

August 15, 2022

Re; 575 HP, LLC
569, 571 & 575 Route 28 A
Parcel 14-V15-0

Page 1

Project Narrative

The proposed project is to develop a vacant parcel of land located at 575 Route 28A Harwich Port. The parcel falls within the Commercial Village and Village Commercial Overlay District. The building is proposed as mixed use and is comprised of the following:

First Floor

- (2) 1000 SF retail units,
- (1) 850 SF Twenty 20 seat fast food restaurant,
- (1) 3000 SF 100 seat restaurant

Second Floor

- (2) 800 SF One Bedroom Residential units
- (3) 800 SF One Bedroom Residential units

The buildings exterior has been designed to reflect cape cod village architecture and will use residential style exterior materials. The building height is 30 feet. The project has a basement that will be used for storage and utilities.

Requested Waivers include the following:

325-39. Off-street parking schedule

Per 325-39, a total of 74 Parking Space is required including 3 HCP Spaces
The proposed number of parking spaces is 56 with offsetting hours

We therefore request a waiver from the parking schedule requirements.

325-42 Design Requirements

Per 325 H. The radius of any access road shall not extend beyond the property line of the property which it serves. Radius continues onto adjacent lot under the same ownership.

We therefore request a waiver from this requirement.

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Page 2

Project Narrative Cont. :

Per 325-42L. Parking and loading zone setbacks, CV, CH-1 and CH-2 20 10 10.

We request 0 setback.

325-43 Landscape Requirements

B. Parking areas containing more than five spaces shall include or be bordered within five feet of the spaces by at least one tree of three-inch caliper, measured six inches off the ground, for each five spaces. Trees within a parking area shall be in curb- or berm-protected plots of at least 90 square feet per tree. No such protective plot shall be paved with any impervious material.

Due to the location of sewage disposal system, we have provided landscaping that is coordinated to prevent interference with the system. We therefore request a waiver from this requirement.

C. At least 10% of the interior area of any parking area containing 20 or more parking spaces shall consist of landscaped islands which shall be composed of shrubs and trees and other landscaping materials. The interior area of a parking area shall be derived by computing the area within the general perimeter of contiguous area containing parking spaces, maneuvering areas behind the spaces and landscaping

The required area of landscape islands is 1,360 SF
The provided area is 368 SF

If we were to meet this requirement it would greatly reduce the number of parking spaces
We therefore request a waiver from this requirement