

TOWN OF HARWICH
Building Department
732 Main Street
Harwich, MA 02645



By First Class Mail

July 21, 2022

Sarah Harvey
22 Ocean Avenue, LLC
10 North St. Hopkinton, Ma.
01748

cc. Joseph Young
Coastline Construction
P.O. Box 508
Harwich Ma.
02646

Re: Zoning Relief Required – AMENDED 8/4/2022
Building Permit Application No. BLD-22-001865
22 Ocean Ave. Harwich Port Ma. 02646 (Assessor's Map 6B-L10-0)
Zoning District RH2

Dear Sarah Harvey:

Please be advised that as a condition to issuance of the above-referenced building permit as submitted, shown on a plan prepared by Paul E. Sweetser P.L.S., Inc. dated, 6/01/2022, the following zoning relief is first required:

Harwich Zoning Bylaws: §325-54A (2), A proposed Addition/Extension to a nonconforming single family residential structure increasing the non-conforming nature of the structure requiring a Special Permit from the Board of Appeals.
§325-54A (6), A proposal to demolish (Demolition §325-2) and replace a single family residential structure which will increase the nonconforming nature of the structure will require a variance from the Board of appeals pursuant to MGL c. 40A, §10.
Variance from the front setback on Ocean Avenue, this is a through lot with frontages on Ocean Avenue and Zylpha Road (§325-18D), and a variance from the left side setback.
§325-18K 18P Alternate access from a required legal frontage requiring a Special Permit from the Planning Board.
Harwich General Bylaws: §131-8. Notice of Intent to Demolish to the Historical Commission

Should you desire to proceed with the project, you must first apply for the foregoing relief; this letter shall serve as a referral to the Board for the same. Copies of the necessary zoning forms and applications are available in the offices of the Town's Building and Planning Departments.

In the meantime, your building permit application shall be deemed 'incomplete' and the period to review and issue such permit suspended until such time as you apply for and obtain the special permit; the special permit decision issues and is filed with the Town Clerk; the applicable appeal period elapses; and you provide the Building Department a copy of the special permit decision as recorded with the Barnstable Registry of Deeds or, as applicable, the Barnstable Registry District.

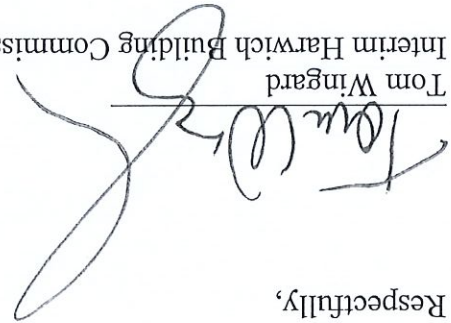
I also reserve the right, should you not expeditiously and continuously proceed with obtaining the required zoning relief or otherwise withdraw the building permit application, to deny the building permit application for incompleteness, or inconsistency with zoning, or both.

Further, be advised that, subject to obtaining the required permits and after construction, you will be required to submit a final as-built plan to the Building Department certifying that the project complies with the approved plans and all applicable dimensional requirements under town zoning.

This correspondence also serves as a zoning determination under Section 7 of Massachusetts General Laws Chapter 40A, which may be appealed by a 'person aggrieved' under Sections 8 & 15 of Massachusetts General Laws Chapter 40A.

Please feel free to contact the Building Department to discuss further, as necessary.

Respectfully,



Tom Wingard
Interim Harwich Building Commissioner

Cc: File