**TOWN OF HARWICH**

**ZONING BOARD of APPEALS**

**LEGAL NOTICE**

The Harwich Zoning Board of Appeals will hold public hearings **on Wednesday, November 30, 2022 starting at 7:00 PM,** in the Town Hall Griffin Room, 732 Main Street, Harwich, MA on the following applications. Any member of the public is invited to attend and provide comment to the Board. Written comments may be provided in advance.

Case No. **2022-26 22 Ocean Ave LLC**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **22 Ocean Ave**, Assessors’ Map 6B, Parcel L10, in the RH-2 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to demolish and 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. (Continued from 7/27/2022)

Case No. **2022-29 Jane C. Ayoub**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the properties located at **23 & 27 Soundview Rd**, Assessors’ Map 26, Parcel L1-10 and Parcel L1-9, in the RM Zoning District. The Applicant seeks to amend a Variance for the equivalent exchange of 750 square feet of buildable upland be changed to 640 square feet pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2022-30 John Canducci**, c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **32 Deer Run**, Assessors’ Map 35, Parcel P1-2, in the RM & CH-1 Zoning Districts. The Applicant seeks a Variance from minimum lot size requirement and frontage pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2022-31 William Little & Sandra Clementino Holtz**, c/o Brian J. Hall Esq., 90 Route 6A, Sandwich MA, 02653, owner of the property located at **10 Kings Rd**, Assessors’ Map 42, Parcel E1-19, in the RR Zoning District. The Applicant seeks a Variance from minimum lot size requirement for an Accessory Dwelling Unit pursuant to the Harwich Zoning By-laws §325-52 and MGL Chapter 40A Section 10.

Case No. **2022-32 Walter V. Maloney III & Tracey C. Maloney,** c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **135 Miles St**, Assessors’ Map 14, Parcel J4 in the RM Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to raze and replace a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §§325-52 and -54(A) and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-33 Siceamp Inc. D.B.A The Tern Inn,** owner of the property located at **91 Chase St**, Assessors’ Map 4, Parcel F1 in the RH-1 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to convert a pre-existing nonconforming cottage from a 3 bedroom single unit to a 2 bedroom double unit, pursuant to the Harwich Zoning By-laws §§325-52 and -54 and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-34 Jonathan & Sherri Estrellado,** c/o Walter R Warren Jr., 259 Great Western Rd Unit B, Harwich, MA 02645, owner of the property located at **20 Duke Ballem Rd**, Assessors’ Map 100, Parcel Y2 in the RR Zoning District. The Applicant seeks a Special Permit to construct a screen porch on a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §325-54(A) and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-35 Derrick L. & Francine R. Tallman,** c/o William D. Crowell, Esq., 466 Route 28, Harwich Port, MA 02646, owner of the property located at **17 Louis Way**, Assessors’ Map 4, Parcel M4-7 in the RH-1 Zoning District. The Applicant seeks a Special Permit, or in the alternative a Variance, to construct a finished second floor onto a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §§325-52 and -54(A) and MGL Chapter 40A Sections 6 & 10.

Case No. **2022-36 John & Elaine Keenan,** c/o David Riquinha, 301 Purchase St, South Easton, MA 02375, owner of the property located at **3 Terry Ln** Assessors’ Map 4, Parcel M5-5 in the RH-1 Zoning District. The Applicant seeks a Special Permit to construct a finished second floor onto a non-conforming single family dwelling, pursuant to the Harwich Zoning By-laws §325-54 and MGL Chapter 40A Sections 6 & 10.

Plans, site plans and all related documents to the above matters are available to review on the [Board of Appeals](https://www.harwich-ma.gov/board-of-appeals)  webpage or may be viewed, during business hours, at the Town Clerk’s or the Building Department offices at Town Hall, 732 Main Street, Harwich, MA 02645.

Brian Sullivan, Chair

The Cape Cod Chronicle Print dates: November 10 and 17, 2022