**HARWICH ZONING BOARD of APPEALS PUBLIC HEARING**

**Wednesday, July 25, 2018 at 7:00 p.m.**

**Griffin Meeting Room, Harwich Town Hall**

**AGENDA**

On Wednesday, July 25, 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, July 23, 2018.

**Case #2018-12 (CONTINUED FROM 6.27.18)**

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 #2018-16**

Ernest G. and Linda M. Crabtree have applied for a Special Permit to construct a 2nd floor addition above a detached garage to use as an accessory building with an apartment within the setbacks. The application is pursuant to the Code of the Town of Harwich, §325-51.H, Table 1, Use Regulations and Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 176 Great Western Rd., Map 37, Parcel N1 in the RL Zoning District.

**Case #2018-17**

Kevin L. & Nancy K. O’Shea, through their agent, Attorney William Crowell, have applied for a Special Permit or in the alternative, a Variance to raze and reconstruct their pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325 Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 11 Rabbit Run, Map 4, Parcel S1-32 in the RH-1 Zoning District.

**Case #2018-18**

Jane C. Bird, through her agent, Russell Bassett has applied for a Special Permit to finish the 2nd floor level adding habitable space onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325 Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at 4 Carriage Lane, Map 53, Parcel G4 in the RR Zoning District.

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

\* Approval of minutes from the June 27, 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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