**HARWICH ZONING BOARD of APPEALS PUBLIC HEARING**

**Wednesday, June 26, 2019 at 7:00 p.m.**

**Griffin Meeting Room, Harwich Town Hall**

**AGENDA**

On Wednesday, June 26, 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, June 24, 2019.

**Case #2019-18**

Gregory M. Soares and Barbara L. Soares, through their agent, Attorney William Crowell, have applied for a Special Permit (or in the alternative, a Variance) to demolish and replace a pre-existing, non-conforming single family dwelling. The application is pursuant to the Code of the Town of Harwich, §325-54, §325 Table 2, Area Regulations, and §325 Table 3, Height and Bulk Regulations as set forth in MGL Chapter 40A §6 and §10. The property is located at **7 Sea Breeze Ave**, Map 6B, Parcel E1-18 in the RH-2 Zoning District.

**Case #2019-19**

Mary T. Moran, through her agent, Attorney William Crowell, has applied for a Special Permit (or in the alternative, a Variance) to construct additions to 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 and §10. The property is located at **30 Grey Neck Lane,** Map 11, Parcel X8-4 in the RH-1 Zoning District.

**Case #2019-20**

John J. McCarthy and Paula A. McCarthy, through their agent, Attorney William Crowell have applied for a Special Permit (or in the alternative, a Variance) to demolish and replace 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 **96 Miles Street**, Map 22, Parcel X1-2 in the RL Zoning District.

**Case #2019-21**

541 Main Street, LLC, Justin R. Brackett and Jared G. Brackett, Managers, through their agent, Attorney Raymond H. Tomlinson, Jr. are appealing a non-enforcement by the Building Official regarding an encroaching, non-conforming structure at the abutting property known as “Perks”, 545 Route 28. The application is pursuant to the Code of the Town of Harwich, §325-45, §325-48 and MGL Chapter 40A §7. The property in question is located at **545 Route 28**, Map 14, Parcel U8 in the CV Zoning District.

In other business, the Board will address the following:

\* Approval of minutes from the May 29, 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***

*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: June 6th and 13th, 2019.**