**HARWICH ZONING BOARD of APPEALS PUBLIC HEARINGS**

**Wednesday, SEPTEMBER 29, 2021 at 7:00 p.m.**

**AGENDA**

The Harwich Zoning Board of Appeals will hold a public hearing **on Wednesday, September 29, 2021 at 7:00PM in the Griffin Room of Town Hall, 732 Main Street, Harwich, MA** 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 September 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**

**Case # 2021-38**

Douglas R. Wheeler, Trustee of the Douglas R. Wheeler Revocable Trust, through his agent, Kieran Healy of the BSC Group, Inc. has applied for a Special Permit (or in the alternative, a Variance) to remove an existing uncovered stoop and replace it with an entry porch on 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 (or Chapter 40A §10). The property is located at **15 Pleasant Valley Rd.,** Map 101, Parcel X8-216 in the RL Zoning District.

**Case # 2021-39**

Vincent S. Camelio Life Estate and Marilyn Tuccelli Life Estate have applied for a Special Permit to add to an existing deck on 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 **15 Helena Ave.,** Map 14, Parcel A16-8 located in the RM/CV Zoning District.

**Case # 2021-40**

Ken and Nicole Moniz have applied for a Variance (or in the alternative a Special Permit) to construct a Farmer’s Porch onto 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 §10 (and Chapter 40A §6). The property is located at **50 Main Street Ext.,** Map 55, Parcel E1-1 located in the RL Zoning District.

**Case # 2021-41**

David and Kelly Amaral, through their agent, Paul Muldoon of Muldoon Architects LLC., have applied for a Special Permit to convert a covered porch into habitable living space on 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 **5 Sea Breeze Ave.,** Map 6B, Parcel E1-17 in the RH-2 Zoning District.

**Case # 2021-42**

Alan P. and Barbara J. Rosenburg, through their agent, Attorney William Crowell, have applied for a Special Permit (or in the alternative, a Variance) to demolish and replace the pre-existing, non-conforming single-family residence. 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 (or Chapter 40A §10). The property is located at **36 Hiawatha Rd,** Map 6, Parcel B1-3 located RH-1 in the Zoning District.

**Case # 2021-43**

Frances M. Ratto Trustee of Sail Loft Road Nominee Trust, through their agent, Attorney William Crowell has applied for a Special Permit (or in the alternative, a Variance) to construct an addition above the garage of a pre-existing, non-conforming single-family residence. 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 (or Chapter 40A §10). The property is located at **6 Sail Loft Road,** Map 7, Parcel D27 located RH-1 in the Zoning District.

In other business, the Board will address the following:

\* Approval of minutes from the August 25, 2021 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.”***

Authorized Posting Officer: Lecia McKenna

Board of Appeals Recording Clerk

The Cape Cod Chronicle **Print dates: September 9 and September 16, 2021**