**ZONING BOARD of APPEALS PUBLIC HEARING**

**Wednesday, December 28, 2016 at 7:00 p.m.**

**Griffin Meeting Room, Harwich Town Hall**

**AGENDA**

On Wednesday, December 28, 2016 at 7:00 PM, the Harwich Zoning Board of Appeals will hold a Public Hearing in the Griffin Meeting Room at the Harwich Town Hall, 732 Main Street to hear the following cases. Any member of the public having interest in these applications is invited to attend and provide information and comment relevant to these matters or may submit the same in writing by Tuesday, December 20, 2016.

**Case #2016-30**

Kevin E. Kelley and Robbin M. Kelley by their agent, Attorney Paul R. Tardiff have applied for a Variance from the requirements of Chapter 325 §52.(N) to construct 3 Two-Family Duplexes on Lots 1 and 2 of a 3-lot ANR Plan by elimination of a common boundary between 2 of the 3 lots. The application is pursuant to the Code of the Town of Harwich §325-52 as set forth in MGL Chapter 40A §10. The property is located at 56 Bog Lane, Map 56, Parcel K2-1 in the RL Zoning District.

**Case #2016-31**

Edward J. Donahue, by his agent, Attorney James Stinson has applied for a Special Permit to construct an addition to a pre-existing non-conforming dwelling. The application is pursuant to the Code of the Town of Harwich §325 Table 2, Area Regulations and §325-54.A.(2)(c) as set forth in MGL Chapter 40A §6. The property is located at 8 Earle Terrace, Map 12, Parcel N1-31 in the RH-1 Zoning District.

**Case #2016-32**

Morgan R. Rees and Janet M. Rees through their agent, Attorney William D. Crowell have applied for a Special Permit to construct two (2) additions to a pre-existing non-conforming single family residence. The application is pursuant to the Code of Harwich §325 Table 2, Area Regulations and §325-54.A.(2)(c) as set forth in MGL Chapter 40A §6. The property is located at 60 Kelley Road, Map 3, Parcel W1-2 in the RH-1 Zoning District.

**Case #2016-33**

Douglas E. Murphy and Jeanne T. Murphy through their agent, Attorney William D. Crowell have applied for a Special Permit or in the alternative, a Variance to construct a deck and an addition to a pre-existing non-conforming single family residence. The application is pursuant to the Code of Harwich §325 Table 2, Area Regulations and §325-54.A.(2)(c) as set forth in MGL Chapter 40A §6 and §10. The property is located at 22 Kevin Road, Map 81, Parcel A49 in the RR Zoning District.

**Case #2015-37 – *MODIFICATION***

Robert Dickinson and Maureen E Dickinson through their agent, Attorney William D. Crowell have applied for a modification to a Special Permit granted by the Board of Appeals on 8/26/15 to allow for a decrease of .6 inches on the easterly setback and .4 inches on the westerly setback, changes between the Proposed Conditions Plan and the As Built Plan due to an error in the “Field Plans”. The property is located at 16 Park Place, Map 13, Parcel Z1 in the RH-2 Zoning District.

In other business, the Board will address the following agenda items:

Approval of minutes from the November 30, 2016 meeting.

New Business per the Board’s discretion.

Documents related to the above case are on file with the Building Department and the Office of the Town Clerk located at 732 Main Street, Harwich and may be viewed during regular department business hours.

***Per the Attorney General’s Office:  The Board may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting following “New Business.”  If you are deaf or hard of hearing or a person with a disability who requires an accommodation, contact the Selectmen’s Office at***

[***508-430-7513***](tel:508-430-7513)

*This Agenda may change at the discretion of the Board.*

*Recording & Taping Notification: As required by law, the Town may audio or video record this meeting. Any person intending to either audio or video record this open session is required to inform the chair.*

Authorized Posting Officer: Shelagh Delaney, sdelaney@town.harwich.ma.us

Board of Appeals Recording Clerk

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