**ZONING BOARD of APPEALS PUBLIC HEARING**

**Wednesday, June 27, 2018 at 7:00 p.m.**

**Griffin Meeting Room, Harwich Town Hall**

**AGENDA**

On Wednesday, June 27, 2018 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 Monday, June 25, 2018.

**Case #2018-11**

Gerard P. Richer and Clare S. Richer, through their agent, Attorney Andrew Singer have applied for a Special Permit to construct a 2nd floor above a garage and guest suite of a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 35 Strandway, Map 1, Parcel J1-32-0 in the RH-1 Zoning District.

**Case #2018-12**

Bruno Visco, Trustee, et al and Sandi Conroy, Trustee, through their agent, Thomas A. Moore, have applied for a Special Permit to construct a 2 story addition onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 & Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 34 Braddock Street, Map 14, Parcel V18-0 in the RH-1 Zoning District.

**Case #2018-13**

Michelle L. & Gavin J. Archibald, Trustees of the Michelle L. Archibald Revocable Trust of 2017, through their agent, Attorney William Crowell have applied for a Special Permit or in the alternative, a Variance to enclose an existing porch to create habitable floor area onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 A (2) as set forth in MGL Chapter 40A §6. The property is located at 8 Atlantic Street a/k/a 8 Atlantic Ave., Map 6B, Parcel L137 in the RH-2 Zoning District.

**Case #2018-14**

Karen Fay, through her agent, Attorney William Crowell has applied for a Special Permit or in the alternative, a Variance to construct a 2nd floor deck onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 & Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 3 Ocean Ave, Map 6B, Parcel L135 in the RH-2 Zoning District.

**Case #2018-15**

Edmund J. Doherty & John B. Doherty, Trustees of Joan B. Doherty Trust dated 4/2/09, through their agent, Attorney William Crowell have applied for a Special Permit, or in the alternative, a Variance to convert existing storage space above a garage to a bedroom thereby creating habitable space within a pre-existing, non-conforming structure. The application is pursuant to the Code of the Town of Harwich, §325-54 & Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 26 Sequatton Lane, Map 7, Parcel A25 in the RH-1 Zoning District.

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

\* Approval of minutes from the May 30, 2018 meeting.

\* New Business per the Board’s discretion.

Documents related to the above cases are on file with the Building Department and the Office of the Town Clerk located at 732 Main Street, Harwich.

***In accordance with State Law, this legal notice will also be available electronically at*** [***www.masspublicnotices,org***](http://www.masspublicnotices,org)***. The Town is not responsible for any errors in the electronic posting of this notice.***

***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***

*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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