

TOWN OF HARWICH PLANNING DEPARTMENT



SPECIAL PERMITS & SITE PLAN REVIEW **FORM A**

TO THE TOWN CLERK, HARWICH, MA DATE 10/23/23

PART A – APPLICANT INFORMATION/AUTHORIZATION

Applicant Name(s)	George & Karen Oliver
Representative/Organization (Who will serve as the primary contact responsible for facilitating this application?)	Kent Drushella
Mailing address	39 Old County RD
Town, ST, Zip	Harwich Port MA 02646
Phone	508-280-4300
Fax	
E-mail	drufam@comcast.net

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TOWN CLERK
HARWICH, MA
2023 OCT 24 P 1:03

The applicant is one of the following: (please check appropriate box)

- Owner
- Prospective Buyer*
- Representative for Owner/Tenant/Buyer*
- Tenant*
- Other*

***Written permission of the owner(s) and a municipal lien certificate (where applicable) is required.**

All other forms and information as required in the Harwich Code Chapter 400, Rules and Regulations, shall be submitted as part of this application.

Authorization

Your signature hereby asserts, to the best of your knowledge, that the information submitted in this application is true and accurate; that you agree to fully comply with the Town of Harwich Zoning By-laws and the terms and conditions of any approval of this application by the Planning Board; and authorizes the Members of the Planning Board and/or Town Staff to visit and enter upon the subject property for the duration of the consideration of this application.

Kent Drushella Kent Drushella 10/23/23
Applicant

George & Karen Oliver
Owner(s) – Authorization must accompany application if the owner is not the applicant.

Official use only:

PLANNING DEPARTMENT	TOWN CLERK
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Case #

PART B – PROJECT LOCATION

Harwich Port

Legal Street Address	66 Miles St.	Village/Zip Code	02646
Title Book/Page or L.C.C. #	27,789 Pg 326		
Map(s) / Parcel(s)	14/B9-0-R		
Zoning & Overlay Districts		*Historic?	NO
Frontage (linear feet)	127.66		
Total land area (s.f.)	47,565		
Upland (s.f.)		Wetlands (s.f.)	

PART C – PROJECT DESCRIPTION

Existing Floor Area in Sq. Ft	Gross: 2850	Net:
Proposed Floor Area in Sq. Ft	Gross:	Net:
Change in Sq. Ft +/-	Gross: 2,765	Net:
Existing # of parking spaces	4	Proposed # of parking spaces: 6
Existing Use(s)		X
Proposed Use(s)		
<i>Attach a separate narrative if necessary.</i>		

The undersign hereby files an application with the Harwich Planning Board for the following special permits as proposed under the provisions of the Harwich Zoning Code: **(check all that apply)**

Site Plan Review § 325-55:

- Any floor area expansion of any structure or expansion of exterior space, other than parking, serving any of the following: commercial, industrial, multi-family or educational use or personal wireless service facility or the creation of a drive-up or drive-through window
- Expansion or reconfiguration of an existing parking lot and/or driveway(s) serving said parking lot.
- Establishment of any new commercial, industrial, multi-family, educational, fast food/take out restaurant or personal wireless service facility.
- Establishment of any new retail use(s) in the Industrial (IL) Zone.
- Waiver of Site Plan § 325-55.F

Article V, Use Regulations:

- Paragraph _____, sub-paragraph # _____
- Paragraph _____, sub-paragraph # _____, supplemental regulation # _____ § 325-14

Article X, Special Permits:

- Structures w/ gross floor area of 7,500+ s.f. § 325-51
- Structures requiring 20 or more new parking spaces § 325-51
- Accessory Apt./Shared Elderly Housing § 325-51.H
- Mixed Use § 325-51.M
- Drinking Water Resource Protection § 325-51.C
- Two Family § 325-51.N
- Village Commercial, Harwich Port § 325-51.L
- *Harwich Center Overlay § 325-51.O
- Signage § 325-27.F Additional Cluster, Excess SF, Non-entry Facades

Other Special Permits:

- Six Ponds Special District - Article XVI
- Wind Energy Systems - Article XVIII
- Large Scale Wind Generation – Article XIX
- Other (i.e. Alternate Access § 325-18.K, Special Cases § 325-44.B) _____
- Repetitive Petition (MGL Ch 40A, §16): Proposed project evolved from a previously denied plan submitted to the Planning Board on _____ Year/Case # _____

**Note: Projects within the Harwich Center Overlay District may also be within the Harwich Center Historic District. This requires separate filing with the Historic District and Historical Commission. Please inquire for forms and instructions.*

To: Town of Harwich
Planning Department Department

From: George and Karen Oliver
825 N. Prospect Ave. Unit# 825

RE: 86 Miles Street
Harwich Port, MA 02646

Project: Request for Special Permit to construct a 2 Family Dwelling

We have based this application on zoning bi-law 325-51.N. and are asking for a special permit for a 2 Family Dwelling. This plan meets all of the 4 items listed within the 2 family dwelling BI-Law. We meet minimum lot size in the zone district. The floor area of not less than 800sf per unit is met. The new unit will be attached with a roof or series of roofs as required. There are 4 parking spaces at one unit and 2 at the other, which is more than is required.

Because this application is coming back in front of you, to refresh the items that the board asked us to look at if there was anything we could change. And there are several things we have changed in this plan. We have decreased the footprint dimensions by 2 feet on all four sides of the house. By doing this it means the livable square footage of the 2nd building decreased by 16%. We have lowered the ridge height down and will match the existing house. Also because of the smaller footprint it allowed us to move the house closer to the pavilion which will make covered walkway shorter. A lot of time and effort went into the exterior design as well to match the looks of the 2 structures as to the roof lines and porches. Both houses fit in with the entire neighborhood as there have been several houses raised and rebuilt or remodeled to modern day needs.

If you look at the photographs supplied, the existing mature landscaping on the property lines to the East side is 30 plus feet tall so neighboring lots will not see any of this lot. The North property line that separates us from the golf course has the same. Because of the shape of the lot the exposure to Miles Street is very minimal at best.

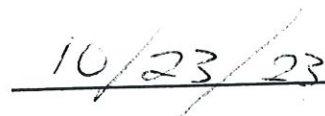
We have listened to you, and designed this as best we can for everybody. But we have a very special needs grandchild who is wheelchair bound for the rest of her life and are trying to make her feel as comfortable and be a part of the family. To do this the house needs to be of a size and space to make this happen.

We feel we have put the best plan offering before you that fits in with all of Harwich Port.

The agent acting for us in this matter will be Kent Drushella and all communications can be handled by him.

Thank you for this consideration.


George Oliver


10/23/23

(2) For each mixed-use development, there shall be a minimum of 5,000 square feet of lot area per residential unit in the Commercial Village (C-V) District and a minimum of 10,000 square feet of lot area per residential unit in all other permitted districts. Applications for mixed-use development shall also comply with the Board of Health regulations.

[Amended 5-5-2015 STM by Art. 3]

(3) The parking shall comply with the requirements of Article IX, Off-Street Parking Regulations.

(4) There shall be an outdoor landscaped public area provided as part of the landscaping requirement.

(5) Special permit applications shall comply with the requirements of § 325-55, Site plan approval.

(6) Screening of parking shall comply with the provisions of § 325-43.

N. Two-family dwelling. Special permits for two-family dwellings may be granted upon a determination by the Planning Board that the following additional criteria have been met:

(1) The lot area shall contain a minimum of 40,000 square feet of contiguous upland in all applicable zoning districts; however, in the Drinking Water Resource Protection District (WR) the minimum lot area shall be 60,000 square feet of contiguous upland.

(2) The floor area for each dwelling unit shall be a minimum of 800 square feet.

(3) A common roof or a series of roofs shall connect the dwelling units.

(4) There shall be two off-street parking spaces per each unit.

O. Harwich Center Overlay District.