

Law Office of Singer & Singer, LLC

26 Upper County Road
P. O. Box 67
Dennisport, Massachusetts 02639

Andrew L. Singer
Marian S. Rose

Tel: (508) 398-2221
Fax: (508) 398-1568
www.singer-law.com

Myer R. Singer (1938-2020)

Harwich Board of Appeals

33 Snow Inn Road, Harwichport

SUMMARY OF REASONING

Vincent P. Helfrich, Jr., and Jeanne M. Helfrich, Trustees of the V&J Helfrich Realty Trust II [collectively “Applicant”], own the property at 33 Snow Inn Road in Harwichport [“Property”]. The Property is currently improved with a pre-existing nonconforming, two-story dwelling; a conforming, two-story, detached accessory building; and various site improvements. The Applicant is proposing to build a two-story addition to the southwest portion of the dwelling.

The Property, which is shown as Parcel P3 on Harwich Assessor’s Map 8, is located in the R-L Zoning District. The lot is pre-existing nonconforming as to lot size, lot frontage, and lot width. The dwelling is pre-existing nonconforming as to side and rear yard setbacks. Building coverage (21.7%) and site coverage (54.2%) are each respectively pre-existing nonconforming. The proposed addition will be conforming to the front and left-side yard setbacks and will be no closer than existing nonconforming setbacks to the right-side and rear property lines.

In order to complete the proposed redevelopment, the Applicant is seeking a special permit from the Board of Appeals [“Board”] under Section 325-54 of the Harwich Zoning By-Law [“Zoning By-Law”] and M.G.L. Chapter 40A, Section 6, to alter, change, and extend the pre-existing nonconforming single-family dwelling on the Property as set forth on the submitted plans.

A pre-existing nonconforming single-family structure may be altered, changed or extended by special permit provided the Board makes a finding that the proposal will not be substantially more detrimental to the neighborhood than the existing nonconformities. The Applicant respectfully submits that the proposal will not be substantially more detrimental to the neighborhood than the existing conditions and that the desired relief can be granted in accordance with the special permit criteria because:

1. There will be no change in the single-family residential use of the Property which is located in a residentially-zoned and developed neighborhood;
2. There will be no change in the number of bedrooms on the Property;
3. The front and left-side yard setbacks of the proposed addition will be conforming, and the right-side and rear setbacks will be no closer than the pre-existing nonconforming setbacks to these various property lines;
4. The proposed increase in nonconforming building coverage from 21.7% to 24.6% (363 sq. ft.) will not be substantially more nonconforming;
5. The proposed increase in nonconforming site coverage from 54.2% to 54.9% (92 sq. ft.) will not be substantially more nonconforming, and site coverage should decrease in the future with a desired redesign and reduction of the site driveways;
6. Building height will remain conforming;
7. The addition architecturally complements the existing dwelling, and there will be no negative impact to the character of the neighborhood;
8. The Harwich Conservation Commission has reviewed the plans and approved the proposal;
9. The septic system servicing the Property will not need any additional upgrades;
10. There will be no negative impact on water supply or drainage;

11. There will be no increase of congestion in the public ways and no decrease in traffic safety; and
12. The proposal will not adversely affect the public health, safety, convenience or general welfare of the Town.

For all of the above reasons, Mr. and Mrs. Helfrich respectfully request that the Board make a finding that the proposed work as shown on the plans will not be substantially more detrimental to the neighborhood than the existing nonconforming conditions and grant a special permit to complete the work as proposed.