**HARWICH ZONING BOARD of APPEALS PUBLIC HEARING**

**Wednesday, March 25, 2020 at 7:00 p.m.**

**Griffin Meeting Room, Harwich Town Hall**

**AGENDA**

On Wednesday, March 25, 2020 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, March 23, 2020. Documents received after this time may be too late for submission to the Board.**

**Case #2020-02 (CONTINUED by written agreement from 1.29.20 and 2.26.20)**

The Royal Apartments LLC, through its agent, Attorney Benjamin Zehnder, has applied for a Variance, to convert the use of the property from a nursing home/assisted living use to multi-family dwelling residential use. The application is pursuant to the Code of the Town of Harwich, §325-52 and Table 1, Use Regulations as set forth in MGL Chapter 40A §10. The property is located at **328 Bank Street,** Map 41, Parcel N4 in the MRL Zoning District.

**Case #2020-10 (CONTINUED from 2.26.20)**

Jonathan P. Chorey and Susan G. Chorey, Trustees et al, through their agent, Peter Barnard of Cape Coastal Builders have applied for a Special Permit or in the alternative, a Variance to demolish and replace a pre-existing, non-conforming garage. 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 and 40A §10. The property is located at **153 Gorham Road**, Map 24, Parcel R2 in the RR Zoning District.

**Case #2020-11**

James J. Pettit Jr. has applied for a Special Permit for relief from the minimum lot size requirement to convert an existing breezeway and garage into a 1-bedroom apartment. The application is pursuant to the Code of the Town of Harwich, §325-Table 1 - Use Regulations as set forth in MGL Chapter 40A §6. The property is located at **2 Bay Pine Rd.**, Map 113, Parcel T1-8 in the RR Zoning District.

**Case #2020-12**

Joseph G. Blute and Jayne R. Blute, through their agent, Chris Dittrich of Shoreline Pools have applied for a Variance to site coverage requirements in order to accommodate a stone paver patio and open air pavilion. The application is pursuant to the Code of the Town of Harwich, §325-Table 2 - Area Regulations as set forth in MGL Chapter 40A §10. The property is located at **33 Oliver Snow Road,** Map 24, Parcel E2-2 in the RR Zoning District.

**Case #2020-13**

Heather Swartz and Jeffrey Swartz, through their agent, Attorney William Crowell have applied for a Special Permit to demolish an existing deck and build a screened porch 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 **12 Satucket Road**, Map 14, Parcel Q7 in the RH-1 Zoning District.

In other business, the Board will address the following:

\* Approval of minutes from the February 26, 2020 meeting.

\* Old Business:

 Update on “Essential Services” from the Town Bylaws.

\* 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

The Cape Cod Chronicle **Print dates: March 5th and 12th, 2020.**