**HARWICH ZONING BOARD of APPEALS PUBLIC HEARINGS**

**Wednesday, January 27, 2021 at 7:00 p.m.**

**VIA REMOTE ACCESS**

**AGENDA**

The Harwich Zoning Board of Appeals will hold a public hearing **via remote access** as noted below to hear the following cases. Any member of the public having interest in these applications is invited to provide information and comment relevant to these matters by submitting the same in writing via mail **by noon on Monday, January 24, 2021. Correspondence received after this time may be too late for submission to the Board. Case documents may be viewed on the Town Website via the Accela Citizen Access** [**https://aca3.accela.com/harwich/**](https://aca3.accela.com/harwich/) **Click Building and “Search Applications” or by specific request to building@townofharwich.us**

**This meeting is by REMOTE PARTICIPATION ONLY. NO IN-PERSON ATTENDANCE OF MEMBERS OF THE PUBLIC WILL BE ALLOWED.** Call in instructions will be posted on the meeting Agenda on the Board of Appeals web page.

Pursuant to Governor Baker’s March 12, 2020 order Suspending Certain Provisions of the Open Meeting Law, G.L.c30A Sec18 and the Governor’s March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of Harwich Board of Appeals on Wednesday, May 27, 2020 at 7pm will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Town of Harwich website at [www.harwich-ma.gov](http://www.harwich-ma.gov).

For this meeting, members of the public who wish to watch the meeting may do so in the following manner on Channel 18 or by watching the simulcast at:

https://harwich18.dyndns.org/cablecast/public/Live. aspx?ChannellD=1

ZONING BOARD OF APPEALS
Wed, Jan 27, 2021 7:00 PM - 10:00 PM (EST)

**Please join my meeting from your computer, tablet or smartphone.**
<https://global.gotomeeting.com/join/440097245>

**You may also dial in using your phone.**
United States: +1 (872) 240-3412

**Access Code:** 440-097-245

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**Case # 2020-40 (Continued from December 9, 2020)**

Jonathan & Sarah Vanica, Trustees of the Vanica Living Trust through their agent, Attorney Sarah Turano-Flores have applied for a Special Permit (or in the alternative, a Variance) to add demolish and replace a pre-existing, non-conforming single family dwelling and residential accessory structure on a pre-existing, non-conforming lot. The application is pursuant to the Code of the Town of Harwich, §325-22 and Table 2, Area Regulations and §325-14(Q) as set forth in MGL Chapter 40A §6. The property is located at **2 Quason Lane,** Map 7, Parcel A50-0-R in the RH-1 Zoning District.

**Case # 2020-45**

Wychmere Harbor Real Estate, LLC, through its agent, Attorney Andrew Singer has applied for a further amendment to Special Permit Decisions granted through Cases 2019-28 and 2020-32, or in the alternative, a new Special Permit to make additional alterations to 2 pools and associated hardscape areas. The application is pursuant to the requirements of MGL Chapter 40A §6. The property is located at **23 Snow Inn Road, Unit 12**, Map 8, Parcel P2-12 in the RH-3 and RL Zoning Districts.

**Case # 2020-46**

John E. Fantasia, through his agent, Michael Woessner has applied for a Special Permit to upgrade and renovate an existing porch of a pre-existing, non-conforming dwelling. The application is pursuant to the Code of the Town of Harwich, Table 2, Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **3 Bayberry Lane,** Map 10, Parcel X5 in the RH-1 Zoning District.

**Case # 2020-47**

David Scott Sloan, Trustee of 49 Snow Inn Road Nominee Trust, through his agent, Attorney Andrew Singer seeks to amend a Special Permit granted in Case 2020-29 in order to accommodate required egress stairs. The application is pursuant to the Code of the Town of Harwich, §325-54, as set forth in MGL Chapter 40A §6. The property is located at **49 Snow Inn Road,** Map 15, Parcel N2 in the RL Zoning District.

**Case # 2020-48**

Robert E. Crowley and Susan J. Crowley have applied for a Special Permit or in the alternative, a Variance to convert an existing garage/studio into an Accessory Apartment. The application is pursuant to the Code of the Town of Harwich, §325-14, §325-Table 2 - Area Regulations and Table 3, Height and Bulk Regulations as set forth in MGL Chapter 40A §6 and/or §10. The property is located at **17 Charlene Lane**, Map 113, Parcel S1-8 in the RR Zoning District.

**Case # 2020-49**

David P. Panza and Rosemary B. Panza,. through their agent, Attorney Paul Tardif, have applied for a Special Permit to raze a pre-existing, non-conforming single family dwelling and replace it with a 2 story single family dwelling on the same foundation. The application is pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6. The property is located at **123 Deep Hole Road**, Map 25, Parcel C1-B2 in the RR Zoning District.

**Case # 2020-50**

Andrew and Erica Merrill, through their agent, Chris Cannon of Arch-itects 33 have applied for a Special Permit to construct 2 Shed Dormers on a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6. The property is located at **19 Braddock Street**, Map 7, Parcel F7 in the RH-1 Zoning District.

**Case # 2020-51**

David R. Prickett, through his agent, Attorney William Crowell has applied for a Special Permit (or in the alternative, a Variance) to create new habitable space in the basement of a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 as set forth in MGL Chapter 40A §6. The property is located at **24 Crowell Road**, Map 25, Parcel N8-1 in the RM Zoning District.

**Case # 2020-52**

Mark Jacobson and Renee Brown have applied for a Variance from the side setback requirements to construct an in-ground pool. The application is in accordance with in MGL Chapter 40A §10. The property is located at **17 Chase Street**, Map 4, Parcel S6-1 in the RH-2 Zoning District.

**Case # 2020-53**

Helen Murdock, Trustee, through her agent, Susan Ladue of Eastward Companies has applied for a Variance from the total Site Coverage requirements of Section 325-52 and Table 3, Height and Bulk regulations in order to add a pool and patio. The application is in accordance with in MGL Chapter 40A §10. The property is located at **23 Bascom Hollow**, Map 97, Parcel B2-10 in the RR and WR Zoning Districts.

**Case # 2020-54**

Jane C. Ayoub, owner of 23 Soundview Road, and 27 Soundview LLC, owner of 27 Soundview Road, through their agent, Attorney William Crowell have applied for Variances for said properties to allow for the equivalent exchange of 750 square feet of buildable upland between said owners pursuant to a proposed ANR by Ryder & Wilcox, Inc. dated November 12, 2020 in order to construct a garage. The application is in accordance with MGL Chapter 40A §10. The properties are located at **23 and 27 Soundview Road**, Map 26, Parcels L1-10 and L1-9 in the RM Zoning District.

In other business, the Board will address the following:

\* Approval of minutes from the December 9 2020 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. They are also available to view on the Town of Harwich website via the Accela Citizen Access Portal.

***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.”***

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

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

Board of Appeals Recording Clerk

The Cape Cod Chronicle **Print dates: January 7th and 14th, 2020.**