

TOWN OF HARWICH
ZONING BOARD of APPEALS
6:30PM WEDNESDAY, APRIL 24, 2024
TOWN HALL – SMALL HEARING ROOM
AGENDA

TOWN CLERK
HARWICH, MA

2024 APR 18 A 11

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 dimensional Variances, from §325 Attachment 3, Table 3 Height & Bulk Regulations to increase the building and 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 03.27.2024)**

Case No. **2024-09 Kevin P. O'Neill Estate of Diana M O'Neill**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **10 Homer Rd, Assessors' Map 23, Parcel W3-6**, in the RL 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, to construct an addition to a pre-existing nonconforming single-family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6.

III. APPROVAL OF MINUTES

- A. March 27, 2024

IV. NEW BUSINESS

- A. Discussion regarding Top of Foundation memo.

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) – May 29, 2024