



TOWN OF HARWICH
732 Main Street, Harwich, Massachusetts 02645

ZONING BOARD OF APPEALS

Notice of Appeal/Application and Petition for Public Hearing, ("APPLICATION")

RECEIVED
TOWN CLERK
HARWICH MA

This Application does not apply to Comprehensive Permits. 2023 SEP 25 A 8:47

Please refer to the Rules and Regulations of the Town of Harwich Board of Appeals for documentation requirements.

This original completed and signed notice ("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.
() Application for a Variance from requirements of the Harwich Zoning By-Law.
(x) 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:

26 Moody Road

Said property is further described on

Assessor's Map # 22 and Parcel # A3-4 located in the R-L Zoning District as shown on the attached plan.

Describe Petition/Appeal: See attached

Relief requested - Cite specific Bylaw Section(s): See attached correspondence from the Building Commissioner

Signature of Owner (or Agent) Date 9/20/2023
(Written authorization by the owner must accompany an Application signed by agent.)

Owner Name Joseph and Kathleen Emerson Phone No. 617 571 3345

Mailing Address: 150 Lenox Street Unit 12, Norwood, MA 02062

Agent Name: Paul Muldoon - Muldoon Architects LLC Phone No. 774 237 9671

Mailing Address: 571 MA-28, Harwich Port, MA 02646

Has a petition previously been submitted for this property (Y/N) 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 an incomplete Application may result in a delay in processing your Application and **may result in a denial by the Board** without consideration of the merits of the 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 the 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 the MGL and the Harwich Zoning Bylaw.**

- 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.**

Name of Applicant: Joseph and Kathleen Emerson

Address of Property: 26 Moody Road, Harwich Port

Zoning District: R-L

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 - X _____

If Yes, specify District(s): _____

Year Structure(s) Built: 1956

Name/Address of Engineer/Architect: Paul Muldoon, Muldoon Architects llc, 571 MA-28, Harwich Port, MA 02646

Name/Address of Attorney: _____

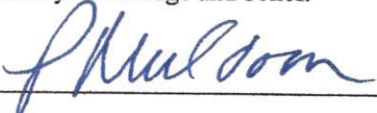
Subject	Existing	Required	Proposed
Lot Area (square feet)	9,741	12,000	9,741
Frontage (linear feet)	82'	150'	82'
Front Yard Setback (feet)	28'	25'	25.1'
Side yard Setback (feet)	24.4	20'	20.1
Rear Yard Setback (feet)	49.3	20'	46.4'
Any Yard Setback - Specify which: South	9.2	20'	9.4'
Building Coverage (%)	14.3%	15%	15%
Site Coverage (%) (see 325-2)	20.6%	30%	23%
Building Height (see 325-2 & 325-108)*	18'-0"	30'	24'-5"
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			
* Building height calculation(s) must be shown on plan for all zones per the Harwich Zoning By-laws Section 325-2. See Article XVII - Floodplain Regulations Section 325-108.			

Form of Relief Requested: Special Permit

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:  Date: 9-22-23

Owner's Signature: _____ Date: _____

Muldoon Architects

571 MA-28
Harwich Port, Ma
02646

t: 774 237 9671
muldoonarch.com

September 20, 2023

Kathleen and Joe Emerson
26 Moody Road
Harwich Port, MA
02646

Project Description

The petitioners request a Special Permit to demolish and replace the pre-existing, non-conforming single-family dwelling. See the attached documentation including the certified plot plan by Moran Engineering dated 9/12/2022 and building plans/elevations by Muldoon Architects llc, dated August 31, 2023; Sheets A0.0, A1.0, A1.1, A1.2, A2.1, A2.2, X1.0, X1.1, X1.2, X2.1.

The easterly setback is currently 28' and will be reduced to 25.1', remaining conforming. The northerly setback is 24.4' and will be reduced to 20.1', remaining conforming. The westerly (rear yard) setback is currently 49.3' and will be reduced to 46.4', remaining conforming. The non-conforming southerly setback will improve slightly from 9.2' to 9.4 where 20' is required.

The existing building coverage is 14.3% (15% maximum) and will increase to the 15% maximum, remaining conforming.

New habitable space will be created within the 20' setback on the southerly side of the proposed dwelling and will create an intensification of the existing non-conformity. Per the findings of the Gale Case, this board has the authority to grant a Special Permit, finding that the new dwelling will not be substantially detrimental to the entire neighborhood.

Alternatively, the Petitioners request a Variance for the above demolition and replacement.

TOWN OF HARWICH

Building Department
732 Main Street
Harwich, MA 02645



Telephone: (508) 430-7506

By First Class Mail

August 28, 2023

Joseph & Kathleen Emerson
33 Whitney Ave.
Westwood, MA 02090

Re: Zoning Relief Required
26 Moody Road, Harwich Port, MA (Parcel 22-A3-4)
Zoning District R-L

Dear Joseph & Kathleen Emerson,

Please be advised that as a condition to issuance of the above-referenced building permit as submitted, shown on a plan prepared by Moran Engineering Assoc., LLC. dated 2/7/2023, we cannot issue without relief listed below.

Harwich Zoning Bylaw §325-54 "Nonconforming structures and uses"

Should you desire to proceed with the project, you must first apply for the foregoing relief; this letter shall serve as a referral to the Board for the same. Copies of the necessary zoning forms and applications are available in the offices of the Town's Building and Planning Departments.

In the meantime, your building permit application shall be deemed 'incomplete' and the period to review and issue such permit suspended until such time as you apply for and obtain the special permit; the special permit decision issues and is filed with the Town Clerk; the applicable appeal period elapses; and you provide the Building Department a copy of the special permit decision as recorded with the Barnstable Registry of Deeds or, as applicable, the Barnstable Registry District.

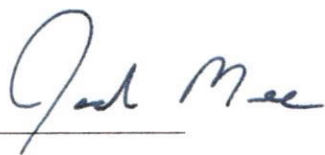
The Town reserve the right, should you not expeditiously and continuously proceed with obtaining the required zoning relief or otherwise withdraw the building permit application, to deny the building permit application for incompleteness, or inconsistency with zoning, or both.

Further, be advised that, subject to obtaining the required permits and after construction, you will be required to submit a final as-built plan to the Building Department certifying that the project complies with the approved plans and all applicable dimensional requirements under town zoning.

This correspondence also serves as a zoning determination under Section 7 of Massachusetts General Laws Chapter 40A, which may be appealed by a 'person aggrieved' under Sections 8 & 15 of Massachusetts General Laws Chapter 40A.

Please feel free to contact the Building Department to discuss further, as necessary.

Respectfully,

A handwritten signature in cursive script, appearing to read "Jack Mee", written over a horizontal line.

Jack Mee
Harwich Building Commissioner

Cc: Allen Furman, File

150 Lenox Street Unit 12
Norwood, MA 02062
September 21st, 2023

To Whom It May Concern:

We, Joseph and Kathleen Emerson, owners of 26 Moody Road, Harwich Port, hereby authorize Paul Muldoon, AIA, to represent us before the Town of Harwich Zoning Board of Appeals, regarding the same address.

Our current mailing address is 150 Lenox Street, Unit 12, Norwood, MA 02062.

Sincerely,

Joseph and Kathleen Emerson

Key: 2546

Town of HARWICH - Fiscal Year 2023

12/21/2022 7:21 pm SEQ #: 2,317

LEG
AL
LAND

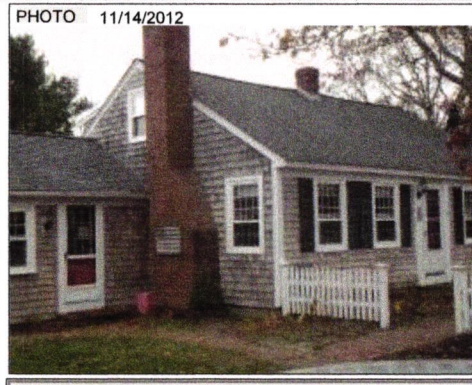
CURRENT OWNER		PARCEL ID		LOCATION	
EMERSON JOSEPH A JR & EMERSON KATHLEEN DALY 33 WHITNEY AVE WESTWOOD, MA 02090		22-A3-4-0		26 MOODY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
EMERSON JOSEPH A JR & MCINTYRE CHARLES E &		02/15/2005	QS	357,500	19533-223
		10/12/1984	QS	69,000	4314-206

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
1184	03/16/2016	53	ALTER.-NO GR	18,000	05/11/2016	TT	100	100
404	06/08/2012	53	ALTER.-NO GR	860	11/14/2012	DS	100	100
776	11/28/2006	3	ALTERATIONS	7,735	01/02/2007	MO	100	100
		6	CYCL GROWTH		05/03/2005	MO	100	100

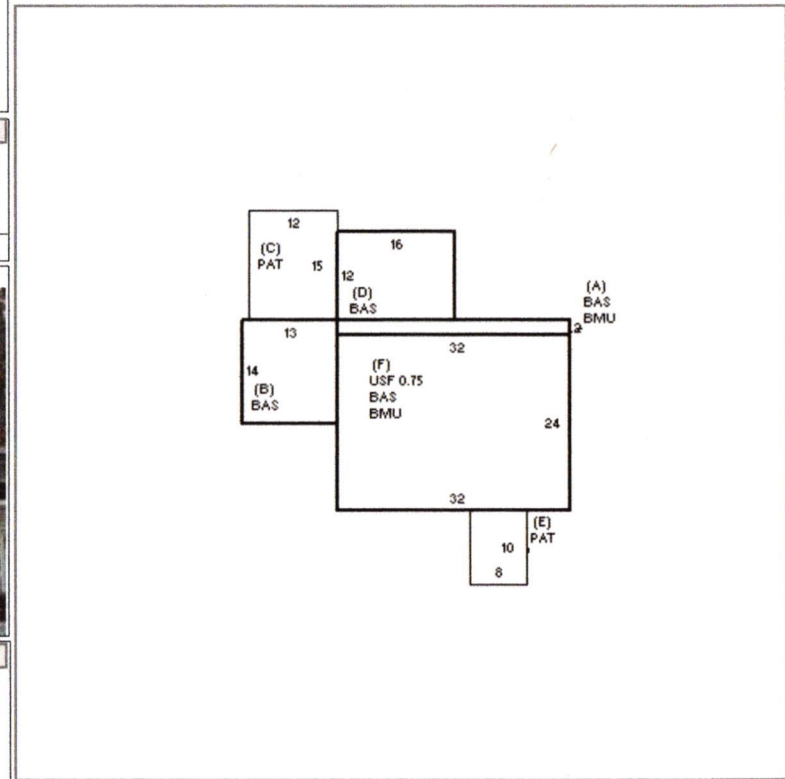
CD	T	AC/SF/UN	Ngh	Infl1	Infl2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,583	6	1.00	1.00	244,000	3.18	100	1.00	2	1.00	170,490

TOTAL	9,583 SF	ZONING	RL	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	NGH 6	NOTE				LAND	170,500	148,300
Infl1	NONE		BUILDING	276,500	213,300			
Infl2	FACTOR 100		DETACHED	1,700	1,500			
			OTHER	0	0			
						TOTAL	448,700	363,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12X10		120	18.63	1,700



BLDG COMMENTS



DET
ACHED

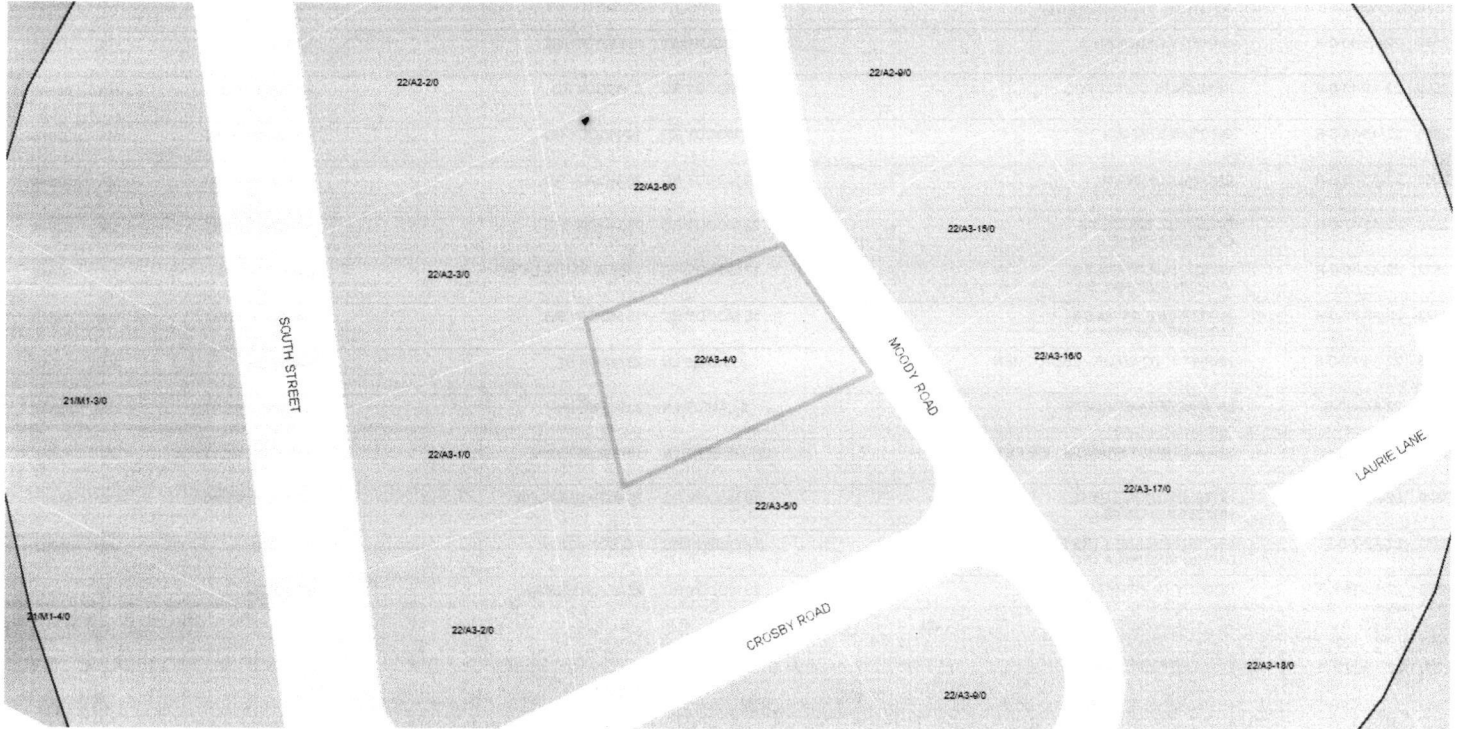
BUILDING	CD	ADJ	DESC	MEASURE	11/14/2012	DS
MODEL	1		RESIDENTIAL	LIST	6/2/1994	DS
STYLE	4	1.30	CAPE [100%]	REVIEW	12/26/2012	DS
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1956	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	389,381
NET AREA	1,782	DETAIL ADJ	1.000	FOUNDATION	4	BSMT WALL	1.00	+	BMU	N	BSMT UNFINISHED	832		53.94	44,877	CONDITION ELEM	CD
\$NLA(RCN)	\$219	OVERALL	1.300	EXT. COVER	1	WOOD SHINGLES	1.00	+	BAS	L	BAS AREA	1,206	1956	192.83	232,553		
CAPACITY						ROOF SHAPE	1.00	+	PAT	N	PATIO	260		12.11	3,148	EXTERIOR	
STORIES(FAR)	1.75		1.00	ROOF COVER	1	ASPHALT SHINGLE	1.00	F	USF	L	UP-STRY FIN	576	1956	160.07	92,201	INTERIOR	
ROOMS	6		1.00	FLOOR COVER	3	W/W CARPET	1.00	F21	O	FPL 2S 10P	1		11,219.80	11,220	KITCHEN		
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00								BATHS		
BATHROOMS	2	\$5,382	1.00	HEATING/COOLING	1	FORCED AIR	1.00								HEAT/ELEC		
HALF BATHS	0		1.00	FUEL SOURCE	2	GAS	1.00										
UNITS	1		1.00	USE	0		1.00										
																EFF.YR/AGE	1975 / 46
																COND	29 29 %
																FUNC	0
																ECON	0
																DEPR	29 % GD 71
																RCNLD	\$276,500

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

Town of HARWICH Abutters Within 300 feet of Parcel 22/A3-4/0



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
16035	21-G1-7-0-R	WEEKS KENNETH S & WEEKS BRENDA B	116 SOUTH ST	116 SOUTH ST	HARWICH PORT	MA	02646
24134	21-M3-1-0-R	SULLIVAN LYNNE L	146 SOUTH ST	PO BOX 187	JACKSONVILLE	VT	05342
24136	21-M3-2-0-R	BOCOCK ALEXANDER H	142 SOUTH ST	546 PERRYS HOLLOW RD	SALT LAKE CITY	UT	84103
2496	22-A2-1-0-R	OBRIEN TIMOTHY C & OBRIEN SUSAN E	141 SOUTH ST	3 RIVINGTON DR	W BOYLSTON	MA	01583
2497	22-A2-2-0-R	ROSE RAYMOND J	139 SOUTH ST	139 SOUTH ST	HARWICH PORT	MA	02646
2498	22-A2-3-0-R	MOHR CHRISTOPHER W & MOHR MEGHAN E	133 SOUTH ST	395 BEAR HILL RD	N ANDOVER	MA	01845
2499	22-A2-4-0-R	FRANCIS MARIE H ET ALS LOUDEN IRENE V, LEO F JR	3 ROBBINS RD	26 MIDDLESEX RD	WATERTOWN	MA	02472
2500	22-A2-5-0-R	ROSE RAYMOND J	34 MOODY RD	139 SOUTH ST	HARWICH PORT	MA	02646
2501	22-A2-6-0-R	CALLAHAN SALLY	30 MOODY RD	30 MOODY RD	HARWICH PORT	MA	02646
2502	22-A2-8-0-R	GALETSA ELSA M ET ALS POULOS ANDREW & POULOS S EST O	35 MOODY RD	25 HEMLOCK RD	GROTON	CT	06340
2503	22-A2-9-0-R	GALETSA ELSA M	33 MOODY RD	25 HEMLOCK RD	GROTON	CT	06340
2504	22-A2-10-0-R	STRAND KRISTINE E ET AL STRAND INGRID R	6 HILLTOP RD	151 TREMONT ST UNIT 18N	BOSTON	MA	02111
2505	22-A2-11-0-R	GARVEY BARBARA J TRS ET AL GARVEY THOMAS J TRS	4 HILLTOP RD	PO BOX 070663	MILWAUKEE	WI	53207
2506	22-A2-12-0-E	HARWICH CONSERVATION TRUST	2 HILLTOP RD	PO BOX 101	S HARWICH	MA	02661
2539	22-A3-1-0-R	RUF0 ROBERT C & RUF0 ANNETTE M	129 SOUTH ST	129 SOUTH ST	HARWICH PORT	MA	02646
2541	22-A3-2-0-R	RUF0 ANNETTE M	0 SOUTH ST	129 SOUTH ST	HARWICH PORT	MA	02646
2546	22-A3-4-0-R	EMERSON JOSEPH A JR & EMERSON KATHLEEN DALY	26 MOODY RD	150 LENOX ST UNIT 12	NORWOOD	MA	02062
2550	22-A3-5-0-R	DRONEY KEVIN H, EILEEN ET ALS VITIELLO MAURA, MCCROREY MICHAEL	11 CROSBY RD	C/O FRANT VITIELLO 66 STEARNS ST	WESTWOOD	MA	02090

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
2556	22-A3-6-0-R	MAGNESON BRITT TR BRITT MAGNESON 2020 LIVING TRU	121 SOUTH ST	121 SOUTH ST	HARWICH PORT	MA	02646
2557	21-M1-3-0-R	BAKER JAMES TRS ET AL ALVES SUSAN A TRS	130 SOUTH ST	125 TERRY LANE	PLAINVILLE	MA	02762
2558	21-M1-4-0-R	SMITH JOHN H JR TRS ET AL SMITH KATHLEEN H TRS	182 GILBERT LN	18 PUEBLO RD	MEDFIELD	MA	02052
2559	22-A3-7-0-R	CASEY JOHN L & CASEY ALICE E	4 CROSBY RD	76 WOODSIDE RD	MEDFORD	MA	02155
2560	22-A3-8-0-R	SHRIMPTON DOLORES M	6 CROSBY RD	120 MORRIS AVE APT A14	ROCKVILLE CENTER	NY	11570
2561	22-A3-9-0-R	COOKE DOUGLAS B C/O PATEL BAHECHARBHAI	18 MOODY RD	18 MOODY RD	HARWICH PORT	MA	02646
2562	22-A3-10-0-R	GARRITY DEBORAH J	117 SOUTH ST	117 SOUTH ST	HARWICH	MA	02645
2565	22-A3-13-0-R	HEMMINGS DOROTHY G	8 MOODY RD	8 MOODY RD	HARWICH PORT	MA	02646
2568	22-A3-14-0-R	GROGAN SHANA A	14 MOODY RD	14 MOODY RD	HARWICH PORT	MA	02646
2569	22-A3-15-0-R	ENGVALL LAURA M	29 MOODY RD	29 MOODY RD	HARWICH PORT	MA	02646
2570	22-A3-17-0-R	CAMPBELL BRUCE A & CAMPBELL DIANE L	23 MOODY RD	23 MOODY RD	HARWICH PORT	MA	02646
2572	22-A3-19-0-R	VAUGHN MATTHEW T & VAUGHN SUZANNE S	17 MOODY RD	1500 W KENNEDY RD	LAKE FOREST	IL	60045
2573	22-A3-20-0-R	LUXENBERG DAVID S & LUXENBERG LINDA H	15 MOODY RD	15 MOODY RD	HARWICH PORT	MA	02646
2575	22-A4-A2-0-E	HARWICH TOWN OF - SELECTMEN	0 LAURIE LN	732 MAIN ST	HARWICH	MA	02645
2586	22-A4-4-0-R	LANCASTER GEORGE E	3 LAURIE LN	3 LAURIE LN	HARWICH PORT	MA	02646
2762	21-X1-A-0-R	SHEA DERMOT FRANCIS LIFE ESTAT	187 GILBERT LN	187 GILBERT LN	HARWICH PORT	MA	02646
7820	22-A3-18-0-R	NOTSLEY JOHN J ET AL NOTSLEY THOMAS	19 MOODY RD	75 BERKSHIRE DR	WILLIAMSTOWN	MA	01267
8983	22-A2-7-0-R	LARKIN FRANCIS J TRS ET AL LARKIN VIRGINIA A TRS	5 ROBBINS RD	PO BOX 157	MILFORD	MA	01757
8986	22-A3-16-0-R	DOOLEY TIMOTHY M	25 MOODY RD	2272 JUNIPER AV	BOULDER	CO	80304

Joe and Kathleen Emerson

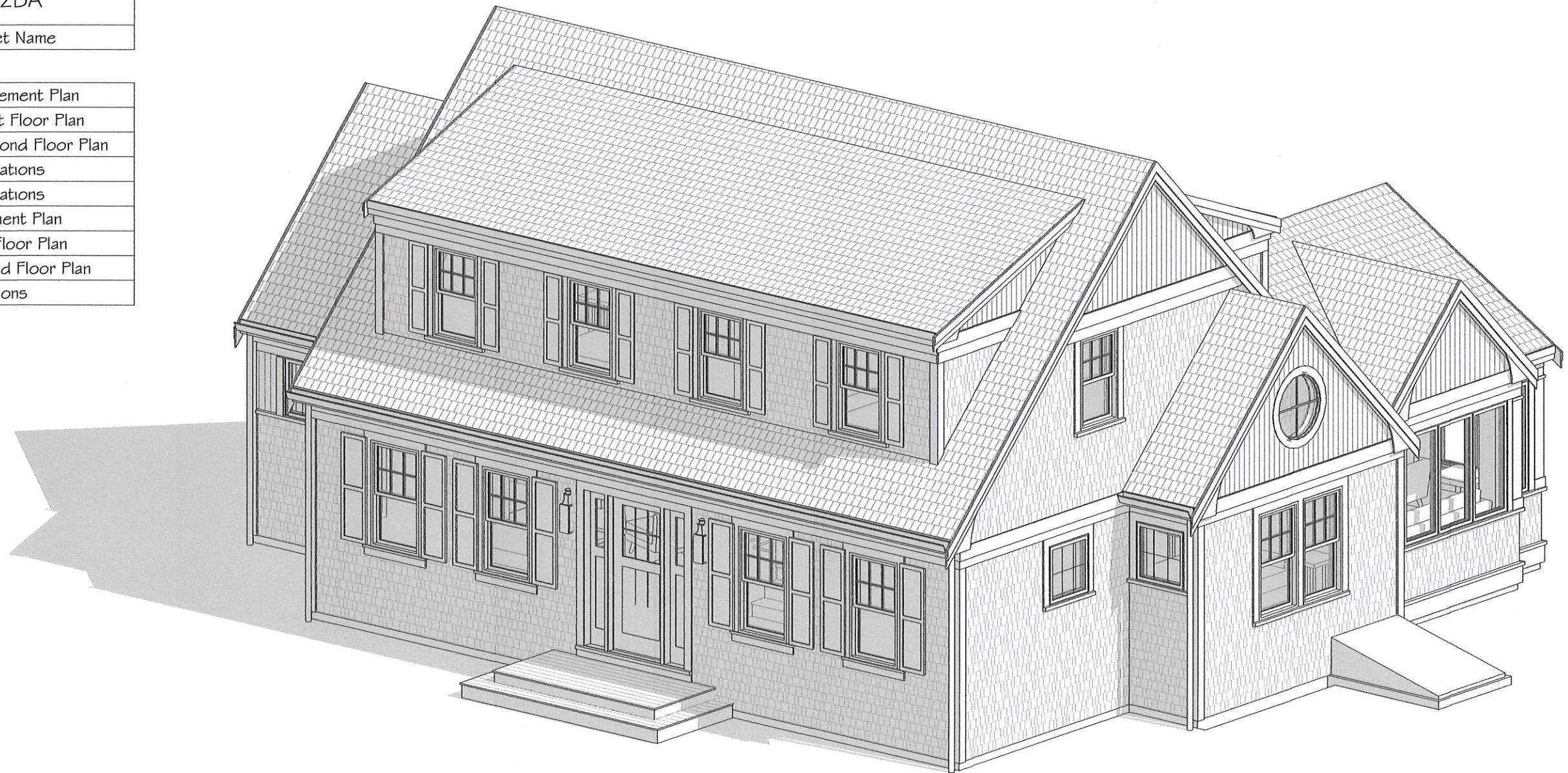
26 Moody Road, Harwich Port, MA 02646

Project Status: Permit Set

August 31, 2023

Drawing List - ZBA

Sheet Number	Sheet Name
A 1.0	Proposed Basement Plan
A 1.1	Proposed First Floor Plan
A 1.2	Proposed Second Floor Plan
A 2.1	Proposed Elevations
A 2.2	Proposed Elevations
X 1.0	Existing Basement Plan
X 1.1	Existing First Floor Plan
X 1.2	Existing Second Floor Plan
X 2.1	Existing Elevations



Muldoon Architects llc

571 MA-28, Harwich Port, MA 02646
t: 774 . 237 . 9671 www.muldoonarch.com

Cover Sheet

Drawn By: MM

Scale: As Noted

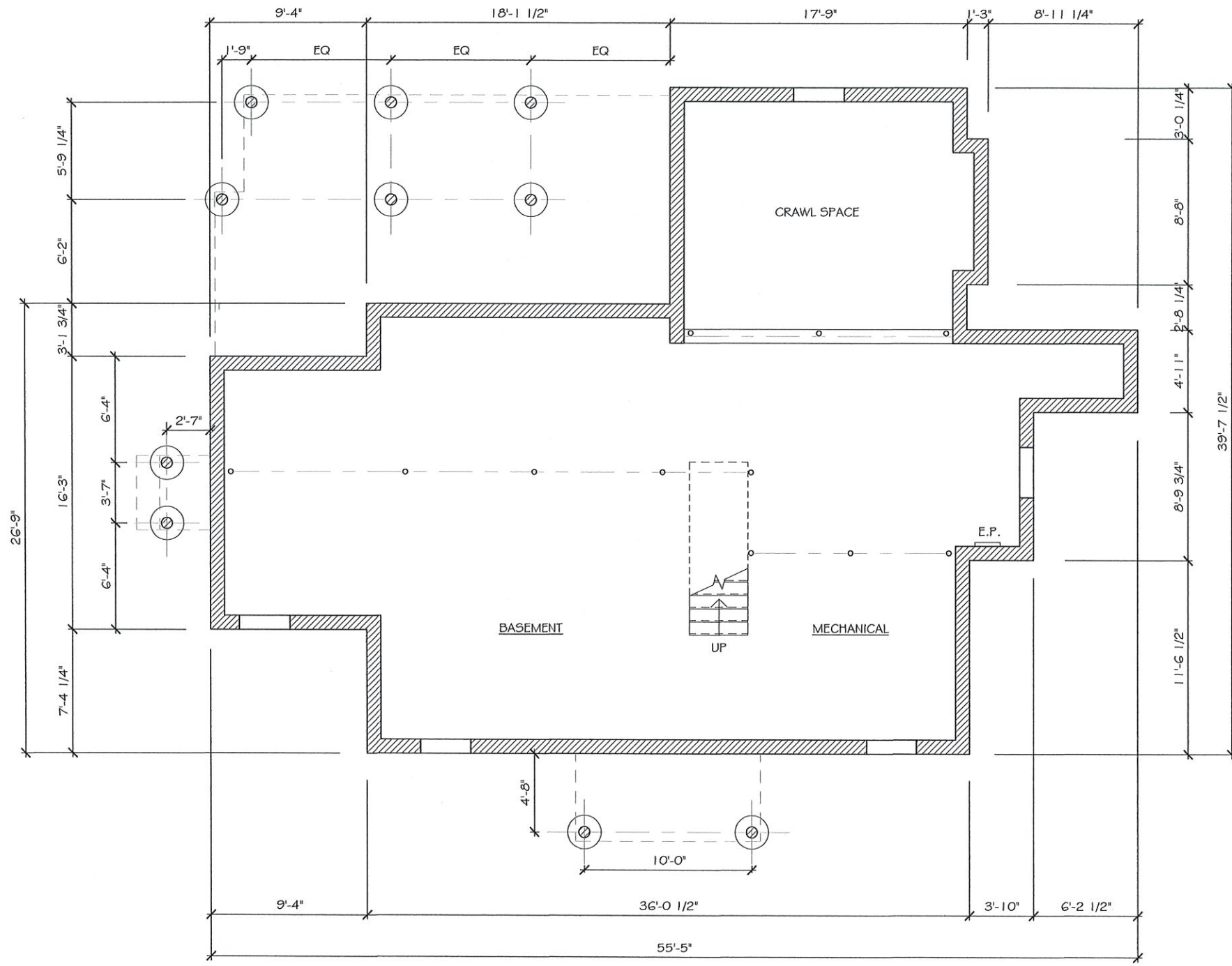
Date: 08/31/23

Proposed Renovations to the

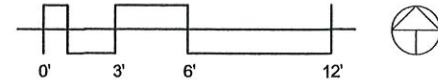
Joe and Kathleen Emerson

26 Moody Road, Harwich Port, MA 02646

A 0.0



1 Proposed - Basement Plan
 1/8" = 1'-0"



Proposed Renovations to the

Joe and Kathleen Emerson

26 Moody Road, Harwich Port, MA 02646

Proposed Basement Plan

Scale: As Noted

Date: 08/31/23

Drawn By: MM

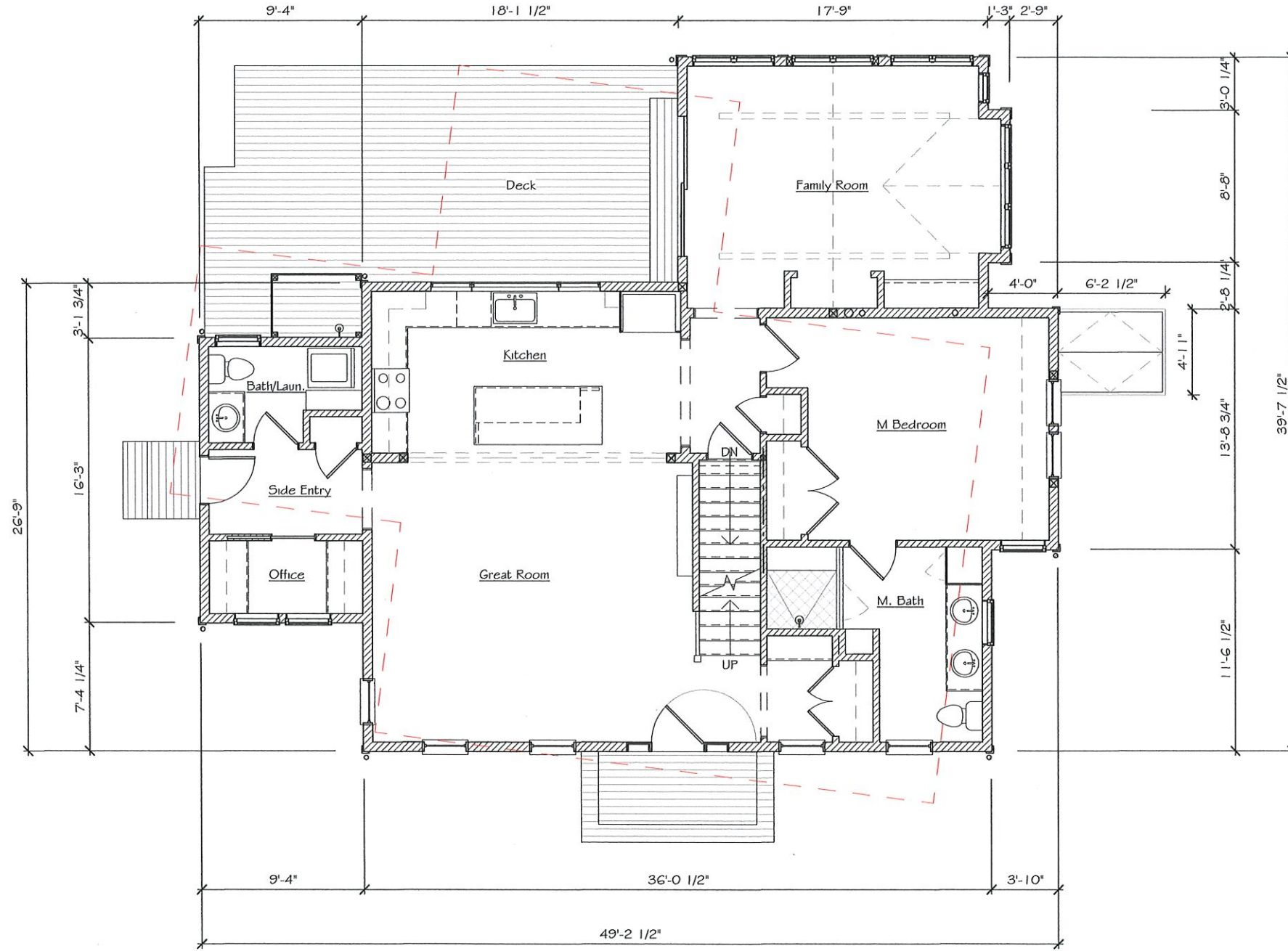
Muldoon Architects llc

571 Ma-28, Harwich Port, MA 02646

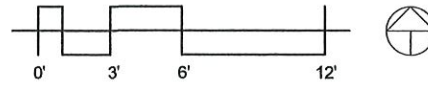
t: 774 . 237 . 9671 www.muldoonarch.com



A 1.0



1 Proposed - First Floor Plan
 1/8" = 1'-0"



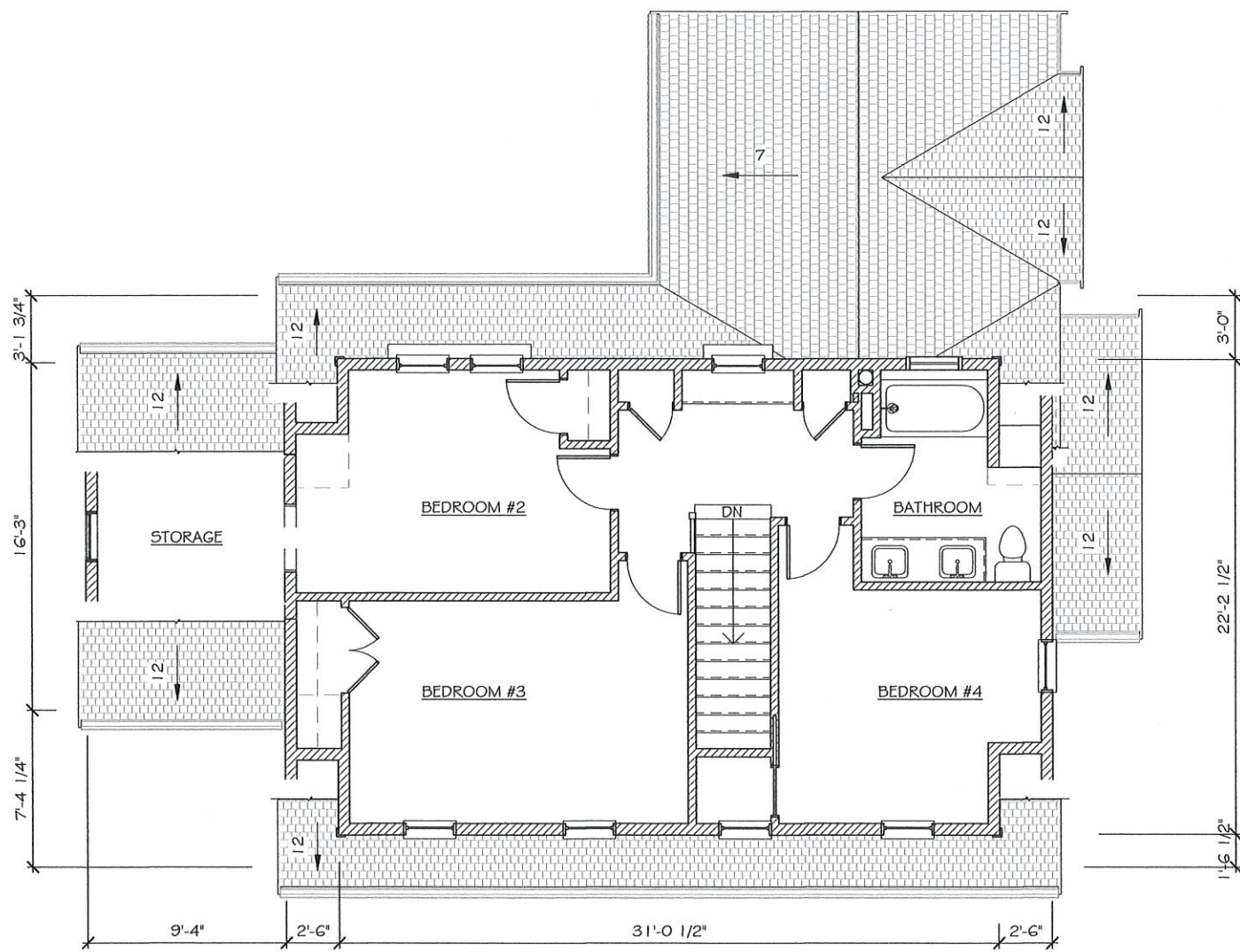
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 t: 774 . 237 . 9671 www.muldoonarch.com

Proposed First Floor Plan

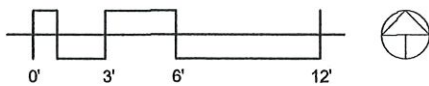
Scale: As Noted
 Date: 08/31/23
 Drawn By: MM

Proposed Renovations to the
Joe and Kathleen Emerson
 26 Moody Road, Harwich Port, MA 02646

A 1.1



1 Proposed - Second Floor Plan
 1/8" = 1'-0"



Proposed Renovations to the

Joe and Kathleen Emerson

26 Moody Road, Harwich Port, MA 02646

Proposed Second Floor Plan

Scale: As Noted

Date: 08/31/23

Drawn By: MM

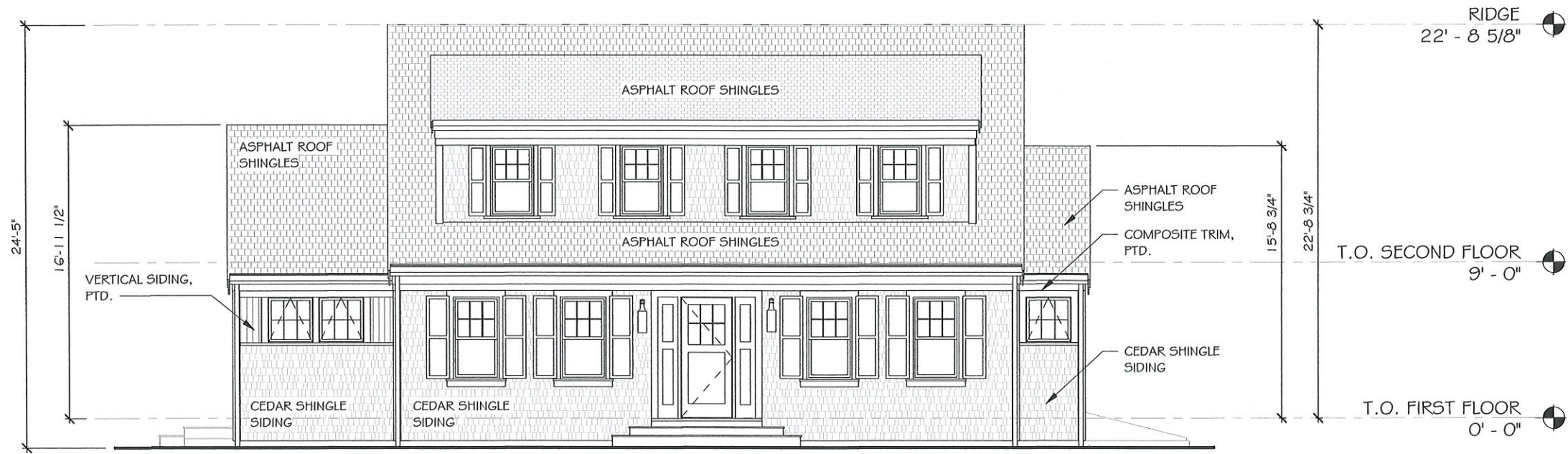
Muldoon Architects 11c

571 Ma-28, Harwich Port, MA 02646

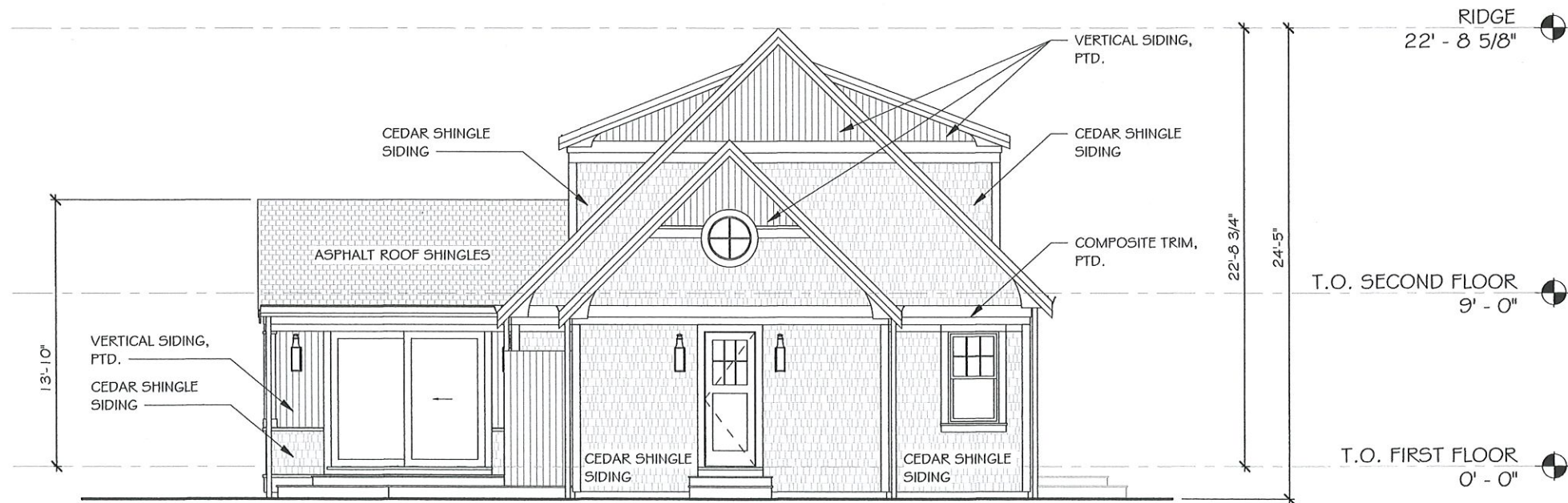
t: 774 . 237 . 9671 www.muldoonarch.com



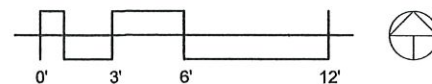
A 1.2



1 Proposed - East Elevation
1/8" = 1'-0"



2 Proposed - South Elevation
1/8" = 1'-0"



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Proposed Elevations

Drawn By: MM

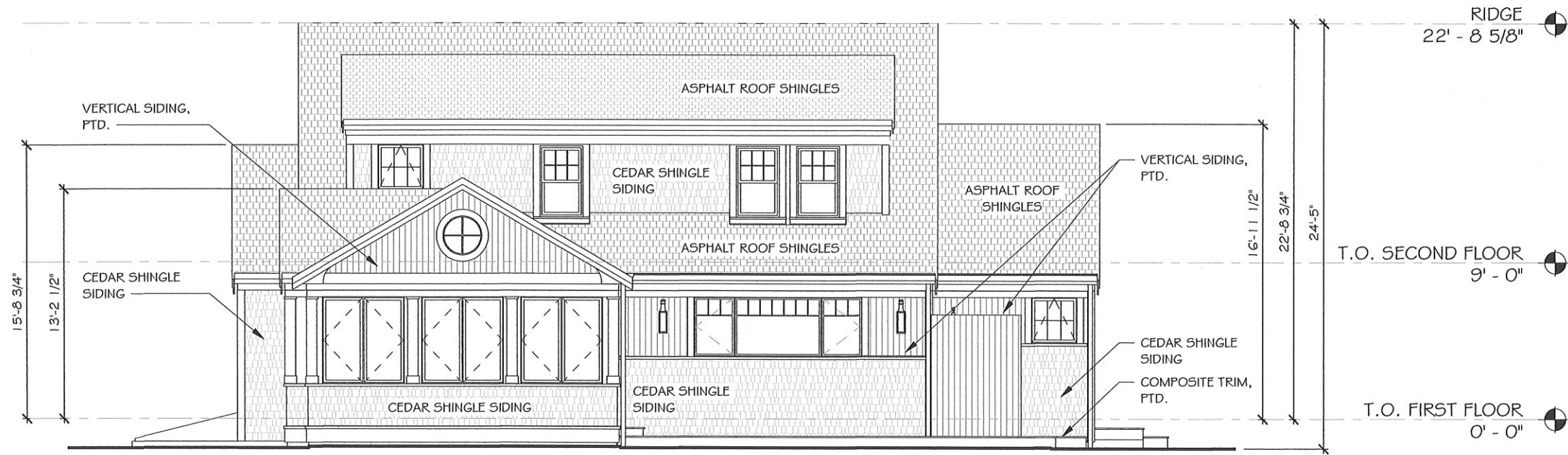
Scale: As Noted
Date: 08/31/23

Proposed Renovations to the

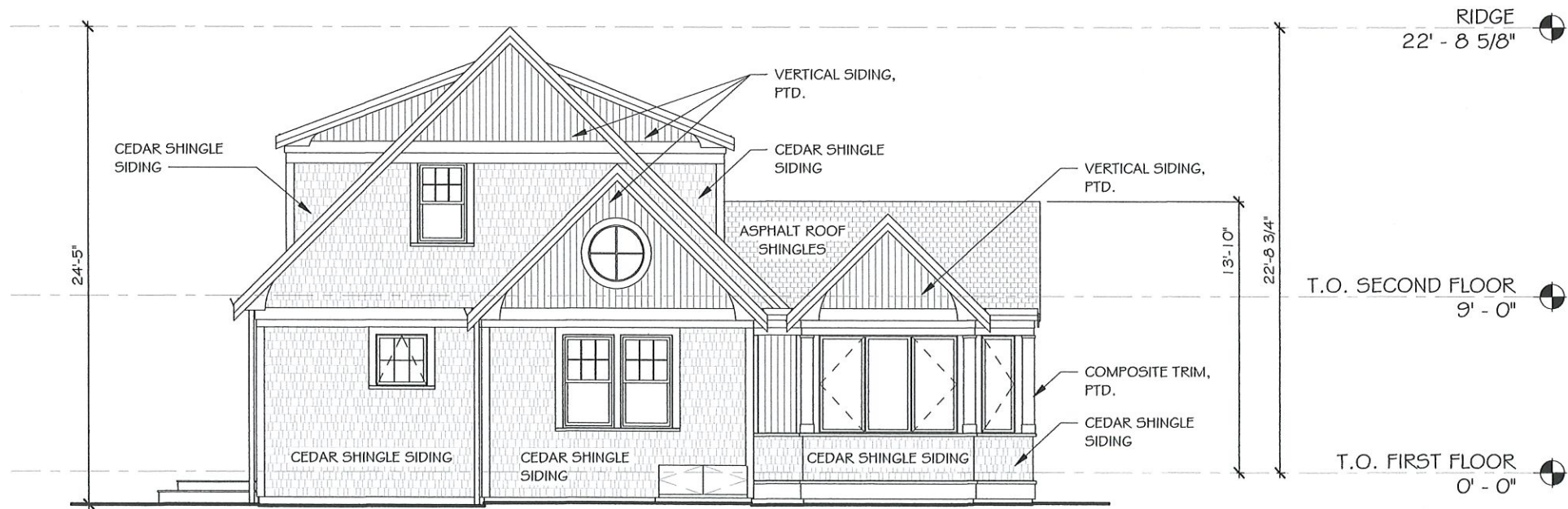
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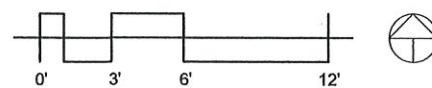
A 2.1



1 Proposed - West Elevation
1/8" = 1'-0"



2 Proposed - North Elevation
1/8" = 1'-0"



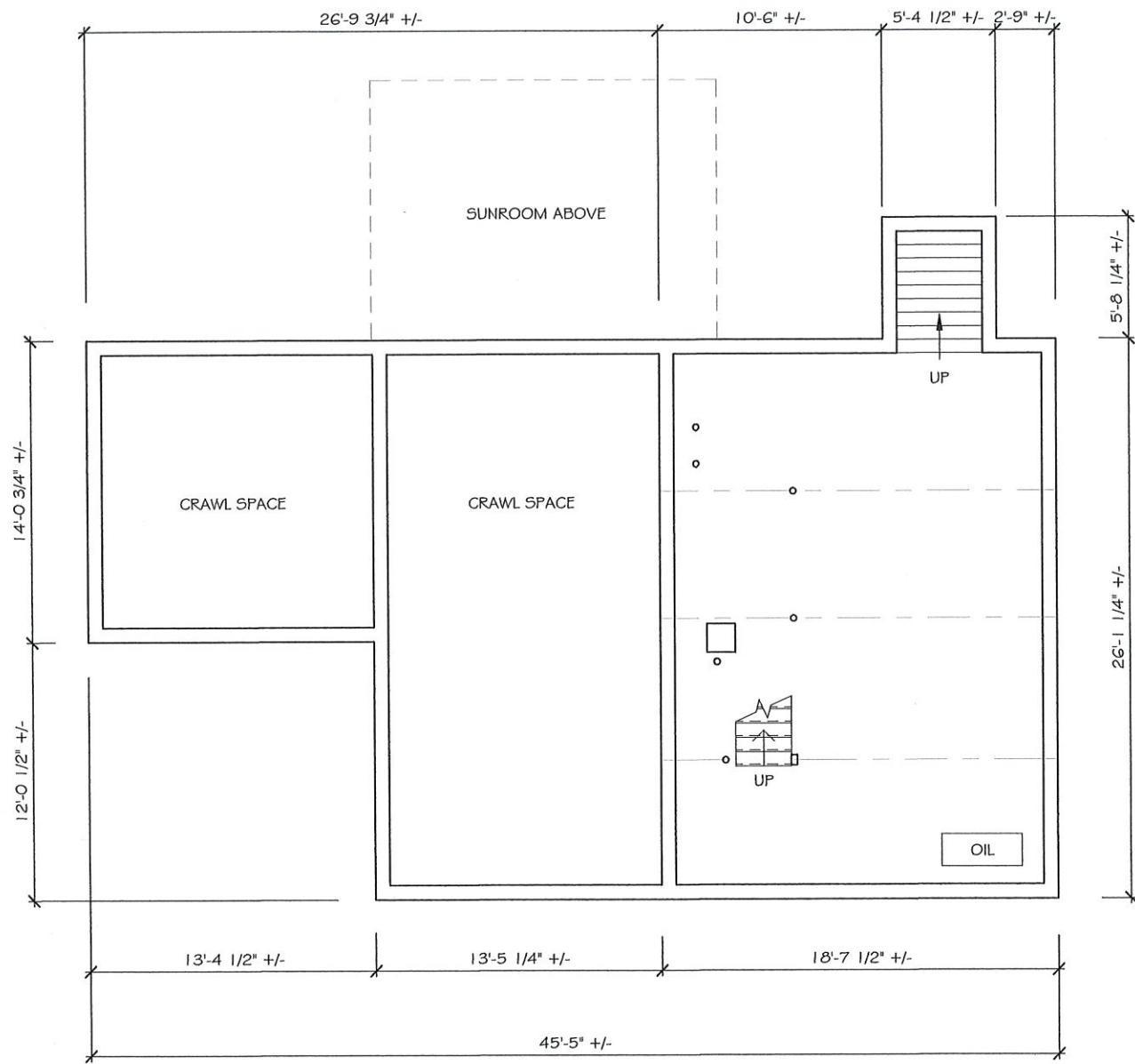
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Proposed Elevations

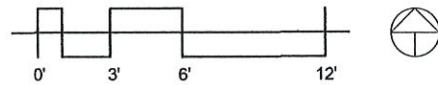
Scale: As Noted
Date: 08/31/23
Drawn By: MM

Proposed Renovations to the
Joe and Kathleen Emerson
26 Moody Road, Harwich Port, MA 02646

A 2.2



1 Existing - Basement Plan
1/8" = 1'-0"



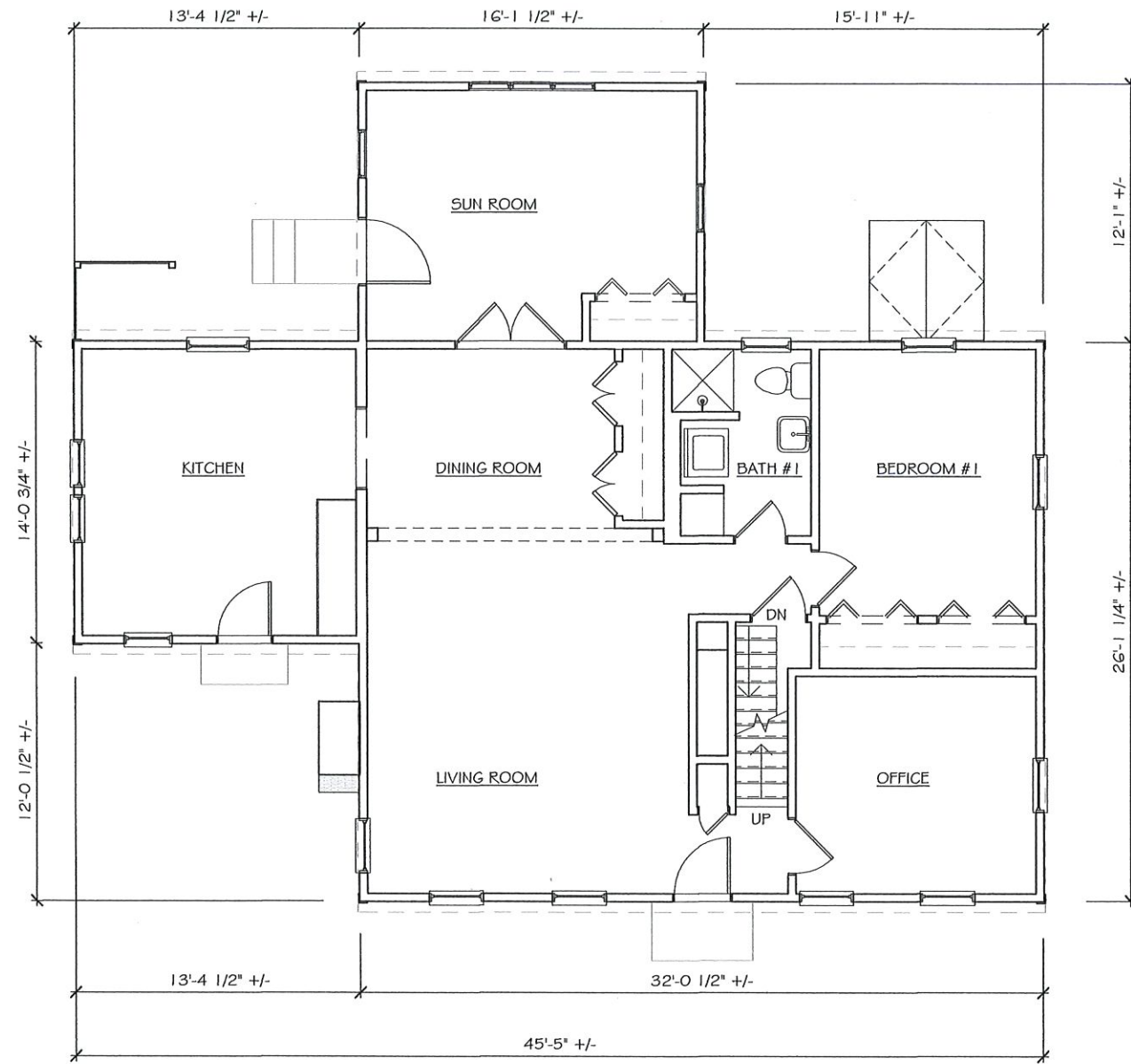
Muldoon Architects IIc
 571 Ma-28, Harwich Port, MA 02646
 t: 774 . 237 . 9671 www.muldoonarch.com

Existing Basement Plan

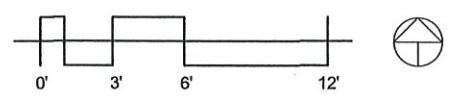
Scale: As Noted
 Date: 08/31/23
 Drawn By: MM

Proposed Renovations to the
Emerson Residence
 26 Moody Road, Harwich Port, MA

X 1.0



① Existing - First Floor Plan
 1/8" = 1'-0"



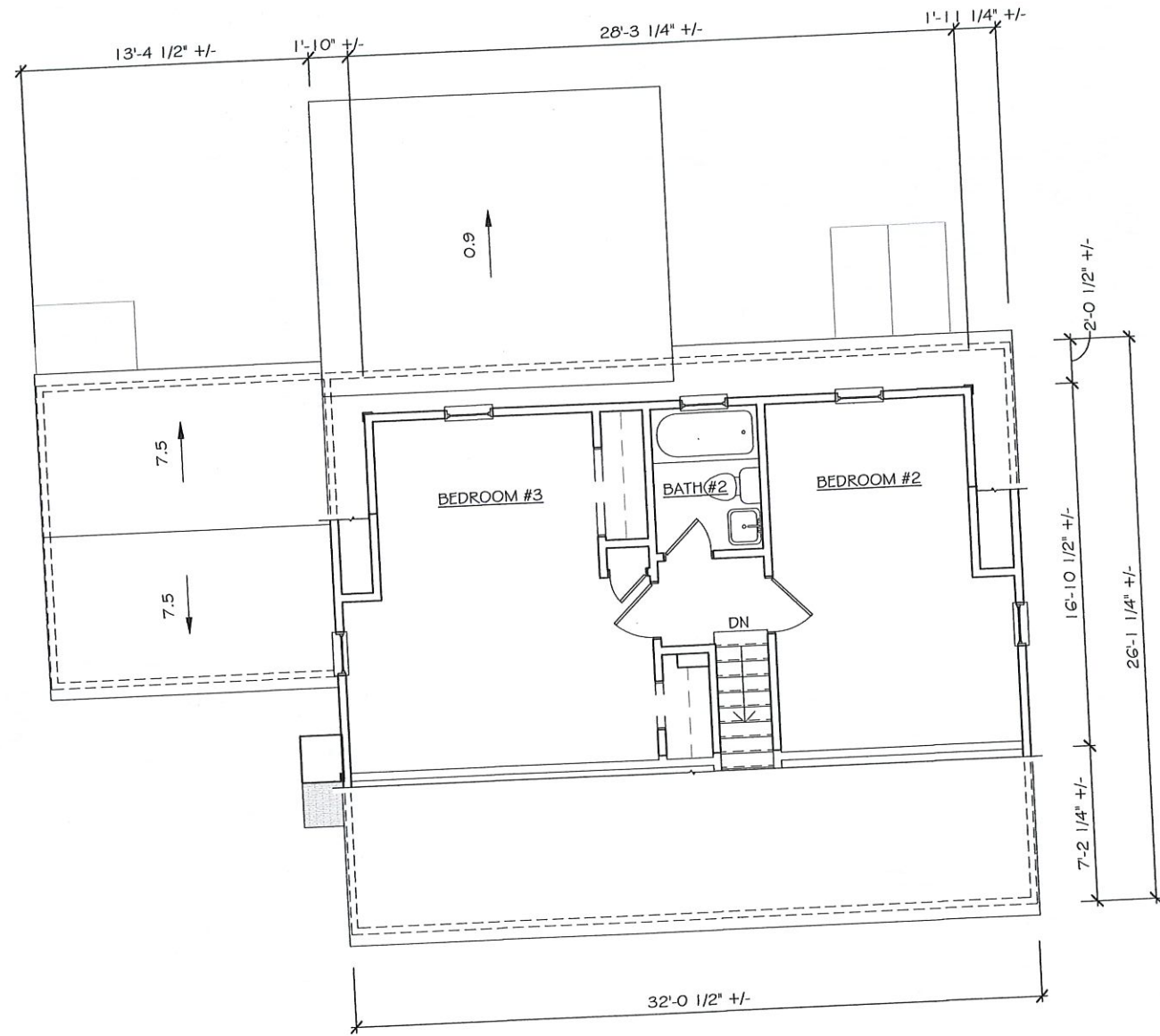
Muldoon Architects 11c
 571 Ma-28, Harwich Port, MA 02646
 t: 774 . 237 . 9671 www.muldoonarch.com

Existing First Floor Plan

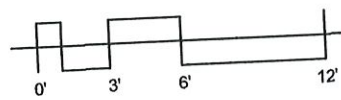
Scale: As Noted
 Date: 08/31/23
 Drawn By: MM

Proposed Renovations to the
Emerson Residence
 26 Moody Road, Harwich Port, MA

X 1.1



1 Existing - Second Floor Plan
 1/8" = 1'-0"



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Existing Second Floor Plan

Scale: As Noted

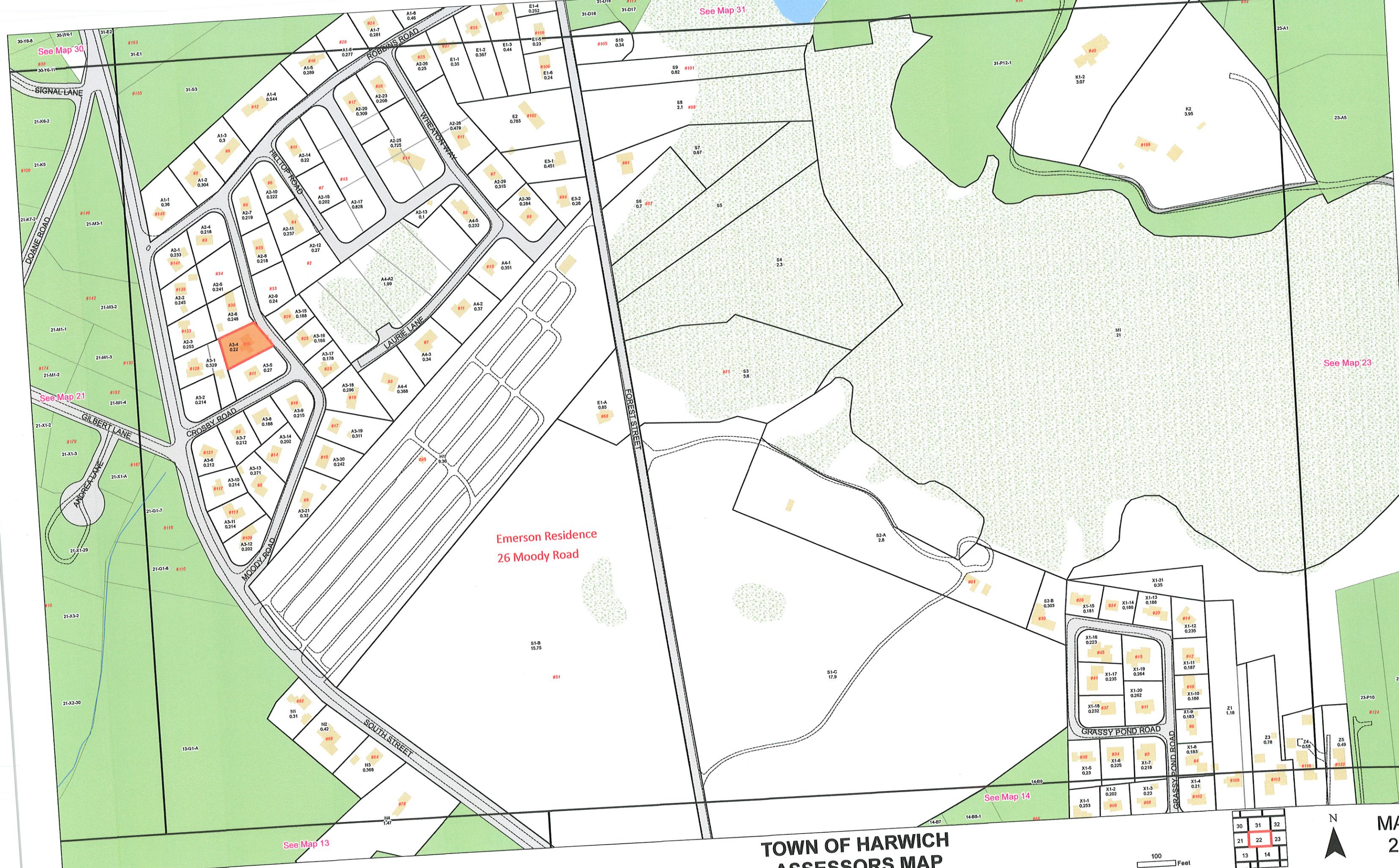
Date: 08/31/23

Drawn By: MM

Proposed Renovations to the
Emerson Residence

26 Moody Road, Harwich Port, MA

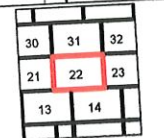
X 1.2



Emerson Residence
26 Moody Road

**TOWN OF HARWICH
ASSESSORS MAP**
January 2022

100 Feet



MAP
22

Note:
These maps are not intended for use in conveyancing or for engineering design purposes. The Town of Harwich and its representatives shall not be held liable for any reuse of this information.

Zoning Compliance

Zone: R-L

Zoning	Existing	Proposed
Min Front Setback	28.0'	25.1'
Min Side Setback	9.2'/24.4'	10.0'/20.1'
Min Rear Setback	49.3'	46.4'
Building Coverage	(1394sf) 14.3%	(1460sf)* 15.0%
Building Height	17.9'	26.5'**
Site Coverage	(2922sf) 30%max	(2210sf) 23%

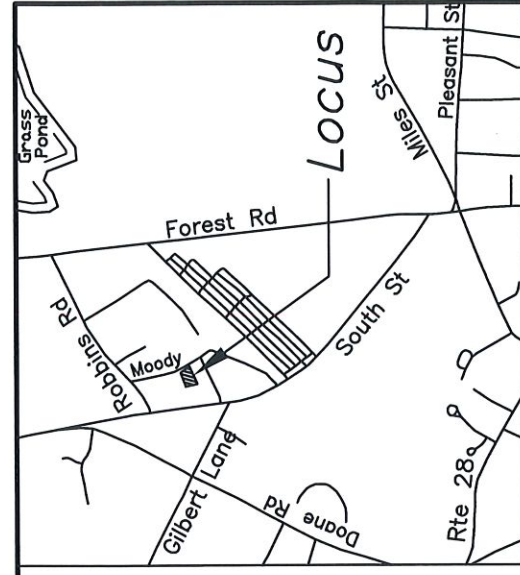
*per 1/13/23 Architectural Plans
**above average grade

NOTE:

- * This property is not located within a Special Flood Hazard Area.
- ** This property is not located within a Zone II, Drinking Water Protection District

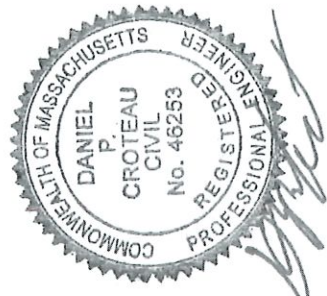
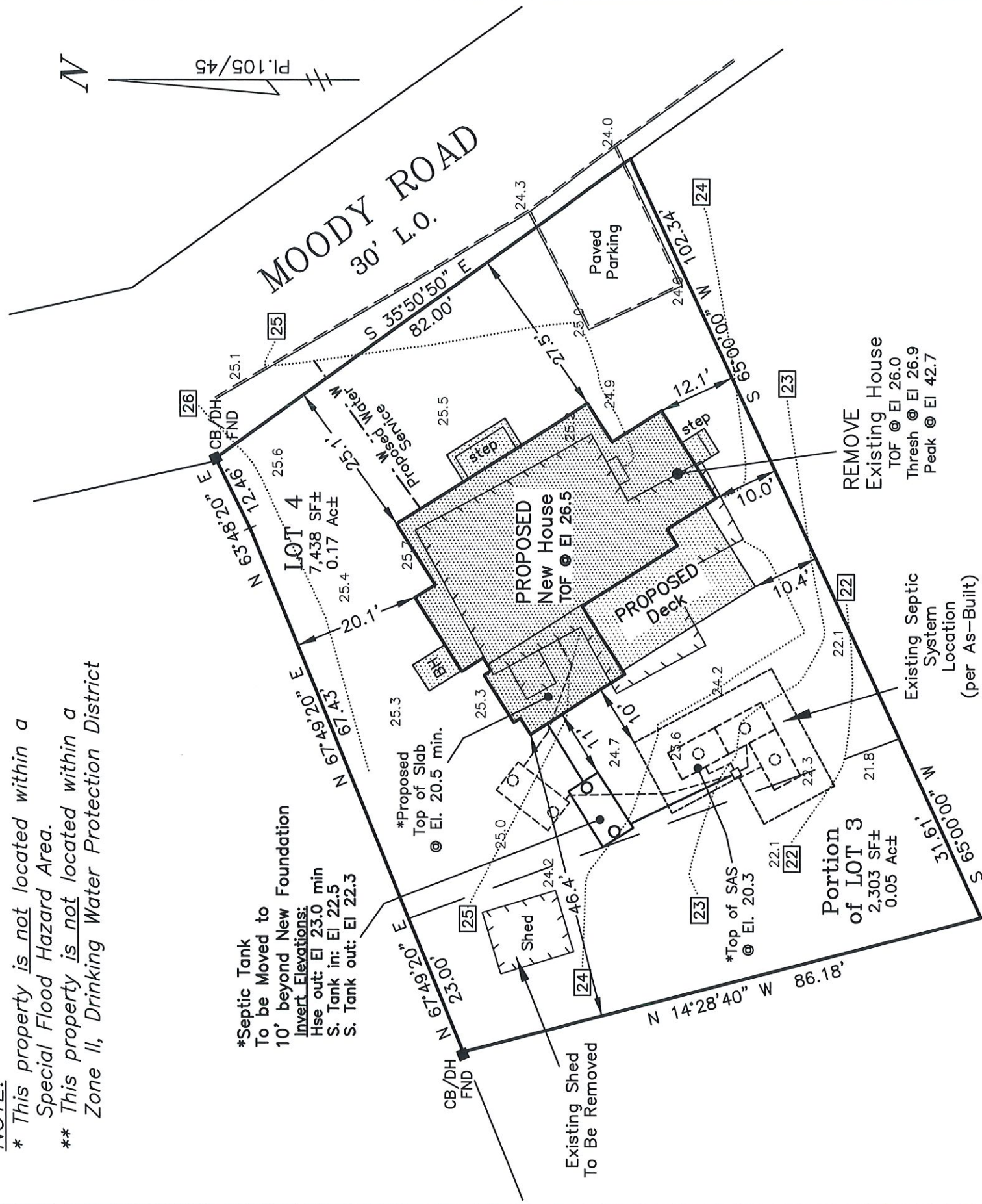
*Septic Tank To be Moved to 10' beyond New Foundation
Invert Elevations:
Hse out: El 23.0 min
S. Tank in: El 22.5
S. Tank out: El 22.3

*Proposed Top of Slab @ El. 20.5 min.



LOCATION MAP

Parcel ID: 22-A3-4
Deed Bk.19533, Pg.223
Plan Bk.105, Pg.45
Lot 4 & Lot 3 portion
Total Property Area = 9,741 SF



SCALE: 1" = 20'



*Elevation Datum is NAVD-88

MORAN ENGINEERING ASSOC., LLC

508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA

PROPOSED CONDITIONS PLOT PLAN

Prepared For: Joseph & Kathleen Emerson
26 MOODY ROAD HARWICH PORT, MA

PROJECT: 21-188

DATE: 2/7/2023

Zoning Compliance

Zone: R-L	Zoning	Existing
Min Front Setback	25'	28.0'
Min Side Setback	20'	9.2'/24.4'
Min Rear Setback	20'	49.3'
Building Coverage	(1461sf) 15%max	(1394sf) 14.3%
Building Height	30'max	17.9'
Site Coverage*	(2922sf) 30%max	(2002sf) 20.6%

Total Property Area = 9,741 SF

Building Height Calc.

Avg. Pre-Existing Grade = $(25.7+24)/2 = EI 24.85$

Existing Roof Peak = EI 42.7'

Existing Bldg. Height = EI 42.7 - EI 24.8 = 17.9'



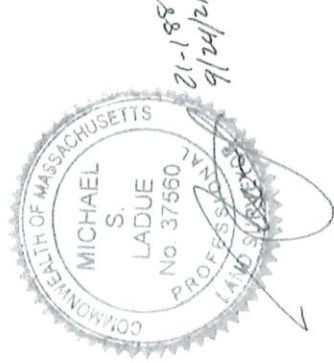
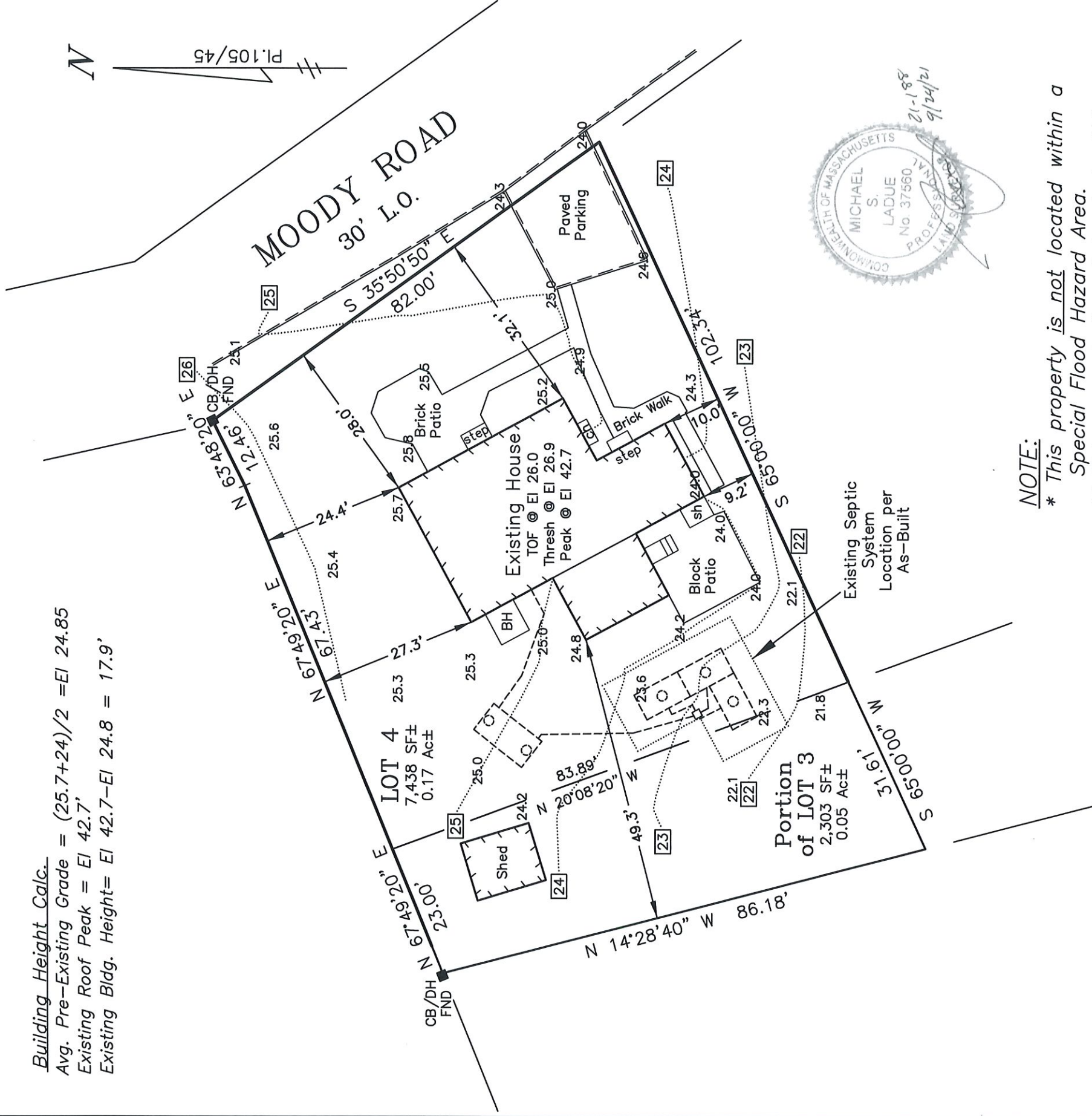
LOCATION MAP

Parcel ID: 22-A3-4

Deed Bk.19533, Pg.223

Plan Bk.105, Pg.45

Lot 4 & Lot 3 portion



NOTE:

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SCALE: 1" = 20'



*Elevation Datum is NAVD-88

MORAN ENGINEERING ASSOC.,LLC

508-432-2878 941 MAIN STREET (RTE 28), HARWICH, MA

EXISTING CONDITIONS PLOT PLAN

Prepared For: Joseph & Kathleen Emerson

26 MOODY ROAD HARWICH PORT, MA

PROJECT: 21-188

DATE: 9/14/2021