**HARWICH ZONING BOARD of APPEALS PUBLIC HEARING**

**Wednesday, October 30, 2019 at 7:00 p.m.**

**Griffin Meeting Room, Harwich Town Hall**

**AGENDA**

On Wednesday, October 30, 2019 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 noon on Monday, October 28, 2019.

**Case #2019-33**

Patrice M. Soule has applied for a Special Permit to construct a 3-season enclosed porch within the setback. 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 **16 Earle Terrace,** Map 12, Parcel N1-27 in the RH-1 Zoning District.

**Case #2019-34**

Edith S. Ravenelle has applied for a Special Permit to create a new foundation and additions including a new 2nd floor onto a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54 and §325 Table 2 Area Regulations as set forth in MGL Chapter 40A §6. The property is located at **3 Sail Loft Road,** Map 7, Parcel D20 in the RH-1 Zoning District.

**Case #2019-35**

Patrick Petrarca and Catherine Petrarca, through their agent, Attorney William Crowell, have applied for a Special Permit, or in the alternative, a Variance, to demolish and replace an existing non-conforming single family residential condominium. 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 and if necessary Chapter 40A §10. The property is located at **9 Bells Neck Road,** Map 10, Parcel F1-8 in the RM Zoning District.

**Case #2019-36**

Sally J. Pini, through her agent, Attorney William Crowell, has applied for a Special Permit, or in the alternative, a Variance, to construct a dormer over the garage creating habitable space on 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 and if necessary Chapter 40A §10. The property is located at **4 Checkerberry Lane,** Map 4, Parcel W1-37 in the RH-1 Zoning District.

**Case #2019-37**

Derek & Scott Woelfel, as well as Kim Welch, Trustee, through their agent, Attorney William Crowell, have applied for a Variance from the requirements of “a lot” in the bylaws and to combine portions of 2 lots to allow for sufficient “contiguous upland” to build a 5th apartment where 4 currently exist. The application is pursuant to the Code of the Town of Harwich, §325-2 Definitions (Lot) and §325-51M, Mixed Use Development as set forth in MGL Chapter 40A §10. The properties are located at **432 Route 28,** Map 13, Parcel E4 in the CH-1 Zoning District and **15 Doane Road**, Map 13, Parcel E3-1 in the RM Zoning District.

In other business, the Board will address the following:

\* Approval of minutes from the September 25, 2019 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***](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

The Cape Cod Chronicle **Print dates: October 10th and 17th, 2019.**