



TOWN OF HARWICH
732 Main Street, Harwich, Massachusetts 02645

ZONING BOARD OF APPEALS
Notice of Appeal/Application and Petition for Public Hearing, ("APPLICATION")

This Application does not apply to Comprehensive Permits.
Please refer to the Rules and Regulations of the Town of Harwich Board of Appeals for documentation requirements.

This original completed and signed notice of this Application, along with a certified abutters list and twelve (12) copies of all plans, sketches, statements, site plans or other supporting documents per the attached checklist must be presented to the Building Department prior to being filed with the Town Clerk. The required documentation, ALL of which must be submitted on the date of filing, is listed on this Application. THE RULES AND REGULATIONS ("RULES") OF THE TOWN OF HARWICH BOARD OF APPEALS APPLY TO ALL APPEALS AND APPLICATIONS AND SHOULD BE CONSULTED BEFORE FILING AN APPEAL OR APPLICATION TO ENSURE COMPLIANCE WITH THEM. To the Zoning Board of Appeals, Harwich, MA:

- (We, I) hereby petition your Board for a public hearing on the request for action checked below:
() Appeal from decision of or refusal of permit application by the Building Inspector, Selectmen or Planning Board or other administrative officer or officers.
(X) Application for a Variance from requirements of the Harwich Zoning By-Law.
() Application for a Special Permit that is subject to Board of Appeals approval.

I/we am/are the owner[s]/agent of the property involved in this petition, which is located in Harwich, MA at the following address:
23 and 27 Soundview Road
Assessor's Map # 26-L1-10-0 (23) and Parcel # 26-L1-9-0 (27) located in the Rm Zoning District as shown on the attached plan.

Describe Petition/Appeal: see attached

Relief requested - Cite specific Bylaw Section(s):

Signature of Owner (or Agent) [Signature] Date 9/22/2022
(Written authorization by the owner must accompany an Application signed by agent.)

Owner Name Jane C. Ayoub (23 Soundview) 27 Soundview LLC (27 Soundview) Phone No. 508-432-1643

Mailing Address: 40 466 Main St., P.O. Box 185, Harwich Port MA

Agent Name: William D. Crowell, Esq. Phone No. 508-432-1643 02646

Mailing Address: 466 Main St., Box 185 Harwich Port, MA 02646

Has a petition previously been submitted for this property (Y/N)

If yes, the date of original hearing Petition No. Decision

For Appeal Only:

Reason for Denial:

Denial From: Date of Denial:

Within 14 days following any Board decision, the Board will file its decision with the Town Clerk. A building permit will not be issued during the appeals period, until 21 days after the Board of Appeals decision has been filed with the Town Clerk or if an appeal to that decision has been filed during that time. It is the applicant's responsibility to have the decision recorded at the Barnstable County Registry of Deeds or Land Court, whichever may be applicable, and to present copies of that recording to the Town Clerk and to the Building Department with all Building Permit application requirements.

Please be advised that incomplete Applications may result in a delay in processing your appeal/Application and may result in a denial by the Board without consideration of the merits of the appeal/Application. **IT IS YOUR RESPONSIBILITY TO REVIEW THE RULES THAT APPLY TO YOUR APPEAL/APPLICATION AND TO MAKE SURE BEFORE FILING THAT YOUR APPLICATION/APPEAL COMPLIES WITH THOSE RULES.** The burden of proof is on the petitioner, not on the Town. If you do not understand the criteria, legal counsel should be sought. Either the petitioner or his/her agent is required to appear at the hearing to present the Application.

All applicants for hearing before the Board of Appeals must complete this Application and submit along with it the supporting documentation listed herein to the Building Department for review and subsequent filing with the Town Clerk. The Building Department accepts Applications during posted hours. You are strongly encouraged to submit your Application to the Building Department well in advance of the filing deadline to allow adequate time for staff review for completeness. All information, including the applicable fee made payable to the Town of Harwich, must be submitted with the Application.

Please submit the following, sorted and grouped into twelve (12) packets along with one (1) Certified Abutters List (Available from the Assessors Department. A separate application and fee is required):

✓ **The original Application (additional stamped copies can be provided at a nominal fee):**

- Signed by the owner or agent.
- If signed by an agent, a letter of authorization signed by the owner must also be included.

✓ **A typewritten narrative to explain the project, the purpose for this Application and the relief requested, with citations to the applicable provisions of MGL and the Harwich Zoning Bylaws.**

✓ **The original and eleven (11) copies of a Certified Plot Plan with topographical information plan (not septic plans) not more than five (5) years old (total of 12 copies):**

- 8½" x 11" or larger. *Larger plans must be folded.*
- Scale no greater than 1" = 50'
- Original stamped and signed by a Professional Engineer (as allowed by law), or a Professional Land Surveyor.
- Certified Plot Plan must indicate:
 - the locus;
 - the parcel or parcels of land involved;
 - the existing building or buildings;
 - the proposed building or buildings and/or additions to, or alterations of existing buildings with all dimensions set forth;
 - the location of the septic;
 - the Town of Harwich zoning requirements applicable to the property, as well as existing and proposed dimensions for: frontage, front, sides, and rear setback distances, building height(s), building stories, building and site coverage and parking requirements (if any);
 - all perimeter dimensions (existing and proposed);
 - location and width of abutting and on-site street and drives, parking, existing topography;
 - a grading plan, areas of proposed and retained vegetation, distinction between upland and wetland.
- Building Plans drawn to scale:
 - Floor layout (for existing structure and proposed additions and/or alterations)
 - Proposed front, side, and rear elevations

✓ **Certified Abutters List**

✓ **Check made payable to "Town of Harwich" for \$315.00.**

APPLICATION CHECKLIST ADDENDUM

This Addendum must be completed in full by the Applicant and is a part of the Application.

Name of Applicant: Jane C. Ayoub (23 Soundview)
27 Soundview LLC (27 Soundview)

Address of Property: 23 + 27 Soundview Rd.

Zoning District: Rm

Is the property Located in any Special District(s)/Overlay District(s) established by the Town of Harwich or the State of Massachusetts: Yes No

If Yes, specify District(s):

Year Structure(s) Built: 23 Soundview - 1962
27 Soundview -

Name/Address of Engineer/Architect: unk.

Name/Address of Attorney: William D. Crowell, Esq.
 466 Main St., Box 185
 Harwich Port, MA 02646

Lot Area	Required by Bylaw	Existing	Proposed
Frontage	40,000	21,477/26,444	21,477/26,444
Front Yard Setback	150	100/100	100/100
Side yard Setback	25	NA	NA
2 nd Side Yard Setback	20	>20'	21.9
Rear Yard Setback	20	N/A	NA
Building Coverage	20%	N/A	N/A
Site Coverage	35%	N/A	N/A
Building Height	30	<30'	<30'
If this is an Application for an Accessory Apartment, in addition to the above:			
A. Net Floor Area of the Principal Dwelling			
B. Net Floor Area of the proposed Accessory Apartment			

Form of Relief Requested: Variances

If the Applicant is requesting a Variance, state the hardship which the Applicant believes justifies this form of relief in accordance with MGL Chapter 40 and the Harwich Zoning Bylaw:

By signing and submitting this Application, you hereby authorize the members of the Board of Appeals, or its agent, to conduct a site visit of the exterior of your property for an inspection of the property involved in this petition, should they deem it appropriate.

The Board of Appeals is entitled to rely on the information contained in this Application. Therefore, the undersigned certifies that the information provided in this Application, and all submitted plans and other documentation, is true and accurate to the best of my knowledge and belief.

Applicant's Signature: _____

A handwritten signature in black ink, appearing to be a stylized 'L' or similar character, written over a horizontal line.

Date: _____

9/22/2022

Owner's Signature: _____

Date: _____

Petition to Amend Variance-Case No. 2020-54

The Petitioners seek to confirm and amend the Variance in Case Number 2020-54 granted by this Board on January 24, 2021 allowing the equivalent exchange of 750 square feet of buildable upland between the two subject lots. See copies of Decision recorded in Book 33940 Page 80 enclosed and copy of Petition for same time-stamped on 12/29/2020 enclosed. The only amendment requested is that the exchange will now be somewhat less at 640 square feet as opposed to 750 square feet between the two lots (see attached Division of Land Plan dated July 12, 2022 as opposed to the previous Division Plan dated November 12, 2020 that was submitted with the prior Petition).

All of the legal arguments remain the same as per the said enclosed copy of the earlier Petition. The new lot numbers remain the same so that the only change is the amount of land being exchanged (now 640 square feet) and the reference to the new Division Plan by Ryder & Wilcox dated July 12, 2022.

Consequently, the Petitioners request that the Board confirm the earlier Variance in Case Number 2020-54 and amend the same to allow for a reduced land exchange of 640 square feet per the July 12, 2022 Plan.

In the alternative, if the Board desires to grant a new Variance as opposed to amending the previous Variance, then the Petitioners request the granting of a new Variance as set forth above for the 640 square feet of land exchange all based upon the same legal arguments as set forth in the prior Petition.

Town of Harwich NOT
ZONING BOARD OF APPEALS
732 Main Street, Harwich, MA 02645

NOT
AN
OFFICIAL
COPY



tel: 508-430-7506 fax: 508-430-4703

NOT
AN
OFFICIAL
COPY

CASE NO. 2020-54

APPLICATION BY:

NOT
AN
OFFICIAL
COPY

JANE C. AYOUB
65 EAST INDIA ROW #7-F
BOSTON, MA 02110

AND

27 SOUNDVIEW LLC
5 KILDEE ROAD
HARWICH PORT, MA 02646

C/O ATTORNEY WILLIAM CROWELL
P.O. BOX 185
HARWICH PORT, MA
02646

PROPERTY: 23 SOUNDVIEW ROAD
HARWICH, MA
MAP #26, PARCEL #L1-10
RM ZONING DISTRICT

27 SOUNDVIEW ROAD
HARWICH, MA
MAP #26, PARCEL #L1-9
RM ZONING DISTRICT
BOOK 32380
PAGE 9

BOOK 24459
PAGE 254

DATE OF HEARING: JANUARY 24, 2021

DECISION

At its remote access meeting on January 24, 2021, The Zoning Board of Appeals (the "Board") voted 5-0-0 to grant a Variance in order to allow for the equivalent exchange of 750 square feet of buildable upland with no change in the total amount of buildable upland for either lot, according to the plans submitted. The application was pursuant to the provisions of MGL Chapter 40A §10. The two properties are located at 23 Sound View Rd. Map 26, Parcel L1-10 and 27 Sound View Rd., Map 26, Parcel L1-9, both in the RM Zoning District.

Members of the Board sitting and voting on this Appeal: David Ryer, Al Donoghue, Brian Sullivan, James Armstrong and Chris Murphy.

PROCEDURAL HISTORY

1. On December 29, 2020, the Applicants, through their attorney, Attorney William Crowell applied for a Variance in order to allow for the equivalent exchange of 750 sf of buildable upland between two adjacent lots. Applicants submitted a Certified Plot Plan by Ryder & Wilcox, Inc. dated 11/12/2020 along with the application and narrative.

Case #2020-54 23 and 27 Sound View Road
Harwich Zoning Board of Appeals

TRUE COPY ATTEST:
[Signature]

TOWN CLERK OF
HARWICH, MASS.

MAR 25 2021.

J

Dated: March 4 NOT
A2021

David Ryer

OFFICIAL
COPY

NOT
AN
OFFICIAL
COPY

David Ryer, Chairman, Harwich Zoning Board of Appeal

NOT
AN

NOT
AN

Appeal from this decision may be made pursuant to Massachusetts General Laws Chapter 40A, Section 17, within 20 days of the filing with the Town Clerk. COPY

THIS DECISION HAS BEEN FILED WITH THE TOWN CLERK ON

MAR 04 2021

Anita M. Duarte

Town Clerk

This is to certify that twenty days have elapsed after this decision was filed in my office and no appeal has been filed.

Date Filed MAR 04 2021

Twenty Days Elapsed

MAR 24 2021

Anita M. Duarte

Town Clerk

MAR 25 2021

Case #2020-54 23 and 27 Sound View Road
Harwich Zoning Board of Appeals

ZB 2020-54
Case #



TOWN OF HARWICH
732 Main Street, Harwich, Massachusetts 02645

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 - Application for a Special Permit that is subject to Board of Appeals approval.

I/we am/are the owner(s)/agent of the property involved in this petition, which is located in Harwich, MA at the following address:

23 and 27 Soundview Road. Said property is further described on Assessor's Map # 26-L1-10-0 (23) and Parcel # 26-L1-9-0 (27) located in the Rm Zoning District as shown on the attached plan.

Describe Petition/Appeal: See attached

Relief requested - Cite specific Bylaw Section(s):

§ 325 TABLE 2 AREA RESURFACINGS + TABLE 3 HEIGHT + BULK REGULATIONS

Signature of Owner (or Agent) [Signature] Date 12/29/20
(Written authorization by the owner must accompany an Application signed by agent.)

Owner Name 27-Soundview - 27 Soundview LLC Phone No. 508-432-1643

Mailing Address: 40 466 Main St Harwich Port MA 02646

Agent Name: _____ Phone No. 508-432-1643

Mailing Address: William D. Crowell, Esq.
466 Main St., Box 185
Harwich Port, MA 02646

Has a petition previously been submitted for this property (Y/N)

If yes, the date of original hearing _____ Petition No. _____ Decision _____



For Appeal Only:

Reason for Denial: _____

Denial From: _____ Date of Denial: _____

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JJ

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X A typewritten narrative to explain the project, the purpose for this Application and the relief requested, with citations to the applicable provisions of the MGL and the Harwich Zoning Bylaw.

- X The original and eleven (11) copies of a Certified Plot Plan with topographical information plan (not septic plans) not more than five (5) years old (total of 12 copies):
- 8½" x 11" or larger. Larger plans must be folded.
 - Scale no greater than 1" = 50'
 - Original stamped and signed by a Professional Engineer (as allowed by law), or a Professional Land Surveyor.
 - Certified Plot Plan must indicate:
 - the locus;
 - the parcel or parcels of land involved;
 - the existing building or buildings;
 - the proposed building or buildings and/or additions to, or alterations of existing buildings with all dimensions set forth;
 - the location of the septic;
 - the Town of Harwich zoning requirements applicable to the property, as well as existing and proposed dimensions for: frontage, front, sides, and rear setback distances, building height(s), building stories, building and site coverage and parking requirements (if any);
 - all perimeter dimensions (existing and proposed);
 - location and width of abutting and on-site street and drives, parking, existing topography;.....
 - a grading plan, areas of proposed and retained vegetation, distinction between upland and wetland.
 - Building Plans drawn to scale:
 - Floor layout (for existing structure and proposed additions and/or alterations)
 - Proposed front, side, and rear elevations

X Certified Abutters List

X Check made payable to "Town of Harwich" for \$315.00.

Name of Applicant: 23 Soundview Rd. Jane C. Ayoub
27 Soundview Rd. 27 Soundview LLC
 Address of Property: 23 & 27 Soundview Rd.
 Zoning District: RM

Is the property Located in any Special District(s)/Overlay District(s) established by the Town of Harwich or the State of Massachusetts: Yes No

If Yes, specify District(s): _____

Year Structure(s) Built: 23 Soundview - 1962
27 Soundview - vacant land

Name/Address of Engineer/Architect: W.K. **William D. Crowell, Esq.**
 466 Main St., Box 185
 Harwich Port, MA 02646
 Name/Address of Attorney: _____

	Required by Bylaw	Existing <u>23/27</u>	Proposed <u>23/27</u>
Lot Area	40,000	21,477/26,444	21,477/26,444
Frontage	150	100/100	100/100
Front Yard Setback	25	N/A	N/A
Side yard Setback	20	>20'	20.2
Rear Yard Setback	20	N/A	N/A
Any Yard Setback - Specify which:			
Building Coverage	20%	N/A	N/A
Site Coverage	35%	N/A	N/A
Building Height	30	<30'	<30'
If this is an Application for an Accessory Apartment, in addition to the above:			
A. Net Floor Area of the Principal Dwelling			
B. Net Floor Area of the proposed Accessory Apartment			

Form of Relief Requested: VARIANCES

If the Applicant is requesting a Variance, state the hardship which the Applicant believes justifies this form of relief in accordance with MGL Chapter 40 and the Harwich Zoning Bylaw:

By signing and submitting this Application, you hereby authorize the members of the Board of Appeals, or its agent, to conduct a site visit of the exterior of your property for an inspection of the property involved in this petition, should they deem it appropriate.

The Board of Appeals is entitled to rely on the information contained in this Application. Therefore, the undersigned certifies that the information provided in this Application, and all submitted plans and other documentation, is true and accurate to the best of my knowledge and belief.

Agent's Signature: [Signature] Date: 12/29/20
 Owner's Signature: _____ Date: _____

PETITION REQUEST

The Petitioners, Jane C. Ayoub, owner of 23 Soundview Road and 27 Soundview, LLC, owner of 27 Soundview Road seek Variances for said properties to allow for the equivalent exchange of 750 square feet of buildable upland between said owners pursuant to a proposed ANR Plan by Ryder and Wilcox, Inc. dated November 12, 2020 submitted with this Petition (the "Division Plan") (See Exhibit A). Ms. Ayoub owns Lot 10 as shown in Plan Book 125 Page 19 and 27 Soundview, LLC owns Lot 9 as shown in Plan Book 125 Page 19 (See Exhibit B). The aforesaid Division Plan by Ryder and Wilcox creates Lots 9B and 10B as shown on said plan to effectuate a "swap" of said lots. Lot 10B will be added to Lot 9A (27 Soundview) and Lot 9B will be added to Lot 10A (23 Soundview) with the result being that there would be no change in the square footage of buildable upland for either owner.

PURPOSE OF PETITION

The purpose of the exchange of said lots is to allow for Ms. Ayoub to construct a garage, in compliance with all applicable dimensional requirements, of approximately 26 feet by 18 feet (or less), as shown on a sketch plan dated November 11, 2020 by Ryder and Wilcox, Inc. submitted herewith (the "Sketch Plan") (See Exhibit C). Said garage would be at least 20 feet from the northerly, northeasterly and southeasterly boundaries of Lot 9B as shown on the Division Plan. Lot 10B as shown on said Sketch Plan would be at least 20 feet from the exiting deck on the existing dwelling of 23 Soundview.

Both 23 and 27 Soundview Road are pre-existing, non-conforming lots in that they both only have 100 feet of frontage on Soundview Road where 150 feet is required in an R-M Zone and both lots have less than 40,000 square feet of area where 40,000 square feet is currently required in said R-M Zone.

Since any alteration of the existing lot lines of either lot might cause them to lose their "grandfathered" status, Variances are requested for both lots in order to ensure that after the exchange of Lots 9B and 10B shown on the Division Plan, when combined with Lots 10A and 9A respectively, will maintain their "grandfathered" status for buildability and Occupancy Permit purposes as well as non-conformity with any other aspects of the Harwich Zoning By-Law and applicable State Laws.

FURTHER SUPPORT OF PETITION

Although the existing dwelling at 23 Soundview has a garage under in the rear of the dwelling, and currently located in a protected wetland resource area, it is impractical, if not legally untenable, due to the soil conditions and topography of the lot to access the garage. However, using a garage in that location could potentially have an adverse

impact on the structural integrity of the Coastal Bank and create further hardship by denigrating the lot's steep slope and the foundation of the residence.

Consequently, a garage would need to be situated further from the wetlands and the coastal bank as shown on the Sketch Plan. This can be accomplished by the exchange of equivalent amounts of buildable upland between the owners as set forth above without a substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the By-Law. Obviously, both Petitioners are in favor of the exchange of the lots and there would be no substantial increase in noise, odors, traffic, congestion or the like and it would not create a nuisance. The aforementioned topography, which drops off significantly to the rear of both lots as well as soil conditions due to the proximity of wetlands, and the existence of the garage under to the rear of the dwelling on 23 Soundview especially affect 23 Soundview and the existing dwelling thereon but do not generally affect other lots in the R-M Zoning District in this area. A garage is a reasonable accessory use of a single-family residential dwelling especially as the owners/occupants grow older and the Petitioners would therefor experience a substantial hardship both financial and to their lifestyle if the garage could not be constructed on 23 Soundview.

Finally, if the aforementioned Variances are granted the proposed garage would meet current setback requirements of 23 Soundview in the R-M Zone and as a result would not require the owner of 23 Soundview to Petition this Board for a Variance to construct a garage that would be less than 20 feet from the existing lot line of Lot 10 as shown in Plan Book 125, Page 19.

EXHIBIT A

HARRIWC PLANNING BOARD
APPROVAL NOT REQUIRED

Date _____

No determination of compliance with zoning
requirements has been made or is intended.

RECORDED OWNERS AND APPLICANTS:

27 SOUNDVIEW LLC

Jane C. Ayoub

REFERENCES:

- Assr's Map 86 Plat L1-9
- Dist. Bk. 23390 Pg. 9
- Assr's Map 86 Plat L1-10
- Dist. Bk. 24469 Pg. 254
- Pl. Bk. 125 Pg. 19

LEGEND:

- C.B. - Concrete board found
- S.P. - Split rail fence
- Catch basins

ZONING:
R-M

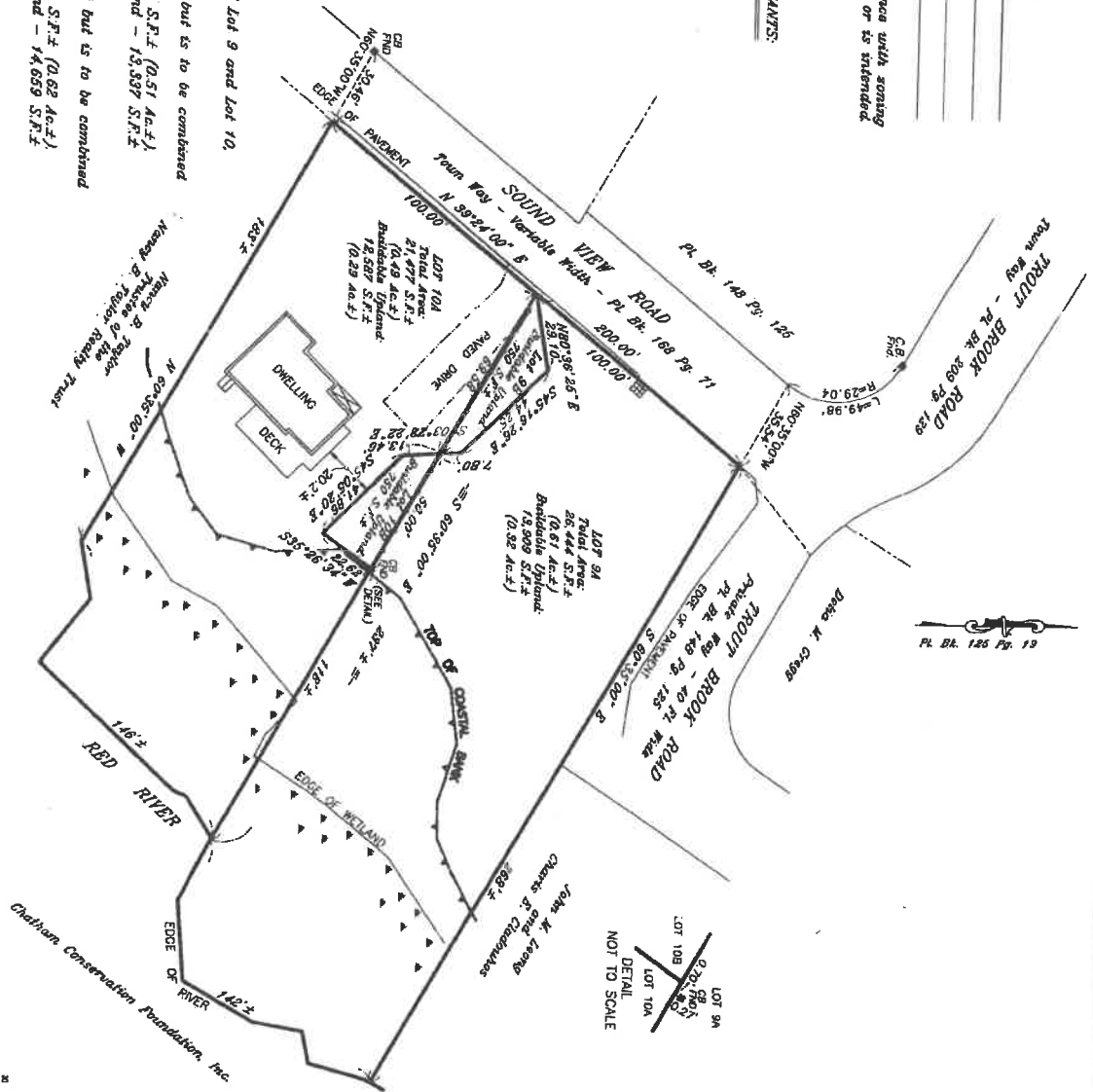
PLAN NOTES:

- This plan shows a division of Lot 9 and Lot 10, Pl. Bk. 125 Pg. 19.
- Lot 9B is not a buildable lot but is to be combined with Lot 10A.
- Total combined area - 22,227 S.F.± (0.51 Ac.±).
- Total combined buildable upland - 15,337 S.F.± (0.31 Ac.±).
- Lot 10B is not a buildable lot but is to be combined with Lot 9A.
- Total combined area - 27,194 S.F.± (0.62 Ac.±).
- Total combined buildable upland - 14,659 S.F.± (0.34 Ac.±).

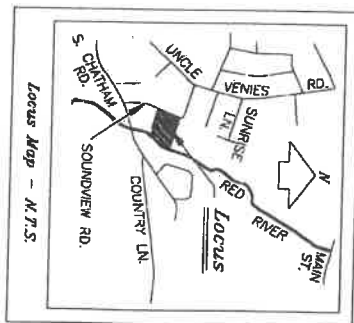
I certify that this plan has been prepared in conformity with the rules and regulations of the registers of deeds.

Professional Land Surveyor _____

Date _____



LOT 9A
LOT 9B
LOT 10A
LOT 10B
DETAIL
NOT TO SCALE



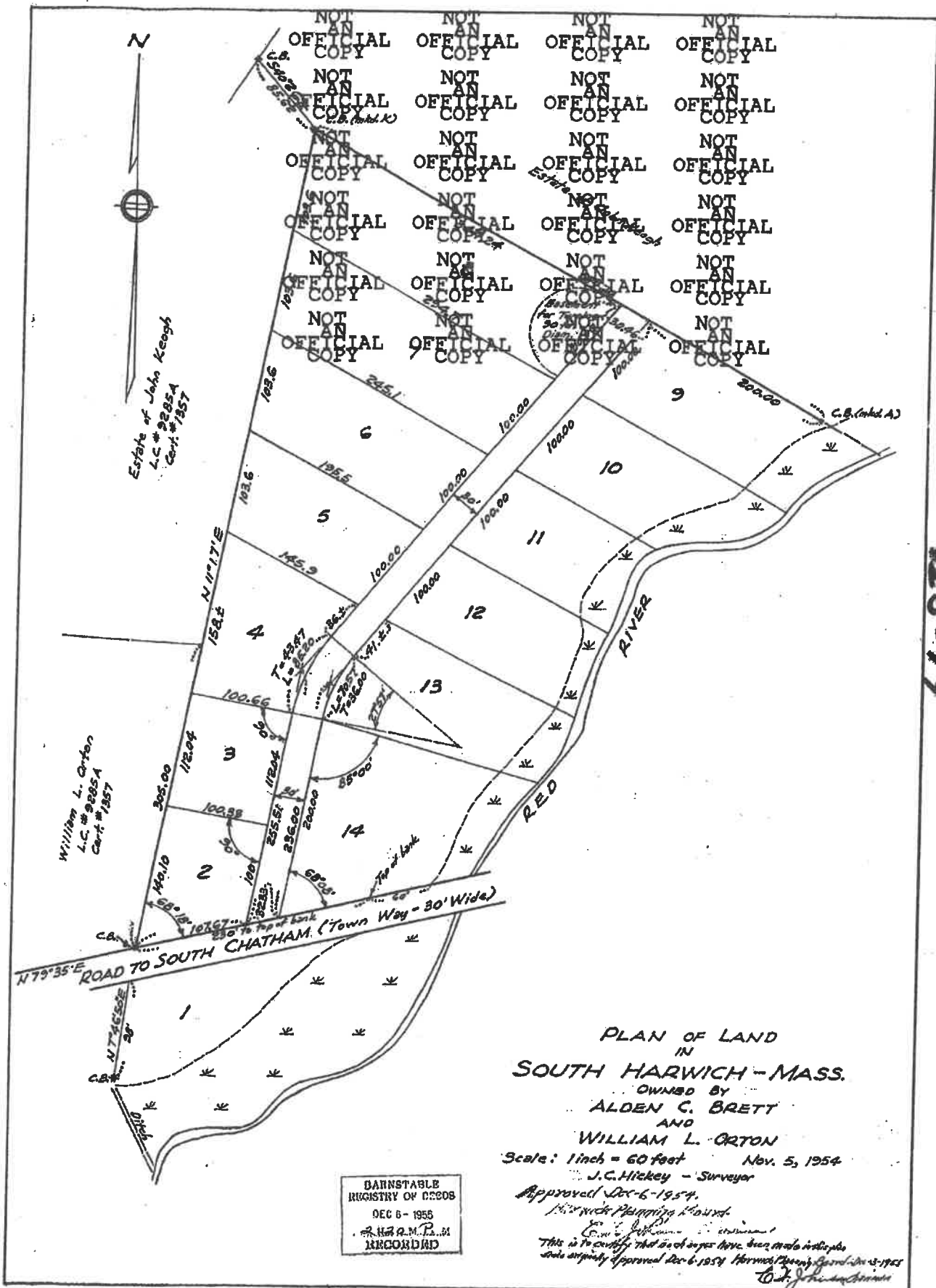
Reserved for Registry Use



Scale: 1" = 30'
Date: November 12, 2020

Ryder & Wilson, Inc.
P.L.S. & P.L.S.
So. Orleans, MA

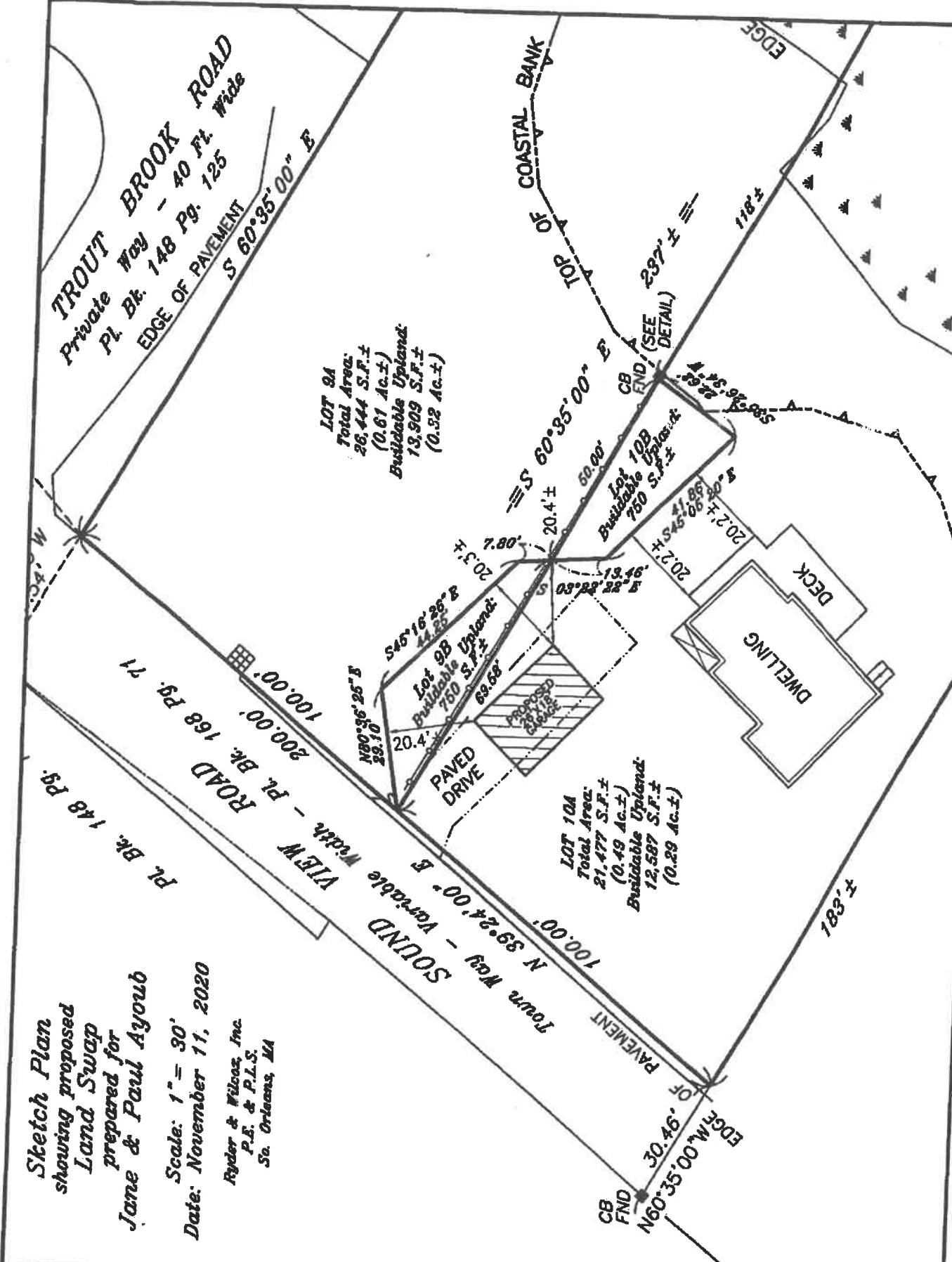
Division of Land
in
Harrwich, MA
prepared for
27 SOUNDVIEW LLC
and
Jane C. Ayoub



BARNSTABLE
 REGISTRY OF DEEDS
 DEC 6 - 1955
 R.H.R.M.P.M.
 RECORDED

PLAN OF LAND
 IN
 SOUTH HARWICH - MASS.
 OWNED BY
 ALDEN C. BRETT
 AND
 WILLIAM L. ORTON
 Scale: 1 inch = 60 feet Nov. 5, 1954
 J.C. Hickey - Surveyor

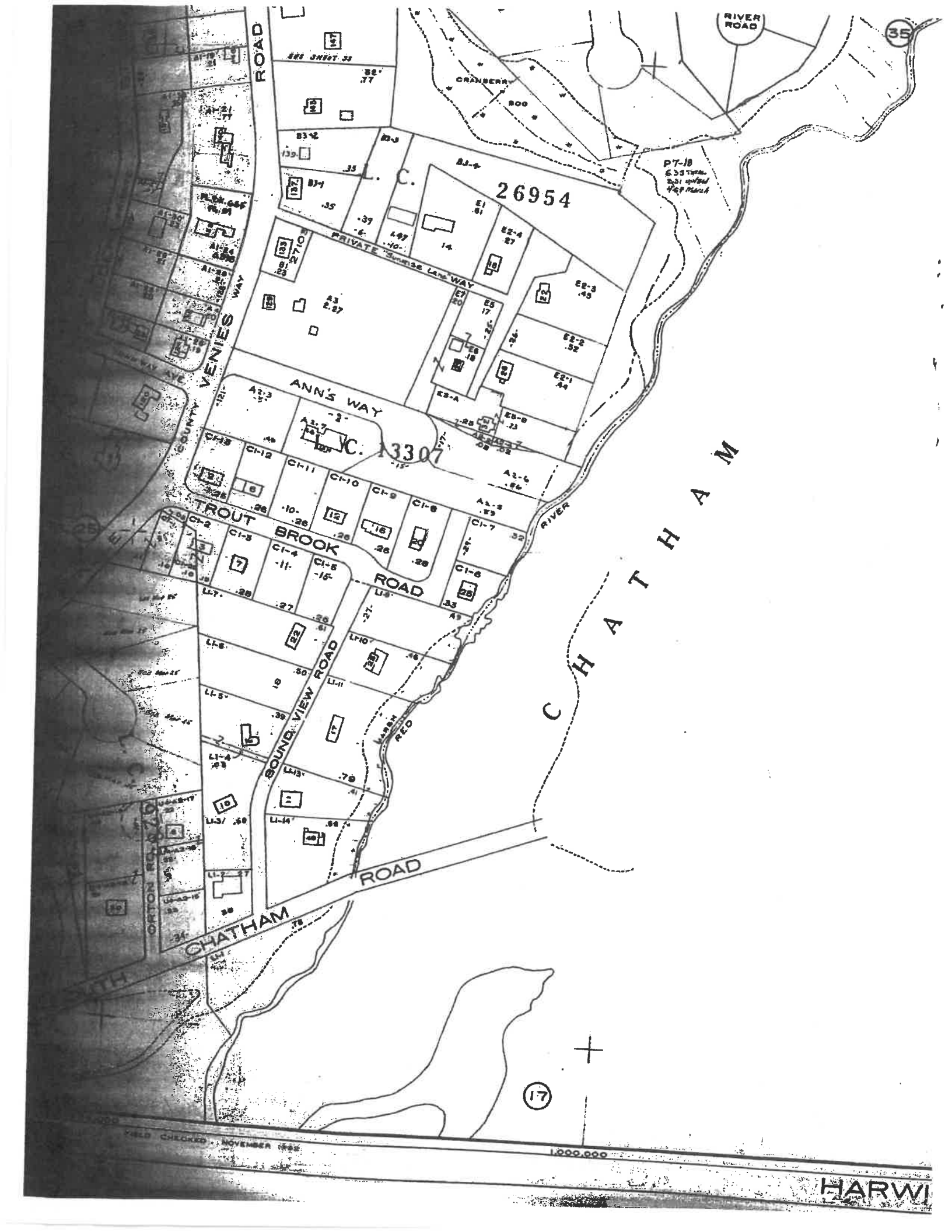
Approved Dec 6 - 1954.
 J.C. Hickey
 This is to certify that 60 of copies have been made in duplicate and properly approved Dec 6, 1954. Approved by the Board on 12-13-1954
 [Signature]



**Sketch Plan
showing proposed
Land Swap
prepared for
Jane & Paul Ayoub**

**Scale: 1" = 30'
Date: November 11, 2020**

**Ryder & Wilcox, Inc.
P.E. & P.L.S.
Se. Orleans, MA**



RIVER ROAD

35

26954

P7-18
633 TOTAL
251 UNPAID
487 MARCH

PRIVATE "SUNNYSIDE LANE" WAY

ANN'S WAY

13307

TROUT BROOK ROAD

CHATHAM RIVER

SOUND VIEW ROAD

CHATHAM

17

FIELD CHECKED NOVEMBER 1988

1:100,000

HARWI

Ayoub

Sally at William D. Crowell

From: Leong, John [John.Leong@tufts.edu]
Sent: Sunday, November 22, 2020 11:28 AM
To: Sally at William D. Crowell
Cc: Paul J. Ayoub; Mark McCarthy
Subject: Re: [External] FW: 27 Soundview ZBA Deadline

Dear Sally

As manager of 27 Soundview LLC, I also consent.

Thanks

John Leong

Sent from my iPhone

On Nov 22, 2020, at 11:15 AM, Sally at William D. Crowell <wcrowell.office1@comcast.net> wrote:

Thank you,

Sally

*William D. Crowell, Esq.
P.O. Box 185 - 466 Main Street
Harwich Port, MA 02646
Phone: 508-432-1643
Fax: 508-430-0631
e-mail: wcrowell.office1@comcast.net*

Please note: We have changed our email provider from Verizon to Comcast. Please send all future emails to wcrowell.office1@comcast.net. If you need further verification, please don't hesitate to contact our office.

From: Paul J. Ayoub [mailto:PAyoub@nutter.com]
Sent: Sunday, November 22, 2020 10:40 AM
To: John Leong (john.leong@tufts.edu)
Cc: Sally at William D. Crowell; Mark McCarthy
Subject: FW: [External] FW: 27 Soundview ZBA Deadline

Sally – here is my authorization as a manger of 27 Soundview LLC. John, can you reply to all and consent as well?

Thanks

We, Paul J. Ayoub and John Leong, Managers of the 27 Soundview, LLC (owner of 27 Soundview Road, Harwich), hereby authorize William D. Crowell, Esq. to represent this entity before the Town of Harwich Board of Appeals regarding 27 Soundview Road.

Paul J. Ayoub, Manager

Ayoub

Sally at William D. Crowell

From: Jane Ayoub [jpayoub@comcast.net]
Sent: Sunday, November 22, 2020 10:43 AM
To: Paul J. Ayoub
Cc: Sally at William D. Crowell; Mark McCarthy
Subject: Re: [External] FW: 27 Soundview ZBA Deadline

Yes, I consent.
Jane Ayoub

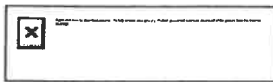
Sent from my iPhone

On Nov 22, 2020, at 10:36 AM, Paul J. Ayoub <PAyoub@nutter.com> wrote:

Jane – can you reply to this email that you consent to the following:

, Jane C. Ayoub, hereby authorized William D. Crowell, Esq. to represent me before the Town of Harwich Board of Appeals regarding 23 Soundview Road.

Jane C. Ayoub



Paul J. Ayoub
Nutter McClennen & Fish LLP
Direct / 617-439-2270

From: Sally at William D. Crowell <wcrowell.office1@comcast.net>
Sent: Sunday, November 22, 2020 9:40 AM
To: Paul J. Ayoub <PAyoub@nutter.com>
Subject: [External] FW: 27 Soundview ZBA Deadline

Hello Mr. Ayoub:

Bill asked me to re-send the e-mail we sent you from 12/19/2019 below. Please let us know if you have any questions.

Thank you,

Sally

William D. Crowell, Esq.
P.O. Box 185 - 466 Main Street
Harwich Port, MA 02646
Phone: 508-432-1643
Fax: 508-430-0631



TOWN OF HARWICH
ASSESSORS OFFICE
732 MAIN STREET
HARWICH, MASSACHUSETTS 02645

OFFICE OF
BOARD OF ASSESSORS
Tel: 508-430-7503
Fax: 508-430-7086

ABUTTERS REQUEST FORM

Board Requesting Action: Board of Appeals
Date Submitted: 12/29/20
Applicant's Name: Jane C. Ayoub (23 Soundview Rd)
27 Soundview LLC (27 Soundview Rd)
Assessors Map(s) & Parcel(s): 26-L1-10-0 (23 Soundview)
26-L1-9-0 (27 Soundview)
Property Location: 23 + 27 Soundview Rd
Owner(s): Jane C. Ayoub (23 Soundview Rd)
27 Soundview LLC (27 Soundview Rd)
Contact Person: William D. Crowell, Esq.
E-mail Address: wcrowell.office1@comcast.net
Telephone #: 508-432-1643
Type of Petition:

Assessors Approval By:

INVOICE

This cover sheet is also your invoice.

	<u>Amount</u>	<u>Date Paid</u>	<u>Ck #</u>
Up to 25 Abutters	\$50.00	_____	_____
Additional Abutters _____ @ \$2.00 ea	_____	_____	_____
TOTAL	_____	_____	_____

Make checks payable to: Town of Harwich

\\TOWNHALL3\Assessor\ABUTTERS\Abutters Request.doc

HARWICH PLANNING BOARD
APPROVAL NOT REQUIRED

Date _____

No determination of compliance with zoning requirements has been made or is intended.

RECORD OWNERS AND APPLICANTS:

27 SOUNDVIEW LLC
 Jane C. Ayoub

REFERENCES:

Asst.'s Map 26 Pol. L1-9
 Dd. Bk. 38390 Pg. 9
 Asst.'s Map 26 Pol. L1-10
 Dd. Bk. 34453 Pg. 254
 Pl. Bk. 126 Pg. 16

LEGEND:

--- Concrete bound found
 --- Split rail fence
 --- Catch basin

ZONE:

R-M

PLAN NOTE:

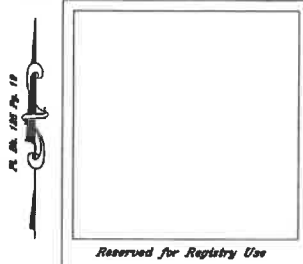
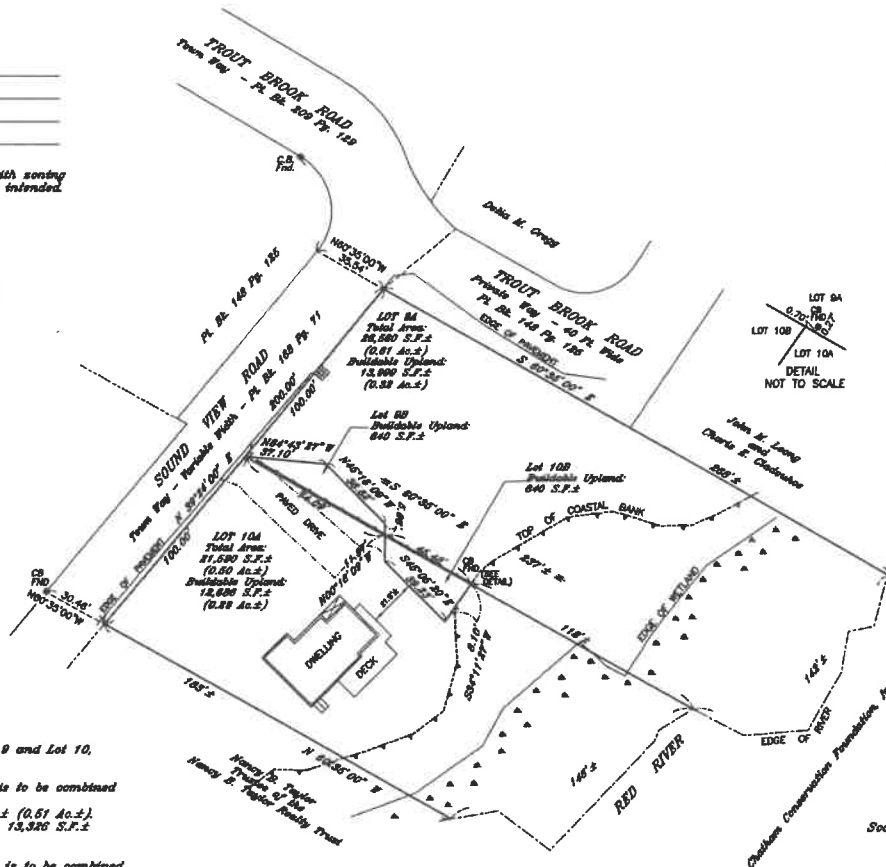
This plan shows a division of Lot 9 and Lot 10,
 Pl. Bk. 126 Pg. 16.

Lot 9B is not a buildable lot but is to be combined
 with Lot 10A.
 Total combined area - 22,530 S.F.± (0.51 Ac.±).
 Total combined buildable upland - 13,930 S.F.±
 (0.31 Ac.±).

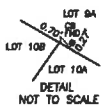
Lot 10B is not a buildable lot but is to be combined
 with Lot 9A.
 Total combined area - 27,900 S.F.± (0.62 Ac.±).
 Total combined buildable upland - 14,630 S.F.±
 (0.34 Ac.±).

I certify that this plan has been prepared in
 conformity with the rules and regulations of the
 registers of deeds.

Professional Land Surveyor _____ Date _____



Reserved for Registry Use



Locus Map - N.T.S.

Division of Land
 in
 Harwich, MA
 prepared for
27 SOUNDVIEW LLC
 and
 Jane C. Ayoub
 Scale: 1" = 30' Date: July 12, 2022

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

Ryder & Wilcox, Inc.
 P.L.S. & P.L.S.
 St. Orleans, MA

Sally@wcrowell.office1@comcast.net

From: Paul J. Ayoub <PAyoub@nutter.com>
Sent: Wednesday, September 21, 2022 11:56 AM
To: wcrowell.office1@comcast.net
Cc: john.leong@tufts.edu
Subject: Authorization for 27 Soundview

Attorney Crowell,

We, Paul J. Ayoub and John Leong, Managers of the 27 Soundview LLC – owner of 27 Soundview Road– hereby authorize William D. Crowell, Esq. to represent this entity before the Town of Harwich Board of Appeals regarding 27 Soundview Road.

Paul J. Ayoub, Manager
John Leong, Manager



Paul J. Ayoub
Chair
Nutter McClennen & Fish LLP
155 Seaport Blvd / Boston, MA 02210
PAyoub@nutter.com
Direct / 617-439-2270
Cell / 617-872-2800

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Sally@wcrowell.office1@comcast.net

From: Paul J. Ayoub <PAyoub@nutter.com>
Sent: Wednesday, September 21, 2022 11:58 AM
To: wcrowell.office1@comcast.net
Cc: Jane Ayoub (jpayoub@comcast.net)
Subject: Authorization for 23 Soundview

Attorney Crowell,

I, Jane C. Ayoub – owner of 23 Soundview Road – hereby authorize hereby authorize William D. Crowell, Esq. to represent me before the Town of Harwich Board of Appeals regarding 23 Soundview Road.

Jane C. Ayoub

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