

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, MARCH 27, 2024
TOWN HALL – GRIFFIN ROOM
AGENDA

RECEIVED
TOWN CLERK
HARWICH, MA

2024 MAR 25 A 10: 22

This meeting of the Zoning Board of Appeals will be held in-person and may be available as a live broadcast on Harwich Channel 8. 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. **2024-06 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, to convert a pre-existing non-conforming two-family dwelling into a Multifamily dwelling, a Special Permit, or in the alternative a Use Variance, from §325 Attachment 1, Table 1, Use Regulations to construct a new Self Storage Building, a Special Permit, or in the alternative a Use Variance, from §325 Attachment 1, Table 1, Use Regulations to create a Mixed Use Development. 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.
(Continued from 02.28.2024)

Case No. **2024-07 Mathew and Jenifer Davis**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **67 Ginger Plum Lane, Assessors' Map 5, Parcel G1-4**, in the RH-1 Zoning District. The Applicant seeks a Special Permit or in the alternative a Variance from §325-54 Non-conforming Structures and Uses and §325 Attachment 2, Table 2, Area Regulations, §325 Attachment 3, Table 3 Height and Bulk Regulations to raze and replace a pre-existing nonconforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6.

Case No. **2024-08 Katharina Zuellig**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **708 Main St, Assessors' Map 41, Parcel B5**, in the CV and Harwich Center Overlay Zoning Districts. The Applicant seeks a Special Permit or in the alternative a Variance from §325-54 Non-conforming Structures and Uses and §325 Attachment 2, Table 2, Area Regulations to relocate the pre-existing nonconforming single-family dwelling on the same lot, construct an addition with an attached deck, and detach the existing shed from the rear of the dwelling and relocate on the same lot, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6.

III. APPROVAL OF MINUTES

A. February 28, 2024

IV. NEW BUSINESS

- A. Process to update Zoning Map and reference in Harwich Zoning Code.

V. OLD BUSINESS

- A. Building Height Regulations.

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) – April 24, 2024