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TOWN CLERK
HARWICH, MA
2022 APR 20 11:41

LOCUS INFORMATION

CURRENT OWNER: CHRISTINA M. HAGOPIAN
PAUL J. ANGELINI

TITLE REFERENCE: CTF 228458

PLAN REFERENCE: LCP 27224-A, SH-14

ASSESSORS MAP: 73
PARCEL: P-94 & P-95

ZONING DISTRICT: R-R 2021 1956*

SETBACKS: FRONT 25' 25'
SIDE 20' 10'
REAR 20' 10'

MINIMUM LOT SIZE: 40,000 S.F.

EXISTING UPLAND LOT AREA: 21,634± S.F.

NITROGEN SENSITIVE ZONE: STATE ZONE II

FEMA FLOOD ZONE DISTRICT: ZONE "X"

OVERLAY DISTRICT: DRINKING WATER PROTECTION DISTRICT

MAXIMUM PERMITTED HEIGHT: 30'

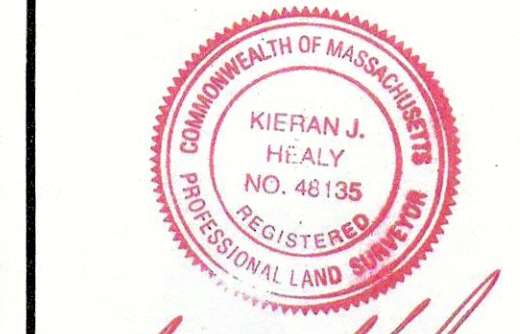
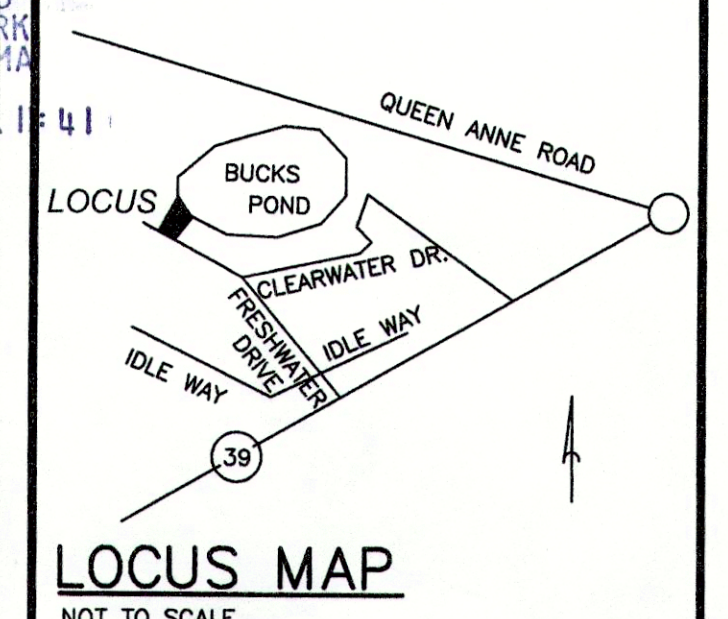
MAXIMUM BUILDING COVERAGE: 15% (3,245± S.F.)

PROPOSED BUILDING COVERAGE: 2,882± S.F. (13.3%)

MAXIMUM SITE COVERAGE: 25%

PROPOSED SITE COVERAGE: 4,952± S.F. (22.9%)

FRONTAGE: 150' REQUIRED



Kieran J. Healy 7/25/2022
DATE
KIERAN J. HEALY, PLS
FOR THE BSC GROUP, INC.

PLAN OF LAND

0 (82) CLEARWATER DRIVE
IN
HARWICH
MASSACHUSETTS
(BARNSTABLE COUNTY)

ZONING BOARD OF APPEALS PLAN

MARCH 25, 2022

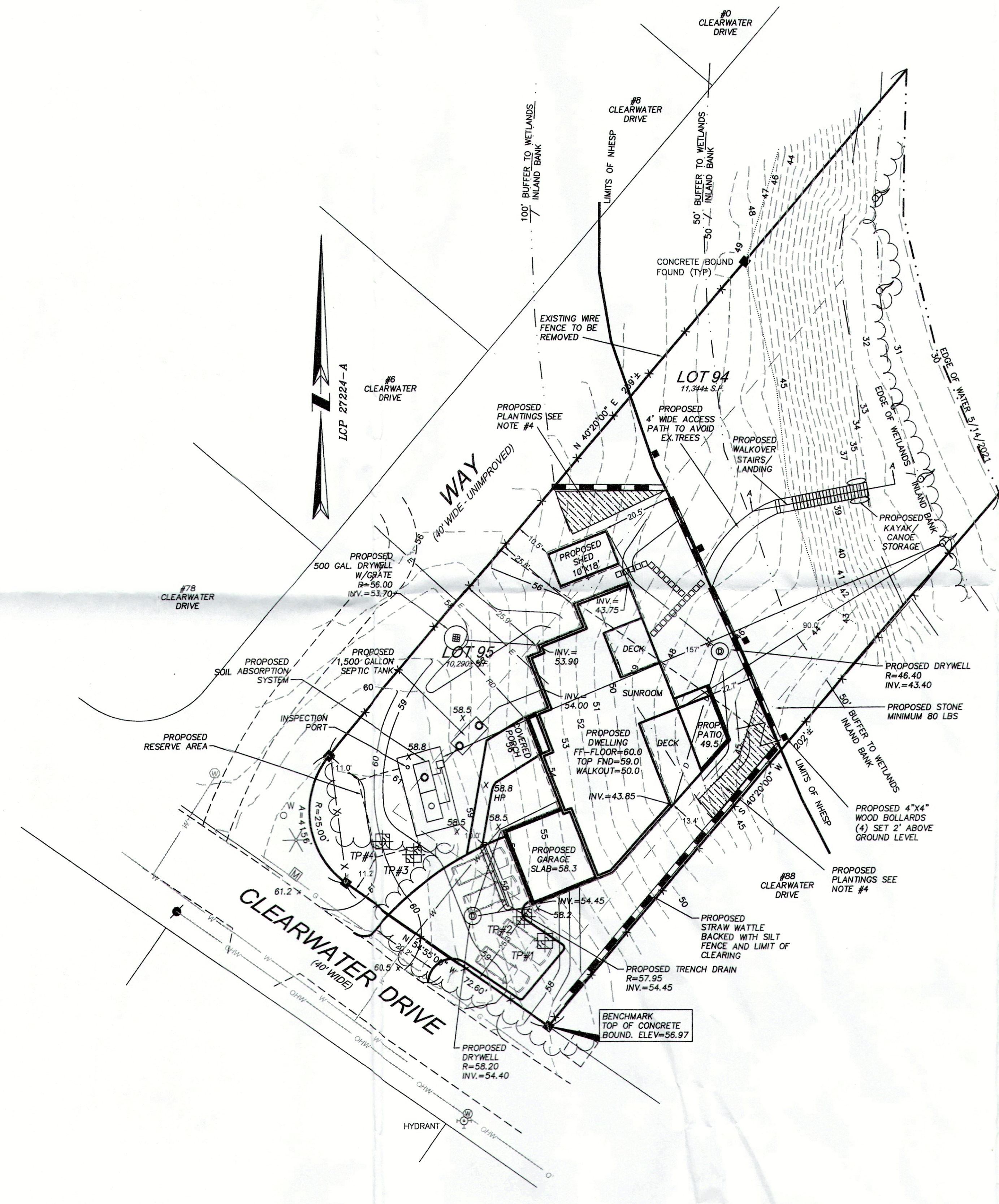
REVISIONS:

NO.	DATE	DESC.

PREPARED FOR:
CHRISTINA HAGOPIAN
97 CLEARWATER DRIVE
HARWICH, MA 02645
C@HAGOPIANINK.COM

BSC GROUP
349 Main Street - Route 28
West Yarmouth, Massachusetts
02673
508 778 8919

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SCALE: 1" = 20'
0 10 20 40 FEET
FILE: 5-0543-SEP-5.DWG
DWG: 6723-06 SHEET 1 OF 1
JOB: NO: 5-0543.01



BUCKS
POND

BUILDING HEIGHT

EX. HIGHEST GRADE: 57.5
EX. LOWEST GRADE: 46.0
EX. AVERAGE GRADE: 51.7
PROP. FIRST FLOOR: 60.0
PROP. RIDGE HEIGHT: 81.5
BUILDING HEIGHT: (81.5 - 51.7) = 29.8

- NOTES:
1. THE PROPOSED SHED DOES NOT COMPLY WITH THE ZONING SETBACKS. ZONING RELIEF IS NEEDED.
 2. THE FENCE SURROUNDING THE PROPERTY IS TO BE REMOVED FOR FREE PASSAGE OF WILDLIFE.
 3. MICRO CLOVER IS TO BE PLANTED ON THE ENTIRE LOT AND ELIMINATE ANY FERTILIZERS.
 4. SMALL NATURAL VEGETATION WILL BE REPLANTED ON THE SIDE OF THE DECK AND WORK SHED INCLUDING ARROWWOOD VIBURNUM, SWEET PEPPERBUSH, AND HIGH BUSH BLUEBERRY. (SEE HATCHED AREAS)