



**Town of Harwich  
Board of Health**  
732 Main Street Harwich, MA 02645  
508-430-7509 – Fax 508-430-7531  
E-mail: health@town.harwich.ma.us

Office Use Only	
Filing Fee Paid/Amount:	_____
Check #/Cash:	_____
Date App Received:	_____
Meeting Date:	_____
Date Approved:	_____
Date Denied:	_____
Reason for Denial:	_____
	_____
	_____

**Application for Board of Health Variances**

Date: 1/3/24

Property Address: 38 Oceans Ave

Map: 6B Parcel: H1-2

Book: \_\_\_\_\_ Page: \_\_\_\_\_ Land Court No: \_\_\_\_\_

Name of Applicant: Dan A Speakman

Applicant Mailing Address: 15 Speak Way

Harwich MA 02645

City State Zip Code

Applicant Telephone Number: 774-836-6859

Applicant E-Mail Address: danaspeman@hotmail.com

Owner(s) of Record: Nanci Hanron

Owner(s) Mailing Address: 333 Route 28 unit 9

Harwichport MA 02646

City State Zip Code

Design Engineer/Sanitarian: Dan A Speakman

Firm/Company Name: Dan A Speakman Construction

Mailing Address: 15 Speak Way

Harwich MA 2645

City State Zip Code

Telephone Number: 774-836-6859

Design Engineer/Sanitarian E-Mail Address: danaspeman@hotmail.com



**DAN A. SPEAKMAN CONSTRUCTION**  
**LAND SURVEYING & TITLE V ENGINEERING DIVISION**

15 SPEAK WAY  
NORTH HARWICH, MASSACHUSETTS 02645

Phone: (508) 432-5565  
Fax: (508) 432-5099  
Email: Danaspeakman@hotmail.com

October 6, 2023

Town of Harwich  
Board of Health  
732 Main Street  
Harwich, MA 02645

Re: 38 Ocean Ave., Harwich

Dear Members of the Board:

This letter is a request for variances from Title V and the Harwich Health Regulations as follows:

Title V: Section 15.211

- 1) From property line to Septic: 10' required 2.5' provided – 7.5' variance request.
- 2) From property line to Septic: 10' required 5' provided. – 5' variance requested
- 3) From property line to S.A.S: 10' required 3' provided – 7' variance requested.
- 4) From property line to S.A.S: 10' required 2' provided. – 8' variance requested

Title V: Section 15.405(1)(B)

- 5) From cellar wall to S.A.S: 20' required 6' provided – 14' variance requested.
- 6) Reduction of area of S.A.S by 6.5%

Title V: 15.243

- 1) No Reserve Area

Respectfully submitted,

Dan A Speakman

11/2/23

\_\_\_\_\_  
Dan A Speakman

\_\_\_\_\_  
Date

**DAN A. SPEAKMAN CONSTRUCTION**  
**LAND SURVEYING & TITLE V ENGINEERING DIVISION**

15 SPEAK WAY  
NORTH HARWICH, MASSACHUSETTS 02645

Phone: (508) 432-5565  
Fax: (508) 432-5099  
Email: Danaspeakman@hotmail.com

October 6, 2023

Dear Abutter:

In accordance with the Town of Harwich minimum requirements for the subsurface disposal of sanitary sewage, you are being informed, as an abutter, that variances are being requested as follows:

For: 38 Oceans Ave., Harwich:

Title V: Section 15.211

- 1) From property line to Septic: 10' required 2.5' provided – 7.5' variance request.
- 2) From property line to Septic: 10' required 5' provided. – 5' variance requested
- 3) From property line to S.A.S: 10' required 3' provided – 7' variance requested.
- 4) From property line to S.A.S: 10' required 2' provided. – 8' variance requested

Title V: Section 15.405(1)(B)

- 5) From cellar wall to S.A.S: 20' required 6' provided – 14' variance requested.
- 6) Reduction of area of S.A.S by 6.5%

Title V: 15.243

- 1) No Reserve Area

A public hearing will be held at January 17, 2024 @ 6:30pm

BoH  
702 main st  
Harwich MA  
02645

TOWN OF HARWICH, MA  
 BOARD OF ASSESSORS  
 732 Main Street, Harwich, MA 02645

Town of HARWICH Abutters Within 50 feet of Parcel 6B/H1-2/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
1003	6B-L3-0-R	ALEXANDER MARY E & ALEXANDER RICHARD F	36 OCEAN AV	2905 GREEN ST	MIDDLEBORO	MA	02346
1036	6B-L39-0-R	MCDONOUGH GERALD A LIFE ESTATE HART MARY ANN LIFE ESTATE	39 OCEAN AV	13 HOLLIS ST	CAMBRIDGE	MA	02140
1038	6B-L43-0-R	LAWLESS JOHN T & C/O LAWLESS JOHN T TRS ET AL	30 CENTRAL AV	39 HUNTINGON AVE	WEYMOUTH	MA	02190
8189	6B-H1-16-0-R	ONEIL DANIEL R TR THE ONEIL HARWICHPORT TRUST	37 ZYLPHA RD	1000 PORTER BROOK RD	E HARDWICK	VT	05836
946	6B-H1-1-0-R	PRUNIER KATHLEEN M	40 OCEAN AV	7 HARVARD RD	GROVELAND	MA	01834
947	6B-H1-2-0-R	HANRON NANCI C	38 OCEAN AV	333 ROUTE 28 UNIT 9	HARWICH PORT	MA	02646
948	6B-H1-19-0-R	HORRIGAN KAREN L TR ET AL BENSON PRISCILLA M TRS ET AL	39 ZYLPHA RD	1771 MAIN ST	JEFFERSON	MA	01522
975	6B-H2-17-0-R	TP ZYL LLC	35 ZYLPHA RD	5 WEIR ST EXT	HINGHAM	MA	02043

6B-L3-0-R

ALEXANDER MARY E &  
ALEXANDER RICHARD F  
2905 GREEN ST  
MIDDLEBORO, MA 02346

6B-H1-18-0-R

ONEIL DANIEL R TR  
THE ONEIL HARWICHPORT TRUST  
1000 PORTER BROOK RD  
E HARDWICK, VT 05836

6B-H1-19-0-R

HORRIGAN KAREN L TR ET AL  
BENSON PRISCILLA M TRS ET AL  
1771 MAIN ST  
JEFFERSON, MA 01522

MCDONOUGH GERALD A LIFE ESTATE  
HART MARY ANN LIFE ESTATE  
13 HOLLIS ST  
CAMBRIDGE, MA 02140

PRUNIER KATHLEEN M  
7 HARVARD RD  
GROVELAND, MA 01834

TP ZYL LLC  
5 WEIR ST EXT  
HINGHAM, MA 02043

6B-L39-0-R

6B-H1-1-0-R

6B-H2-17-0-R

LAWLESS JOHN T &  
C/O LAWLESS JOHN T TRS ET AL  
39 HUNTINGON AVE  
WEYMOUTH, MA 02190

HANRON NANCY C  
333 ROUTE 28 UNIT 9  
HARWICH PORT, MA 02646

6B-L43-0-R

6B-H1-2-0-R

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
<b>Total Postage and Fees</b>	<b>\$8.56</b>	

Sent To: TP ZYL LLC  
 Street and Apt. No.: 5 WEIR ST EXT  
 City, State, ZIP+4®: HINGHAM, MA 02043

Postmark Here: **JAN - 3 2024**  
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Groveland, MA 01834

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
<b>Total Postage and Fees</b>	<b>\$8.56</b>	

Sent To: PRUNIER KATHLEEN M  
 Street and Apt: 7 HARVARD RD  
 City, State, ZIP: GROVELAND, MA 01834

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 01/03/2024

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East Hardwick, VT 05836

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
<b>Total Postage and Fees</b>	<b>\$8.56</b>	

Sent To: ONEIL DANIEL R TR  
 Street and Apt.: THE ONEIL HARWICKPORT TRUST  
 City, State, ZIP: 1000 PORTER BROOK RD  
 E HARDWICK, VT 05836

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
<b>Total Postage and Fees</b>	<b>\$8.56</b>	

Sent To: ALEXANDER MARY E &  
 Street and: ALEXANDER RICHARD F  
 City, State: 2905 GREEN ST  
 MIDDLEBORO, MA 02346

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Cambridge, MA 02140

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
<b>Total Postage and Fees</b>	<b>\$8.56</b>	

Sent To: MCDONOUGH GERALD A LIFE ESTATE  
 Street and: HART MARY ANN LIFE ESTATE  
 City, State: 13 HOLLIS ST  
 CAMBRIDGE, MA 02140

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Jefferson, MA 01522

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
<b>Total Postage and Fees</b>	<b>\$8.56</b>	

Sent To: HERRIGAN KAREN L TR ET AL  
 Street and Apt: BENSON PRISCILLA M TRS ET AL  
 City, State, ZIP: 1771 MAIN ST  
 JEFFERSON, MA 01522

Postmark Here: **JAN - 3 2024**  
 01/03/2024

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South Weymouth, MA 02190

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 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.66

**Total Postage and Fees \$8.56**

Sent To LAWLESS JOHN T &  
 C/O LAWLESS JOHN T TRS ET AL

Street or 39 HUNTINGTON AVE

City, State WEYMOUTH, MA 02190



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