**TOWN OF HARWICH**

**ZONING BOARD of APPEALS**

**7:00PM WEDNESDAY, NOVEMBER 30, 2022**

**TOWN HALL – GRIFFIN ROOM  
AGENDA**

This meeting of the Zoning Board of Appeals will be held in-person and may be available as a live broadcast on Channel 18. Members of the public with an interest in any portion or specific item on the agenda should plan for in-person attendance.

**I. CALL TO ORDER; RECORDING NOTICE**

*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*

**II. PUBLIC HEARINGS**

Case No. **2022-26 22 Ocean Ave LLC**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **22 Ocean Ave**, Assessors’ Map 6B, Parcel L10, in the RH-2 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to demolish and replace a pre-existing, nonconforming single family dwelling, pursuant to the Harwich Zoning By-laws §325-52 and -54 and MGL Chapter 40A Sections 6 & 10. (Continued from 7/27/2022)

Case No. **2022-29 Jane C. Ayoub**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the properties located at **23 & 27 Soundview Rd**, Assessors’ Map 26, Parcel L1-10 and Parcel L1-9, in the RM Zoning District. The Applicant seeks to amend a Variance for the equivalent exchange of 750 square feet of buildable upland be changed to 640 square feet pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2022-30 John Canducci**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **32 Deer Run**, Assessors’ Map 35, Parcel P1-2, in the RM & CH-1 Zoning Districts. The Applicant seeks a Variance from minimum lot size requirement and frontage pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2022-31 William Little & Sandra Clementino Holtz**, c/o Brian J. Hall Esq., 90 Route 6A, Sandwich MA, 02653, owner of the property located at **10 Kings Rd**, Assessors’ Map 42, Parcel E1-19, in the RR Zoning District. The Applicant seeks a Variance from minimum lot size requirement for an Accessory Dwelling Unit pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2022-32 Walter V. Maloney III & Tracey C. Maloney,** c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **135 Miles St**, Assessors’ Map 14, Parcel J4 in the RM Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to raze and replace a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §§325-52 and -54(A) and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-33 Siceamp Inc. D.B.A The Tern Inn,** owner of the property located at **91 Chase St**, Assessors’ Map 4, Parcel F1 in the RH-1 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to convert a pre-existing nonconforming cottage from a 3 bedroom single unit to a 2 bedroom double unit, pursuant to the Harwich Zoning By-laws §§325-52 and -54 and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-34 Jonathan & Sherri Estrellado,** c/o Walter R Warren Jr., 259 Great Western Rd Unit B, Harwich, MA 02645, owner of the property located at **20 Duke Ballem Rd**, Assessors’ Map 100, Parcel Y2 in the RR Zoning District. The Applicant seeks a Special Permit to construct a screen porch on a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §325-54(A) and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-35 Derrick L. & Francine R. Tallman,** c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **17 Louis Way**, Assessors’ Map 4, Parcel M4-7 in the RH-1 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to construct a finished second floor onto a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §§325-52 and -54(A) and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-36 John & Elaine Keenan,** c/o David Riquinha, 301 Purchase St, South Easton, MA 02375, owner of the property located at **3 Terry Ln** Assessors’ Map 4, Parcel M5-5 in the RH-1 Zoning District. The Applicant seeks a Special Permit to construct a finished second floor onto a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6 & 10.

**III. APPROVAL OF MINUTES**

**IV. NEW BUSINESS**

* Discussion and possible Vote to approve the 2023 Calendar
* Any new business per the Board’s discretion

**V. ADJOURN**

Plans, site plans and all related documents to the above matters are available to review on the [Board of Appeals](https://www.harwich-ma.gov/board-of-appeals)  webpage or may be viewed, by appointment, at the Town Clerk’s or the Building Department offices at Town Hall, 732 Main Street, Harwich, MA 02645.

***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.***

Authorized Posting Officer: Lecia McKenna

Board of Appeals Recording Clerk

***Next Zoning Board of Appeals Meeting (subject to change) – December 28th, 2022***