

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, FEBRUARY 28, 2024
TOWN HALL – GRIFFIN ROOM
AGENDA

RECEIVED
TOWN CLERK
HARWICH, MA

2024 FEB 20 4 08 59

This meeting of the Zoning Board of Appeals will be held in-person and may be available as a live broadcast on Harwich Channel 34. 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. **2024-03 DFN INC., c/o Daniel Serber**, 177 Huntington Ave, Ste 1703 #73069, Boston, MA 02115, owner of the property located at **0 Depot Rd Assessors' Map 64, Parcel S1**, in the RR Zoning District. The Applicant seeks a Variance, from §325-54B Non-conforming Uses, and §325-Attachment 1, Table 1, Use Regulations to construct a large-scale ground mounted solar array, pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10. **(Continued from January 31, 2024)**

Case No. **2022-19 Matthew C. and Pamela A. Menzel**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **25 Cross St, Assessors' Map 14, Parcel S5**, in the RM zoning District. The Applicant seeks an extension to the Special Permit, to raze and replace a non-conforming detached garage, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6.

Case No. **2024-04 James & Irene Najjar**, 118 East 5th Street Brooklyn, NY 11218, owner of the property located at **20 Vacation Lane, Assessors' Map 72, Parcels L274**, in the RR Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-Attachment 2, Area regulations and §325-54 non-conforming structures and uses, to construct a deck addition on pre-existing non-conforming single-family dwelling pursuant to the Harwich Zoning By-laws §325-52 and -54 and MGL Chapter 40A Sections 6 & 10.

Case No. **2024-05 Clifford & Rebecca Willy**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **9 Hiawatha Road, Assessors' Map 6, Parcel G5-1**, in the RH-1 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, from §325 Attachment 2, Table 2, Area Regulations, and §325 Attachment 3, Table 3, Height & Bulk Regulations to raze & 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.

Case No. **2024-06 David Crosbie**, c/o Benjamin E. Zehnder, 62 Route 6A, Suite B, Orleans, MA 02653, owner of the property located at **481 Depot Street, Assessors' Map 36, Parcel B1** in the IL & RR Zoning Districts. The Applicant seeks a Special Permit, or in the alternative a Use Variance, from §325 Attachment 1, Table 1, Use Regulations and, to convert a pre-existing non-conforming two-family dwelling into a Multifamily dwelling and construct a new Self Storage Building. The applicant also seeks a Special Permit, or in the alternative a dimensional Variance, from §325 Attachment 3, Table 3 Height & Bulk Regulations to increase the pre-existing, non-conforming site coverage in the RR Zoning District portion of the property, pursuant to the Harwich Zoning By-laws §325-52 and -54 and MGL Chapter 40A Sections 6 & 10

III. APPROVAL OF MINUTES

A. January 31, 2024, Minutes

IV. NEW BUSINESS

V. OLD BUSINESS

VI. CORRESPONDENCE/BREIFINGS

VII. ADJOURN

Plans, site plans and all related documents to the above matters are available to review on the [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 will also be available electronically at www.masspublicnotices.org. The Town is not responsible for any errors in the electronic posting of this notice.

Authorized Posting Officer: Rachel Lohr
Board of Appeals Recording Clerk

Next Zoning Board of Appeals Meeting (subject to change) – March 27, 2024