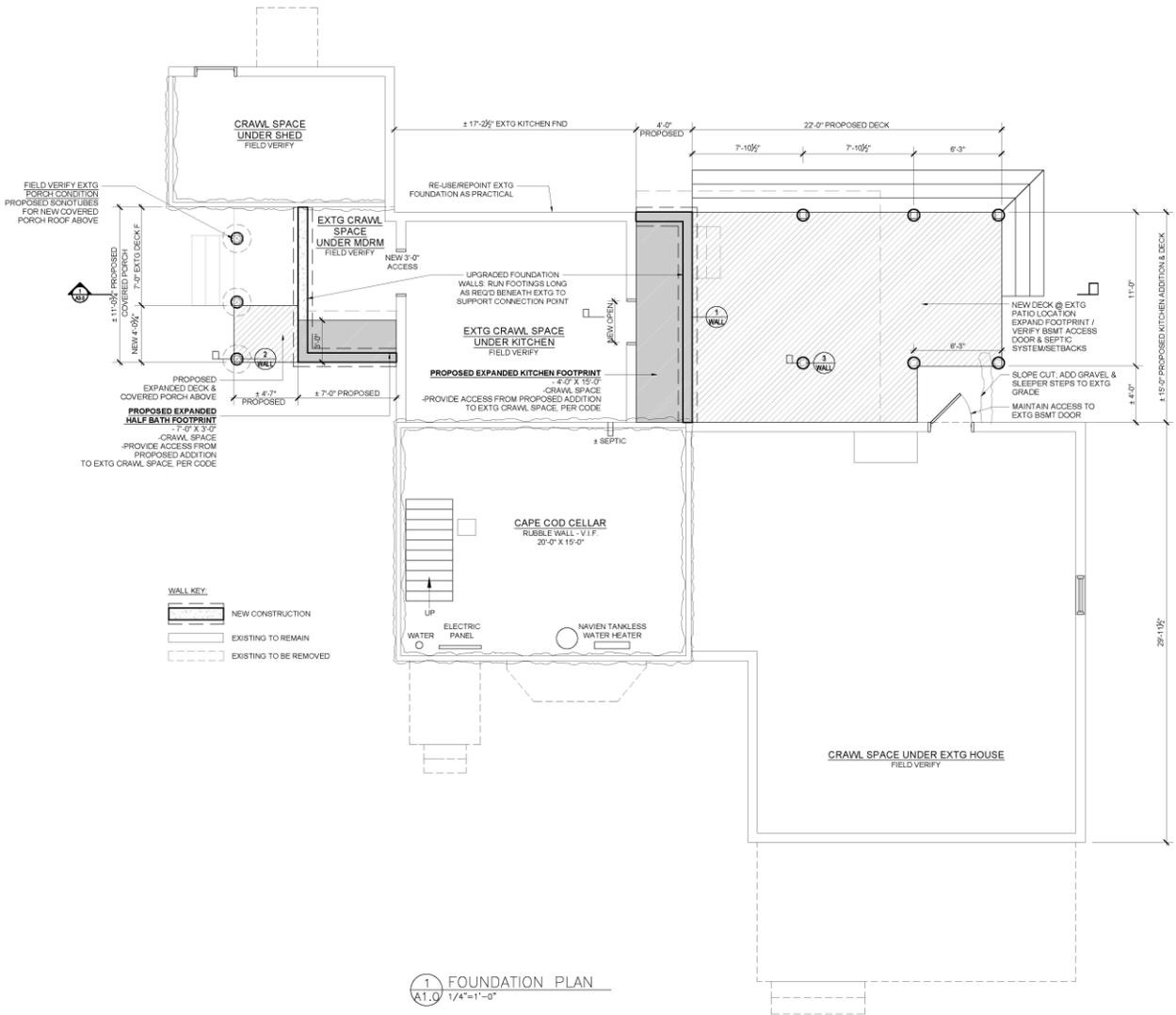
STORAGE SHED:	160 SQFT
FRONT PORCH:	225 SQFT
SIDE PORCH:	30 SQFT
SIDE DECK:	32 SQFT
PATIO:	287 SQFT

**PROPOSED CONDITIONED SPACE:**

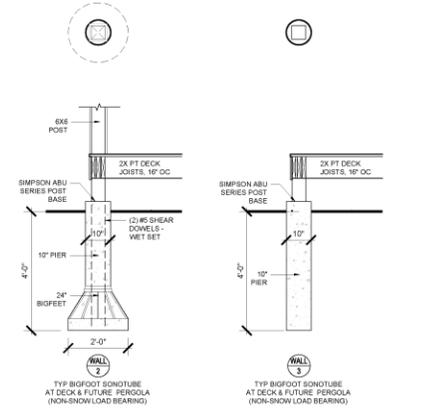
1ST FLR:	1480 SQFT*
+STORAGE SHED:	160 SQFT*
+KITCHEN ADDITION:	60 SQFT*
+HALF BATH ADDITION:	21 SQFT*
2ND FLR:	1144 SQFT
<b>TOTAL:</b>	<b>2865 SQFT</b>

**PROPOSED UNCONDITIONED SPACE:**

FRONT PORCH:	225 SQFT*
NEW COVERED SIDE PORCH:	36 SQFT*
SIDE DECK:	32 SQFT*
BACK DECK:	296 SQFT



1 FOUNDATION PLAN  
1/4"=1'-0"



2 FOUNDATION DETAILS  
1/2"=1'-0"

NOTES  
 1. DIMENSIONS ARE TO CENTERLINE OF INTERIOR WALLS AND OUTSIDE FACE OF STUD OF EXTERIOR WALLS, UNLESS OTHERWISE NOTED.  
 2. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS.

A RENOVATION/ADDITION FOR:  
 MONA MILLER & BRIAN ROEMER  
 1850 ROUTE 6A  
 DENNIS, MA 02660

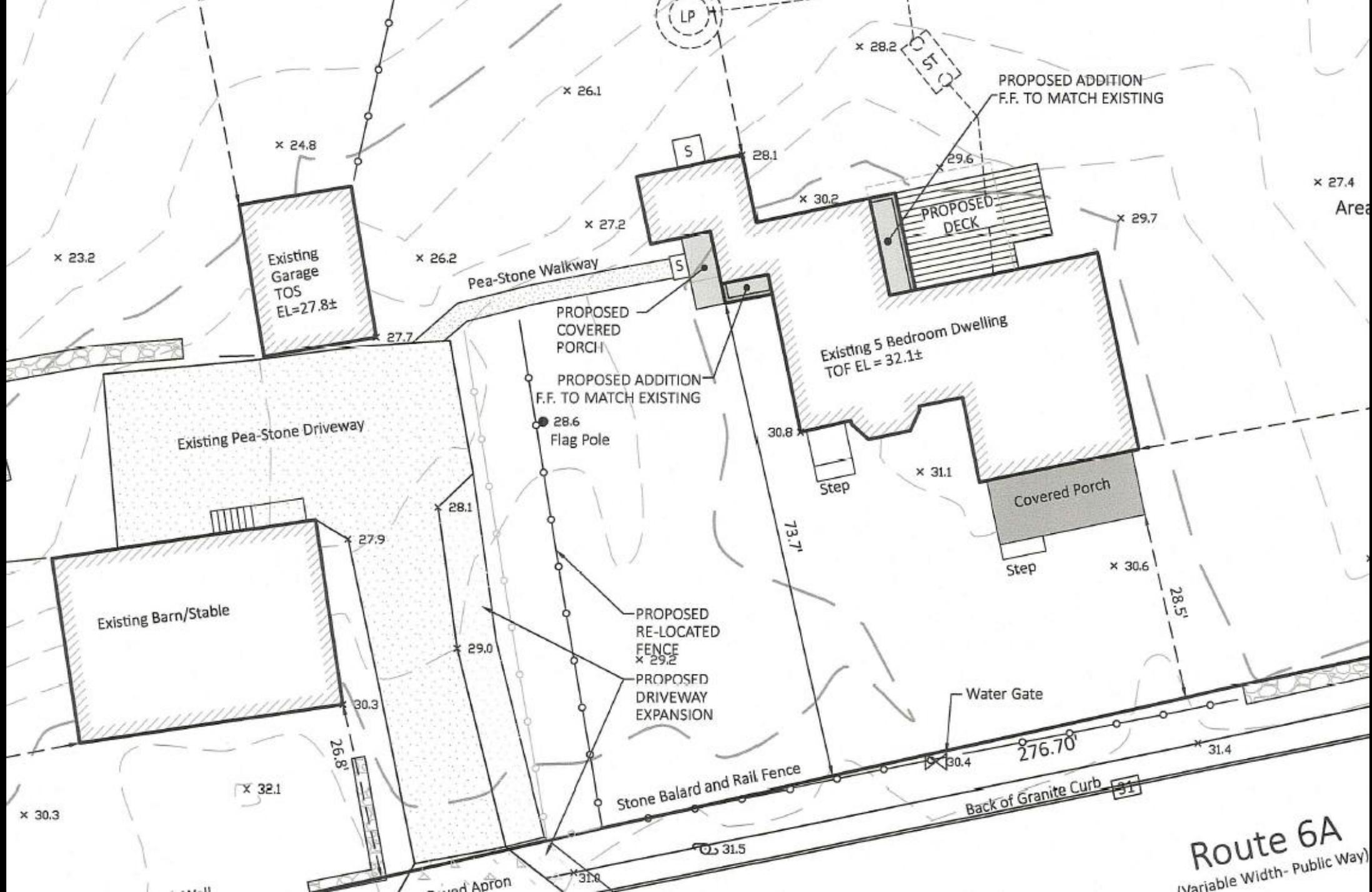
TITLE:  
 PLANS

831 Main Street  
 Dennis MA 02638  
 508.694.7887 phone  
 www.a3architectsinc.com  
**A3 architects, inc**  
 Residential Commercial Net Zero

DATE:  
 PERMIT: 05.13.2025

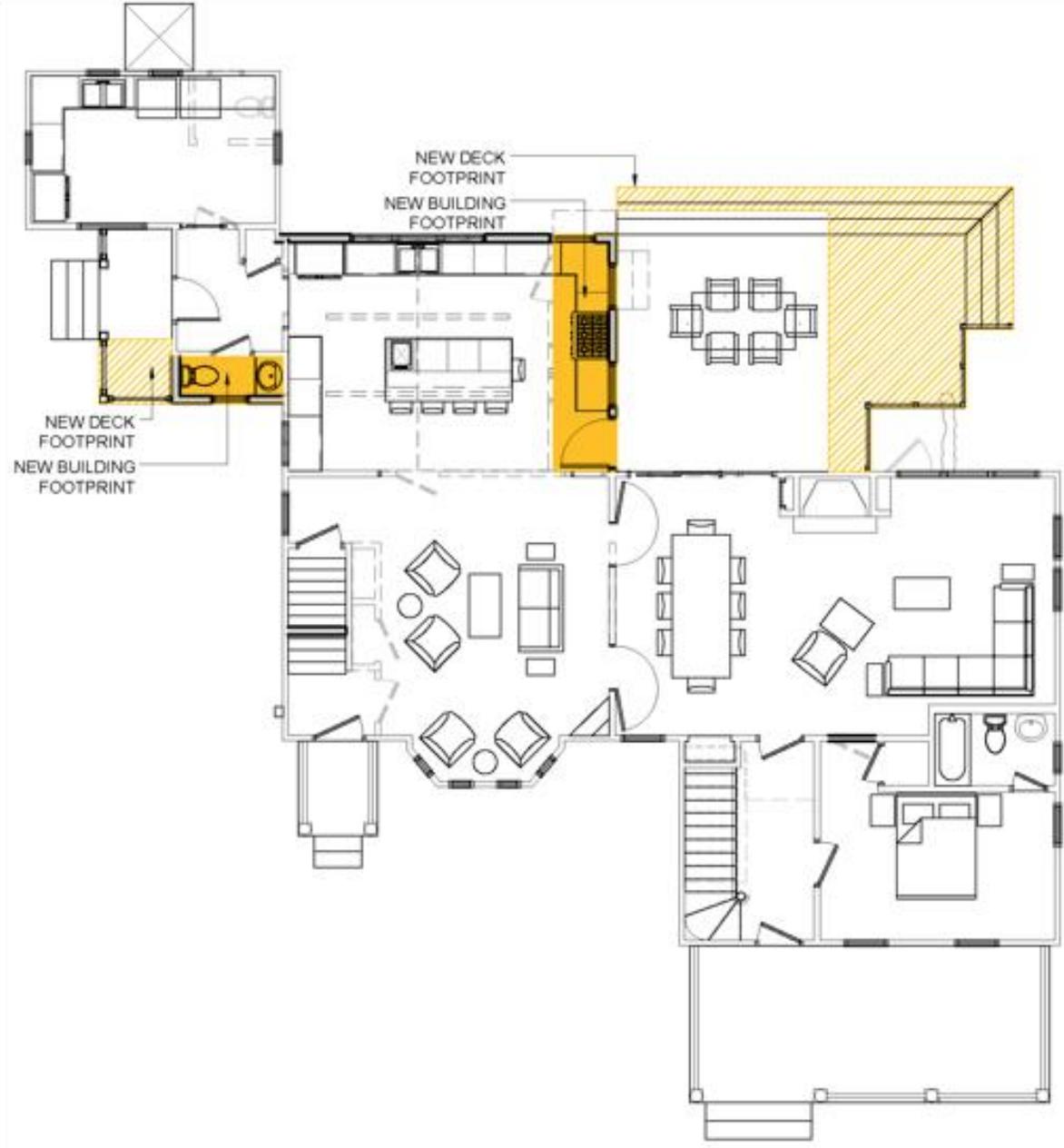
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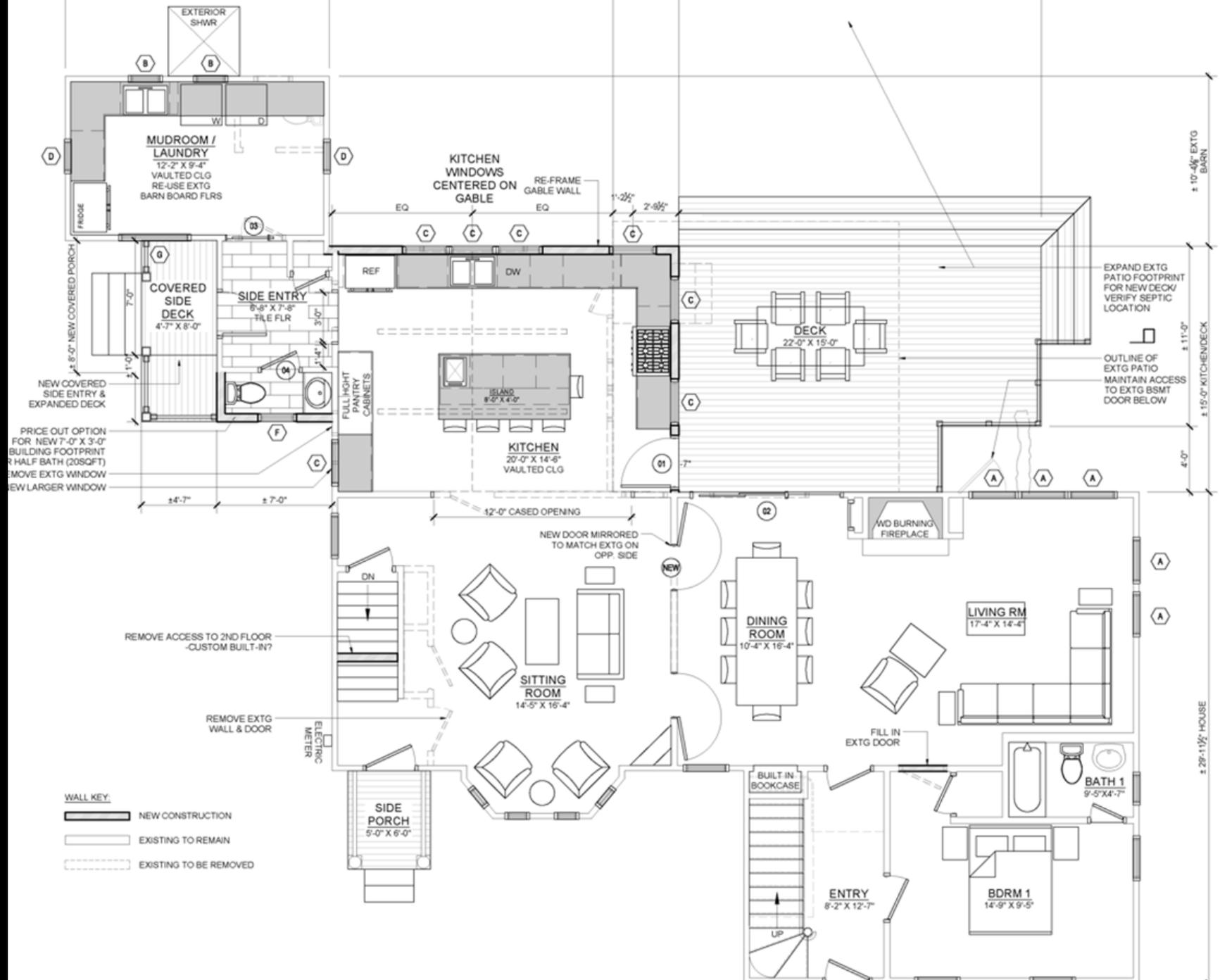


Route 6A  
(Variable Width - Public Way)



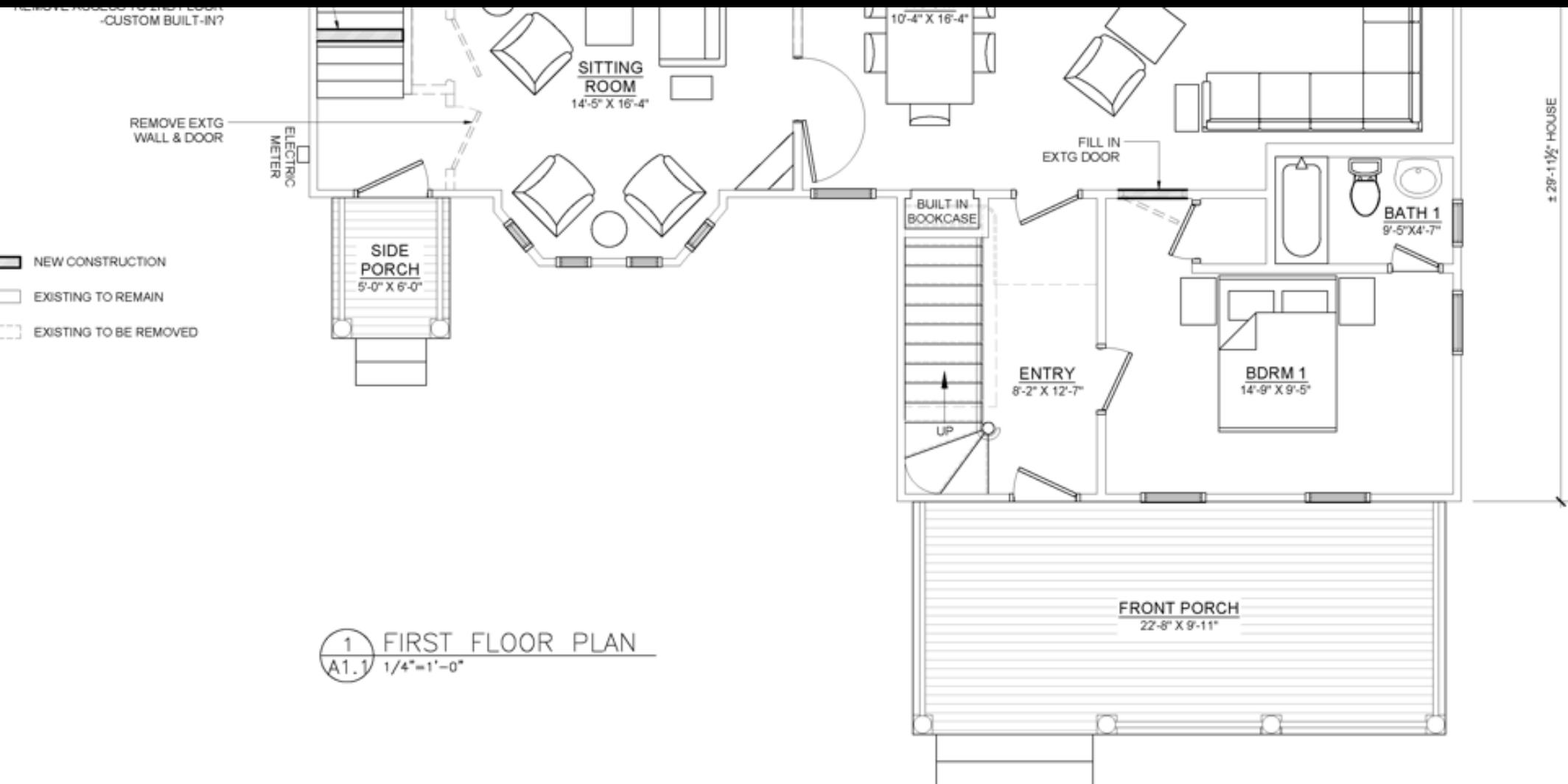


2 NEW FOOTPRINT SKETCH  
A1.1 1/8"=1'-0"

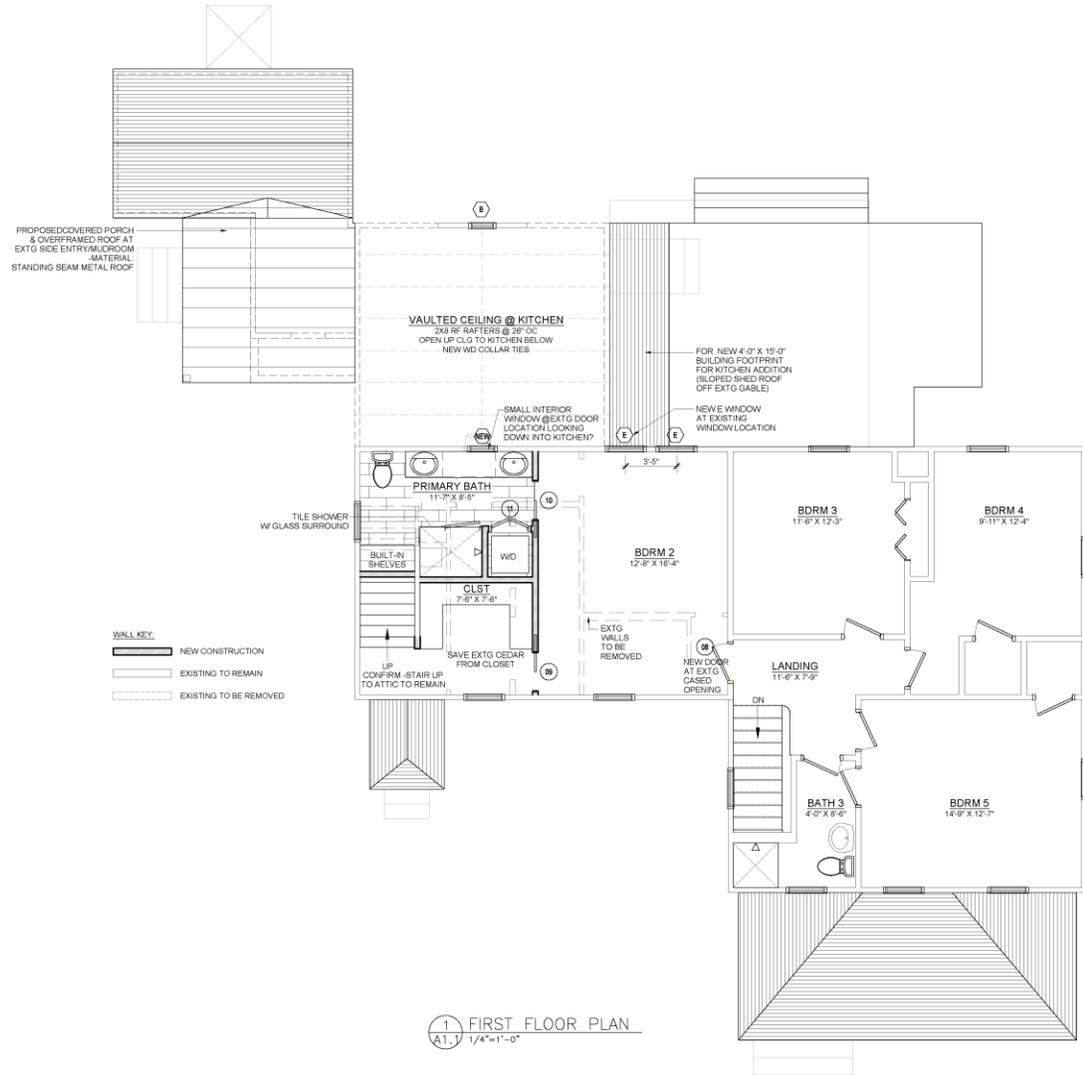


WALL KEY:

-  NEW CONSTRUCTION
-  EXISTING TO REMAIN
-  EXISTING TO BE REMOVED



1 FIRST FLOOR PLAN  
A1.1 1/4"=1'-0"



1 FIRST FLOOR PLAN  
A1.1 1/4"=1'-0"

NOTES  
 1. DIMENSIONS ARE TO CENTERLINE OF INTERIOR WALLS AND OUTSIDE FACE OF STUD OF EXTERIOR WALLS, UNLESS OTHERWISE NOTED.  
 2. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS.

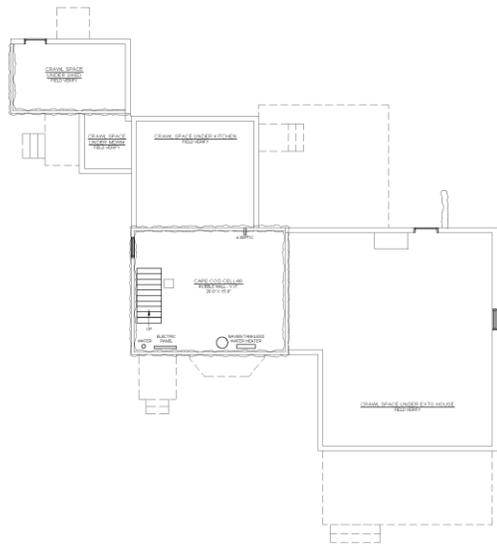
A RENOVATION/ADDITION FOR:  
 MONA MILLER & BRIAN ROEMER  
 1850 ROUTE 6A  
 DENNIS, MA 02660

TITLE:  
 PLANS

831 Main Street  
 Dennis MA 02638  
 508.694.7887 phone  
 www.a3architectsinc.com  
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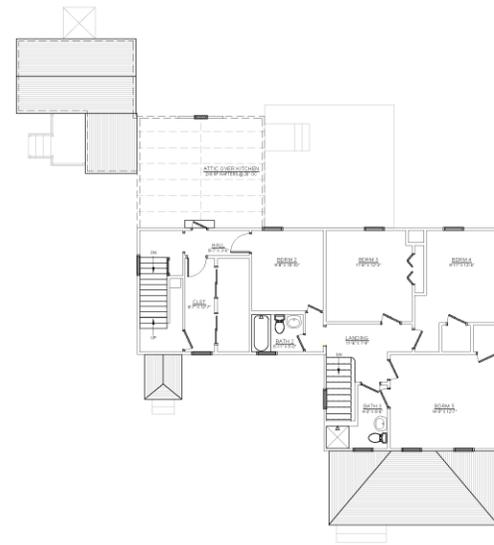
A1.2



1 FOUNDATION PLAN  
EX1 1/4"=1'-0"



2 FIRST FLOOR PLAN  
EX1 1/4"=1'-0"



3 SECOND FLOOR PLAN  
EX1 1/4"=1'-0"



4 SOUTH ELEVATION - ROUTE 6A  
EX1 1/4"=1'-0"



5 WEST ELEVATION (LEFT SIDE)  
EX1 1/4"=1'-0"



6 NORTH ELEVATION (BACK)  
EX1 1/4"=1'-0"



7 EAST ELEVATION (RIGHT SIDE)  
EX1 1/4"=1'-0"

A RENOVATION/ADDITION FOR:  
MONA MILLER & BRIAN ROEMER  
1850 ROUTE 6A  
DENNIS, MA 02660

TITLE:  
EXTG  
PLANS &  
ELEVATIONS

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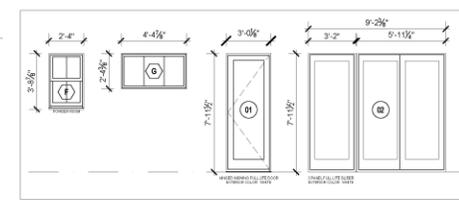
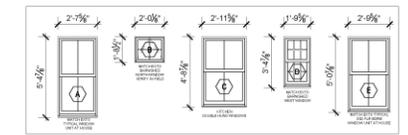
EX-1



1 SOUTH ELEVATION - ROUTE 6A  
A2.0 1/4"=1'-0"



2 WEST ELEVATION (LEFT SIDE)  
A2.0 1/4"=1'-0"



3 WINDOW/DOOR MATRIX  
A2.0 1/4"=1'-0"

A RENOVATION/ADDITION FOR:  
MONA MILLER & BRIAN ROEMER  
1850 ROUTE 6A  
DENNIS, MA 02660

TITLE:  
ELEVATIONS

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A2.0



1 NORTH ELEVATION (BACK)  
A2.1 1/4"=1'-0"



2 EAST ELEVATION (RIGHT SIDE)  
A2.1 1/4"=1'-0"

A RENOVATION/ADDITION FOR:  
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DENNIS, MA 02660

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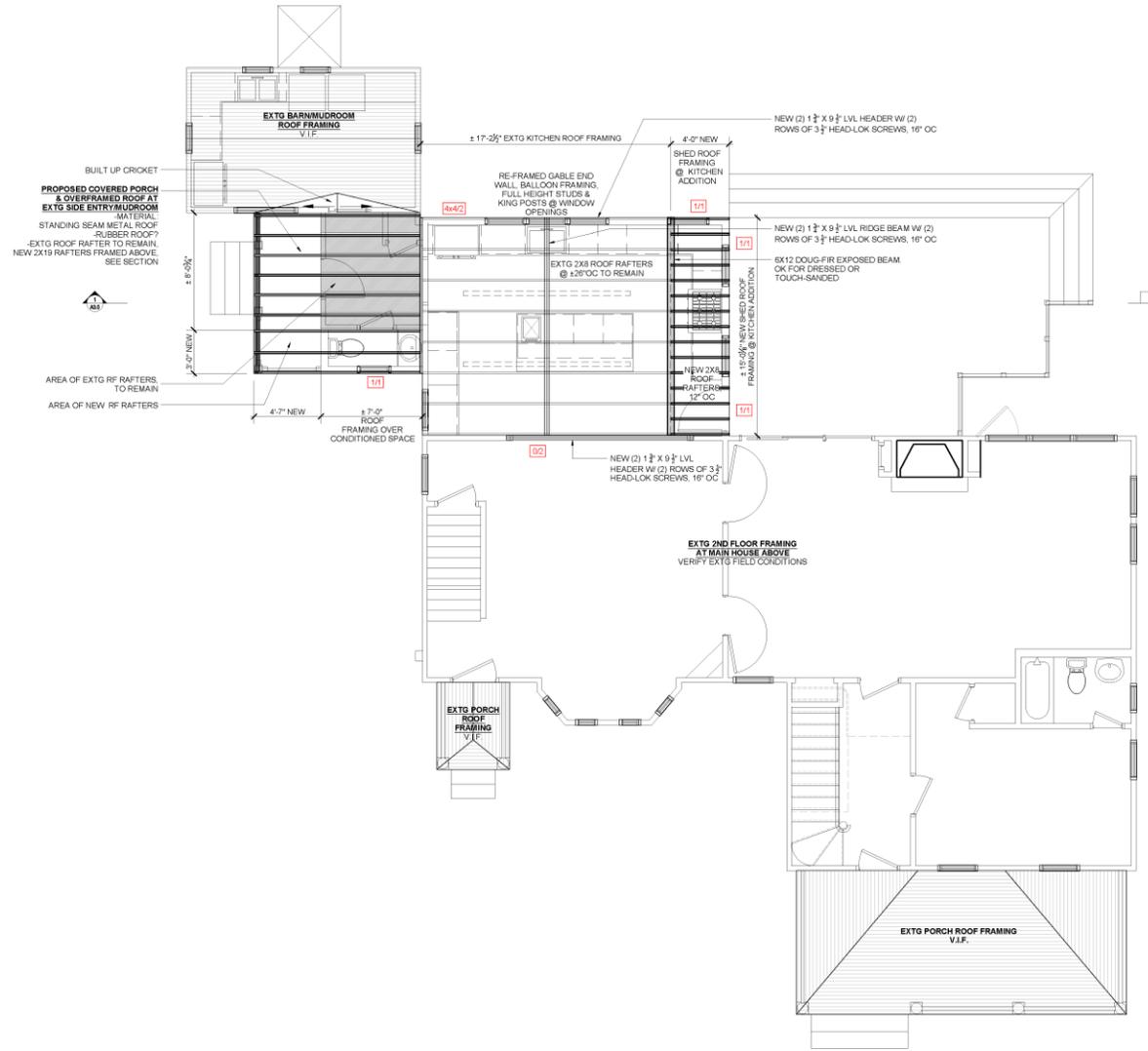
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PERMIT:

A2.1







1 SECOND FLOOR FRAMING PLAN  
S1.2 1/8"=1'-0"

- NOTES
1. DIMENSIONS ARE TO CENTERLINE OF INTERIOR WALLS AND OUTSIDE FACE OF STUD OF EXTERIOR WALLS, UNLESS OTHERWISE NOTED.
  2. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS.
  3. ALL NAILING AND CONNECTIONS SHALL BE IN ACCORDANCE WITH WFCM GUIDE TO WOOD FRAME CONSTRUCTION IN 110 MPH ZONE. SEE STRUCTURAL GENERAL NOTES.
  4. ALL HEADERS TO BE: FIRST FLOOR: (3) 2X8s; SECOND FLOOR: (3) 2X8s, UNLESS NOTED OTHERWISE
  5. XK, XJ = # OF KING AND JACK STUDS @ OPENING. USE 2K, 1J UNLESS NOTED OTHERWISE.

A RENOVATION/ADDITION FOR:  
**MONA MILLER & BRIAN ROEMER**  
 1850 ROUTE 6A  
 DENNIS, MA 02660

TITLE:  
**FRAMING PLANS**

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DATE: 05.13.2025  
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**S1.2**



**LIGHTING SCHEDULE**

**RECESSED CANS**

\*VERIFY RECESSED CAN SIZE WITH CLIENT: 3-4" TBD

- R1 TYPICAL xx" RECESSED CAN
- R2 xx" WET LISTED RECESSED CAN
- R3 TYP. xx" RECESSED CAN ON SLOPED CLG

**EXTERIOR LIGHTS**

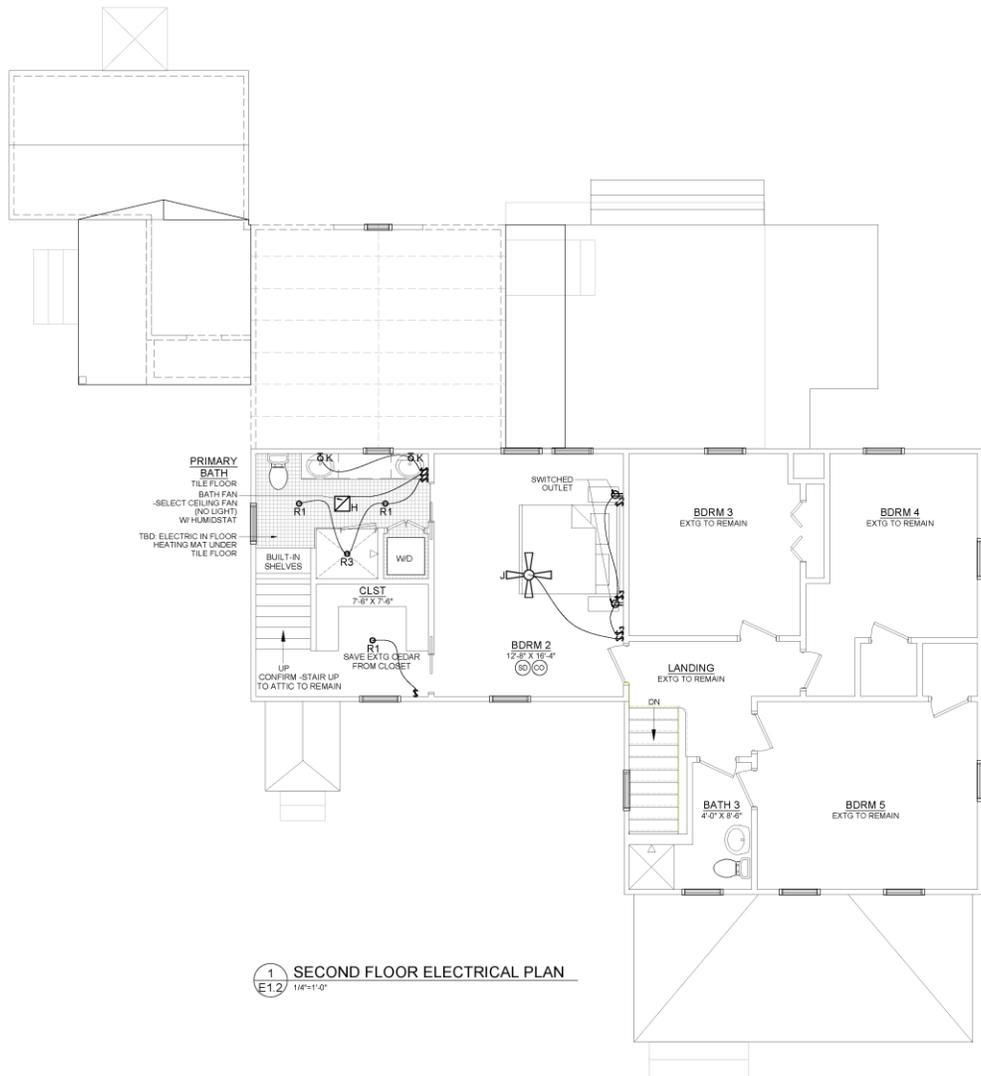
- EX1 EXTERIOR WALL SCONCE

**INTERIOR LIGHTS**

- A LAUNDRY ROOM WALL SCONCE
- B PENDANT @ LAUNDRY ROOM
- C HALF BATH WALL SCONCE
- D KITCHEN WALL SCONCE
- E PENDANT @ KITCHEN ISLAND
- F LED TAPE LIGHT AT TOP OF BEAMS
- G PENDANT AT DINING ROOM
- H BATH FAN
- I NOT USED
- J CEILING FAN
- K PRIMARY BATH 1 WALL SCONCE

**SWITCH & OUTLET KEY**

- EXTERIOR WATERPROOF OUTLETS
- TYPICAL SWITCH
- MULTIWAY SWITCH
- DIMMER SWITCH



1 SECOND FLOOR ELECTRICAL PLAN  
E1.2 1/4"=1'-0"

- ELECTRICAL NOTES:**
1. DIMENSIONS ARE TO CENTERLINE OF FIXTURES, UNLESS OTHERWISE NOTED.
  2. HEIGHTS ARE GIVEN ABOVE FINISH FLOOR (AFF)
  3. CONTACT ARCHITECT IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS.
  4. ALL SWITCHES TO BE DIMMABLE, EXCEPT @ CLOSETS, LAUNDRY, GARAGE, AND BATHROOMS
  5. PROVIDE SMOKE DETECORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY CODE
  6. ELECTRICIAN TO CONFIRM ALL QUANTITIES PRIOR TO ORDERING
  7. VERIFY A/V SYSTEM W/ OWNERS PRIOR TO INSTALL
  8. VERIFY BATHROOM FAN/VENTING DETAILS W/ BUILDER AND ARCHITECT PRIOR TO INSTALL
  9. PROVIDE ELECTRICAL OUTLETS AS REQUIRED BY CODE, UNLESS OTHERWISE NOTED
  10. COORDINATE SOLAR PANEL REQUIREMENTS WITH SOLAR INSTALLER DURING ROUGH ELEC.

A RENOVATION/ADDITION FOR:  
MONA MILLER & BRIAN ROEMER  
1850 ROUTE 6A  
DENNIS, MA 02660

TITLE:  
ELECTRICAL PLANS

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DATE: 05.13.2025  
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E1.2



Message received about 1850 ROUTE 6A

2 messages

Town of Dennis, MA <noreply@opengov.com>  
To: Josh Drohan <josh@pecsg.com>

Mon, Jun 2, 2025 at 10:53 AM



Town of Dennis, MA

Paul Fowler commented on Zoning Review :

"  
ZBA Special permit required for increase in the footprint of a non-conforming structure where the addition does not meet the minimum setback in the R60 zoning district requirement.  
"  
**Where:** [1850 ROUTE 6A](#)  
**Type:** Residential Building Single & Two Family  
**Number:** BLDR-25-312

[View Details](#)



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Town of Dennis, MA <noreply@opengov.com>  
To: Josh Drohan <josh@pecsg.com>

Mon, Jun 2, 2025 at 1:36 PM



Town of Dennis, MA



## 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:** Brian Roemer and Mona Miller

**Issued to:** Alison Alessi

**Job Address:** 1850 ROUTE 6A , EAST DENNIS 380-3-0

**Permit #:** HIST-25-150

**Issued:** April 10, 2025

**Description of Work:** Expand existing side entry by 3'-0" and expand existing kitchen by 4'-0". New windows at existing and expanded kitchen and side entry. replace windows at existing rear mudroom. New windows at existing living room. New ±4'-7" X 11'-0" covered porch off of side entry, new metal roof. New shingles and roof where applicable to match extg.

---

**Historic Decision:** Approved as Presented

**Date of Historic Decision:** April 9, 2025

Expiration Date: April 10, 2026

**Conditions (If applicable):**

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

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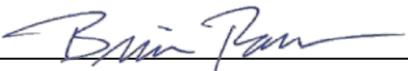
## Owner(s) Authorization Form

Date: 27 May 2025

Project Address: 1850 Route 6A, Dennis, MA

To Whom It May Concern:

I, Brian Roemer (printed name), as OWNER of the subject property, hereby authorize Philbrook Construction Services Group, INC to act on my behalf to submit for and obtain all required permits to initiate the proposed project at our property.

Owners Signature 

**Preferred Owner Contact Information:**

Phone Number(s): 202-374-8592

Email(s): brian.roemer@gmail.com

Alternate Mailing Address: 3136 19th Street NW Washington, DC 20010

Main Street (Route 6)

NOT TO SCALE

LCP PLAN CERTIFICATE # 36563 # 214297 ASSESSOR'S MAP 380 PARCEL 3

LEGEND

- EXISTING CONTOUR
- - - PROPOSED CONTOUR
- EXISTING SPOT GRADE
- - - PROPOSED SPOT GRADE
- WATER SERVICE LINE
- OVERHEAD UTILITY SERVICE
- UNDERGROUND UTILITY SERVICE
- GAS SERVICE LINE
- TEST HOLE / BORING LOCATION
- ⊙ SEPTIC TANK
- ⊙ DISTRIBUTION BOX
- ⊙ SOIL ABSORPTION SYSTEM
- ⊙ RESERVED FOR FUTURE
- ⊙ UTILITY POLE
- ⊙ CATCH BASIN
- ⊙ FIRE HYDRANT
- ⊙ WELL
- ⊙ DRAINAGE MANHOLE
- ⊙ CONCRETE BOUND, FOUND
- TOP OF BANK
- LIMIT OF WORK
- FENCE
- EDGE OF CLEARING

ZONING TABLE

ZONE: R6D, RESIDENTIAL	
ROAD SETBACK	75 FEET
ADJUTTER SETBACK	30 FEET
BUILDING COVERAGE	10%
BUILDING HEIGHT	30 FEET
FRONTAGE	50 FEET
LOT SIZE	60,000 SF
EXISTING BUILDING COVERAGE:	
EXISTING DWELLING & PORCH	1,829 SF
EXISTING BARN	1,145 SF
EXISTING GARAGE	403 SF
TOTAL	3,377 SF
COVERAGE = (BUILDING AREA / LOT AREA) x 100% = Cv	
Cv = (3,377 / 60,000) x 100% = 5.63%	
PROPOSED BUILDING COVERAGE:	
EXISTING BUILDING AREA	3,478 SF
PROPOSED ADDITIONS (S)	131 SF
TOTAL	3,609 SF
Cv = 3,609 / 60,000 x 100% = 6.02%	



0 20 40 60  
SCALE 1"=20'

**BRIAN ROEMER & MONA MILLER**  
3136 19th Street NW, Washington D.C. 20010

**PROPOSED SITE PLAN**  
1850 Main Street (Route 6A), East Dennis, MA

**J.M. O'REILLY & ASSOCIATES, INC.**  
Professional Engineering & Land Surveying Services

1979 Main Street - Route 6A  
P.O. Box 1792  
Brewster, MA 01824 (508)896-0603 Fax

DATE: 3-5-2025	DRAWN: As Noted	CHECK: GMB	DATE: 3-5-2025	CHECK: JMO	DATE: 3-5-2025
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