



TOWN OF HARWICH
732 Main Street, Harwich, Massachusetts 02645

ZONING BOARD OF APPEALS
Notice of Appeal/Application and Petition for Public Hearing, ("APPLICATION")

This Application *does not* apply to Comprehensive Permits.

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.
- 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:

466-1 ROUTE 28

Said property is further described on

Assessor's Map # 13 and Parcel # FB-B1 located in the RM/CV Zoning District as shown on the attached plan.

Describe

Petition/Appeal:

See Attached Sheet

Relief requested - Cite specific Bylaw Section(s):

Section 325-54A(2); Section 325-Table 2/ Area Regulations

Signature of Owner (or Agent)

Date

12/27/2023

(Written authorization by the owner must accompany an Application signed by agent.)

Owner Name

Coastline Construction, Inc.

Phone No.

(508) 564-1980

Mailing Address:

P.O. Box 1599

Agent Name:

James M. Narcross, Esq.

Phone No.

(508) 945-5400

Mailing Address:

P.O. Box 707, Chatham, MA 02633

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.

2024 JAN - 2 A


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: Coastline Construction, Inc.

Address of Property: 466-1 Route 28

Zoning District: RM/CV

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

If Yes, specify District(s): _____

Year Structure(s) Built: 1850

Name/Address of Engineer/Architect: Paul Sweetser / Jack Wishart

Name/Address of Attorney: James M. Norcross, Esq.

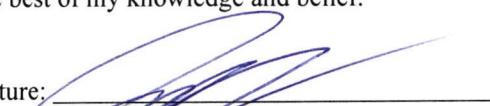
Subject	Existing	Required	Proposed
Lot Area (square feet)	41,745	40,000	41,745
Frontage (linear feet)	147.45	150	147.45
Front Yard Setback (feet)	41.86	25	34.85
Side yard Setback (feet) (Right)	6.38	20	6.38
Rear Yard Setback (feet)	20.94	20	20.94
Any Yard Setback - Specify which: (Left)	12.54	20	12.54
Building Coverage (%)	16.53	50	17.08
Site Coverage (%) (see 325-2)	52.33	80	53.18
Building Height (see 325-2 & 325-108)*	37.84	44.18	37.84
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: 12/27/2023

Owner's Signature: _____ Date: _____

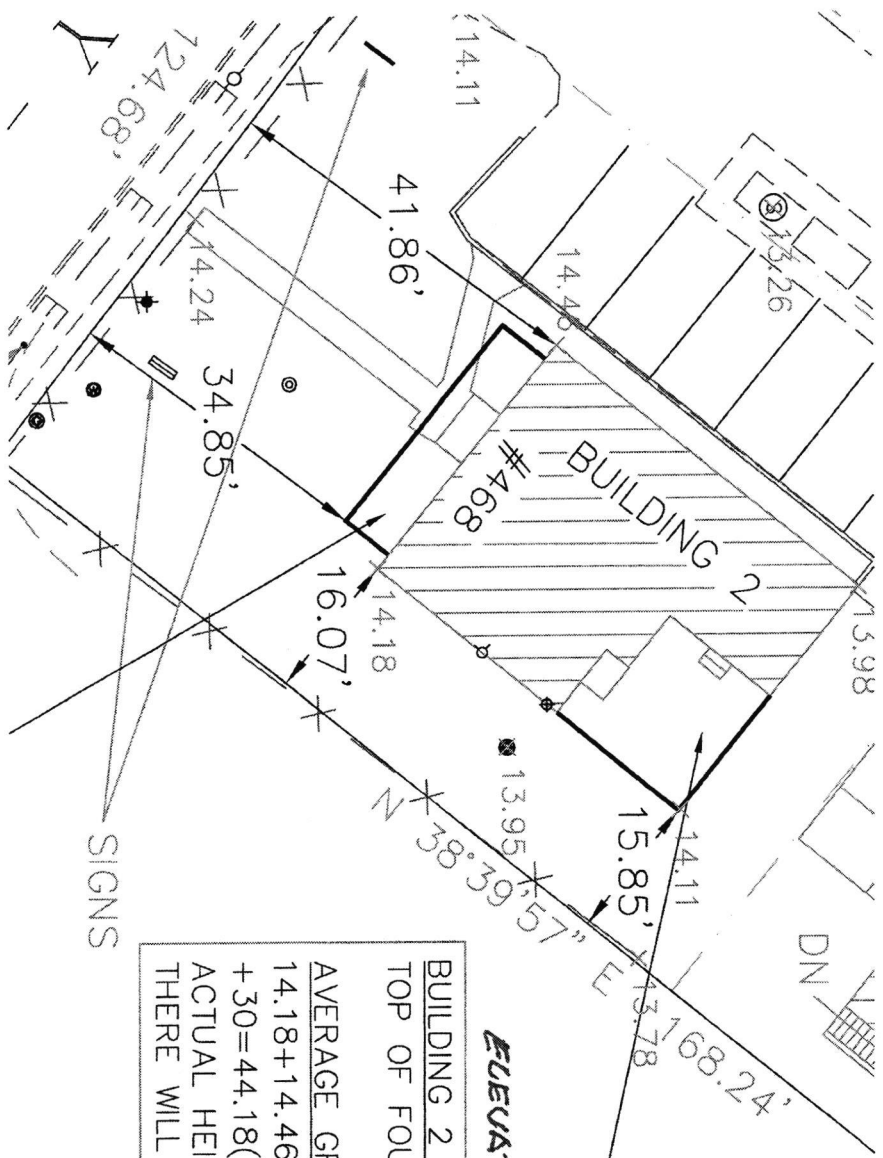
PROJECT NARRATIVE

466-1 Main Street (a/k/a 468 Main Street) Harwich Port, MA (herein the "Property")

The Applicant proposes the expansion of a professional office building at the Property. The addition consists of a 229 square foot expansion of the office space as well as a proposed porch on the side of the building facing Main Street. The Property is part of the Harwich Port Professional Complex Condominium, which is comprised of four (4) buildings with a mixture of commercial and residential uses.

The addition will provide additional office space for the use of the owner, Coastline Construction, Inc. The existing property is non-conforming as to the sideline setbacks and the proposed addition will be setback 15.85' from the sideline setback where a 20' setback is required.

A special permit is required pursuant to Section 325-54A(2) and the Area Regulations of the Harwich Zoning By-Law.



PROPOSED
 ADDITION
 ELEVATIONS SHOWN IN FEET ABOVE NAVD83

BUILDING 2 HEIGHT:
 TOP OF FOUNDATION ELEVATION=15.27'
 AVERAGE GRADE PLANE=
 $14.18+14.46+13.98+14.11=56.73/4=14.1825(14.18)$
 $+30=44.18(\text{ALLOWED HEIGHT})$
 ACTUAL HEIGHT=37.84'
 $37.84' < 44.18'$
 THERE WILL BE NO INCREASE IN THE BUILDING HEIGHT

COASTLINE CONSTRUCTION
 466 MAIN STREET
 HARWICH PORT



12/22/23
 FIVE: 2921-80

TOWN OF HARWICH

Building Department

732 Main Street

Harwich, MA 02645



Telephone: (508) 430-7506

By First Class Mail

December 18, 2023

COASTLINE CONSTRUCTION INC

611 ROUTE 28

HARWICH PORT, MA 02646

Re: Zoning Relief Required
466 Route 28 U-1, Harwich Port, MA (Parcel ID 13 F8-B1)
Zoning Districts RM & CV

Dear property owner,

Please be advised that as a condition to issuance of the above-referenced building permit as submitted, shown on a plan prepared by Paul E. Sweetser Professional Land Surveyor, dated December 14, 2023, we cannot issue without relief listed below.

Harwich Zoning Bylaw §325-54A (2) "Nonconforming Structures and Uses."
Harwich Zoning Bylaw §325 – Attachment 2, Table 2, Area regulations

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.

TOWN OF HARWICH
Building Department
732 Main Street
Harwich, MA 02645



Telephone: (508) 430-7506

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 this further, as necessary.

Respectfully,

A handwritten signature in cursive script that reads "Jack Mee".

Jack Mee
Harwich Building Commissioner


Key: 11724

Town of HARWICH - Fiscal Year 2024

12/3/2023

6:31:09PM

SEQ #: 10,011

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card						
COASTLINE CONSTRUCTION INC		13-F8-B1		466-1 ROUTE 28			3430	100	COMM CONDO			1		1 of 1						
CURRENT OWNER		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%				
COASTLINE CONSTRUCTION INC 611 ROUTE 28 HARWICH PORT, MA 02646		COASTLINE CONSTRUCTION IN TEAMPEH PROPERTIES LLC TEAMPEH 468 LLC		11/10/2021	QS	285,000	34654-83		12/15/2022	99	EXT RES REQS		09/12/2023	PJK	100	100				
				12/27/2013	A		27907-297	1027	01/19/2018	53	ALTER-NO GR	5,000	10/22/2018	PJK	100	100				
				10/30/2012	QS	215,000	26809-274	1017	01/17/2018	53	ALTER-NO GR	5,000	10/22/2018	PJK	100	100				
								1509	05/16/2017	53	ALTER-NO GR	6,800	10/22/2018	PJK	100	100				
										6	CYCL GROWTH		04/13/2006	MO	100	100				
CD	T	ACRES/SF	Ngh	Inf1	Inf2	ADJ BASE	SAF	Topo	Lpi	Chpt	CREDIT AMT	ADJ VALUE								
TOTAL		SF											Photo Date	10/19/2023	BLDG #	1				
Ngh																				
Inf1																				
Inf2													YrBlt	1850	NET AREA	2,113				
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD													
COST MODEL		CURRENT TAXABLE		PREVIOUS TAXABLE																
CONDO																				
BLDG	ADJ	DESC	LAND																	
STYLE	1.00	CONDO [100%]	BUILD.	0	0															
QUALITY	1.00	AVERAGE [100%]	DETACH	311,600	268,900															
FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0															
TOTAL			TOTAL	311,600	268,900															
Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	BY	REVIEW	BY	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD		
11		1850	1965 / 57	0.525	1.000	4/13/2006	MO			4/21/2006	DS	8.0 1.00	2,113	1.000	\$179.87	380,055	82	311,600		
CAPACITY		UNITS	ADJ	ELEMENT		CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION		UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION ELEM	CD
ROOMS		0	1.00	COMPLEX		32	HRWCHPRT PROFL	0.52	NLA	L		DEED SF \$		2,113	1850	179.87	380,055			
BEDROOMS		0	1.00	OCCUPANCY		6	OFF CONDO	1.00	DSF	O		DEEDED SF		3,181		0.00				
BATHS		0	.00	DWELLING STYLE		2	CONDO	1.00												
HALF BATHS		0	.00	BASEMENT		2	3/4 AREA	1.00												
PCT COMM INT		15.3	1.00	FOUNDATION				1.00												
				HEATING		7	FWH WITH A/C	1.01												
				IMPROVEMENTS		5	WATER/ELEC/GAS	1.00												
				PLUMBING				1.00												
				ROOFING				1.00												
				WALLS		2	WOOD SIDING	1.00												
				LOCUS/VIEW				1.00												
				NET ADJ CODE		100	N/A	1.00												
				BUILDING				1.00												
				FLOOR				1.00												
EFF.YR/AGE		1965 / 57																		
COND	18 18 %																			
FUNC	0																			
ECON	0																			
DEPR	18	% GD	82																	
RCNLD	\$311,600																			

James Norcross

From: Jack Wishart <jack@coastlinema.com>
Sent: Tuesday, December 26, 2023 11:01 AM
To: James Norcross; Joe Young
Subject: ZBA FILING AUTHORIZATION

To Whom This May Concern,

James Norcross of Riley and Norcross has express permission and authorization to file on our behalf for subject property at 466 Main Street in Harwich Port.



Jack Wishart | DESIGN & PROJECT DEVELOPMENT
PO Box 1599, East Harwich, MA 02645
mobile: **(774).722.0481**
www.coastlinema.com
www.facebook.com/coastlinema

468 MAIN STREET, HARWICH PORT



DATE: 08-29-2022
 BY: JYW
 VERSION:

ELEVATIONS
 EXISTING

468 MAIN STREET
 HARWICH PORT, MA

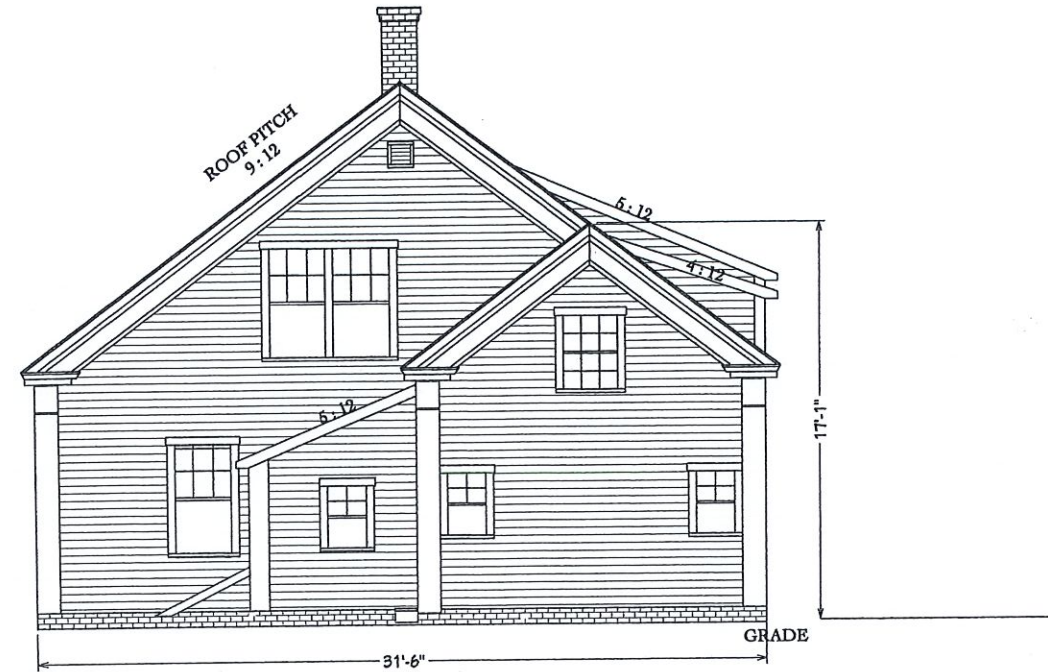
COASTLINE DESIGN
 E. HARWICH, MA

SCALE:
 1/4" = 1'

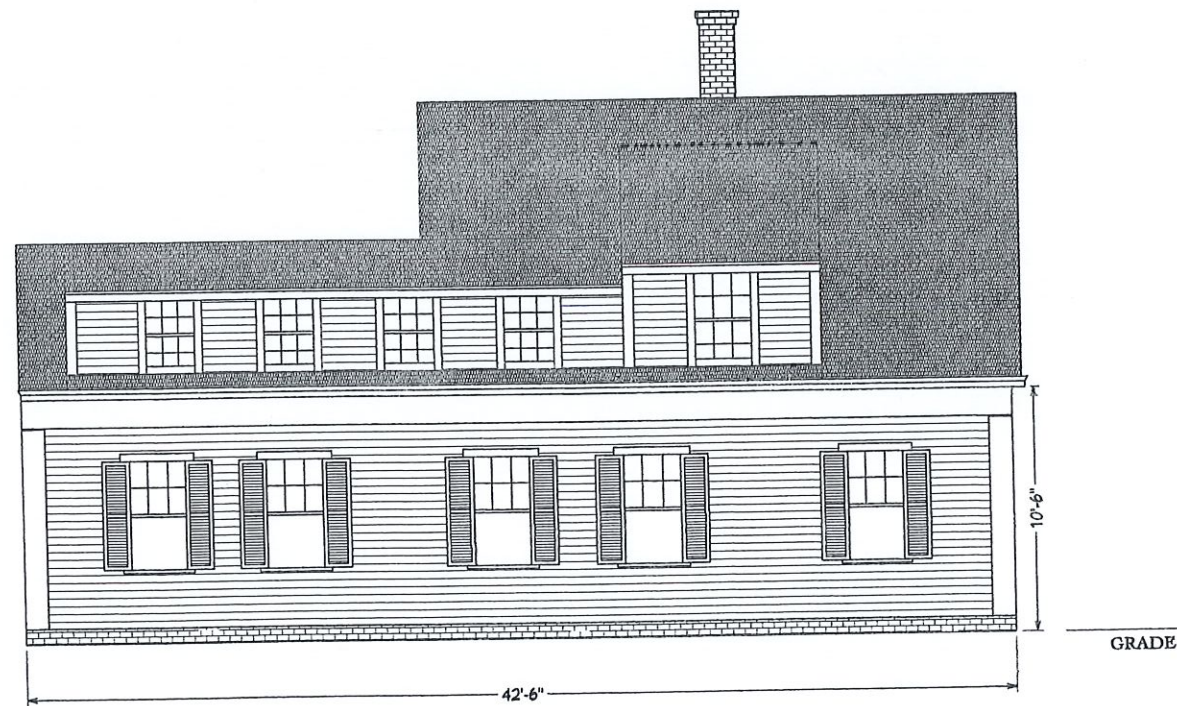
SHEET:
 A-1



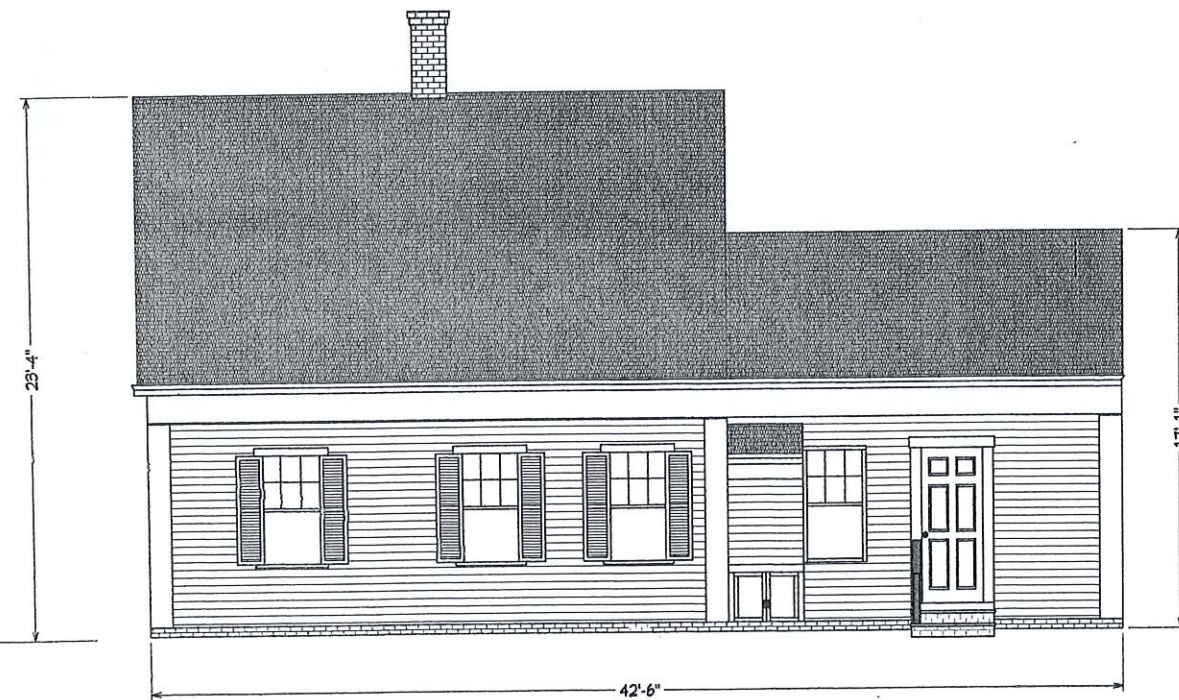
SOUTH / FRONT ELEVATION EXISTING, FACES RT. 28



NORTH / REAR ELEVATION
 EXISTING



WEST / LEFT ELEVATION
 EXISTING, FACES PARKING LOT



EAST / RIGHT ELEVATION
 EXISTING

(AKA 466-1)
468 MAIN STREET | HARWICH PORT
OFFICE RENOVATIONS



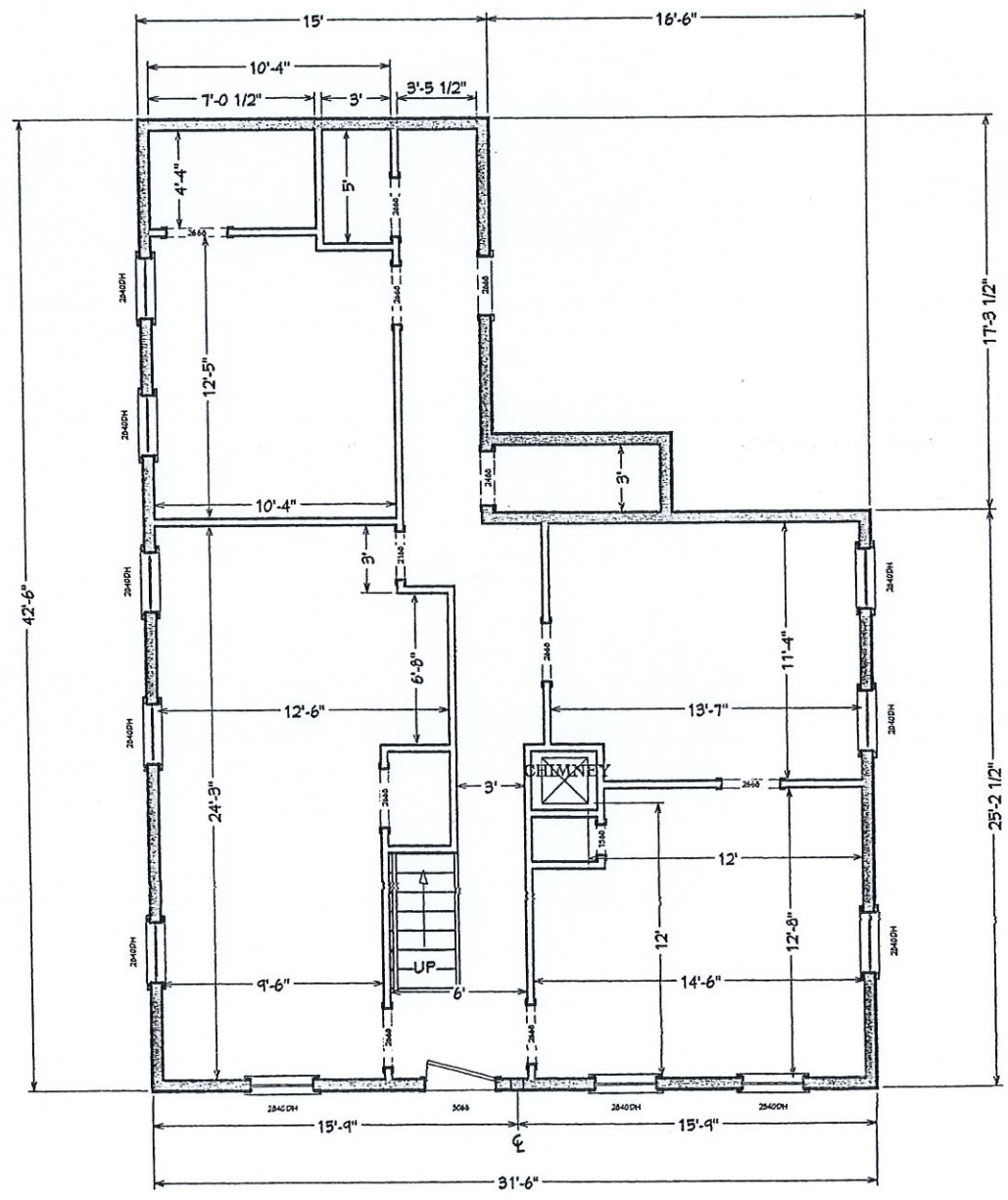
DATE: 11-16-22
 BY: JYW
 VERSION:

FIRST FLOOR

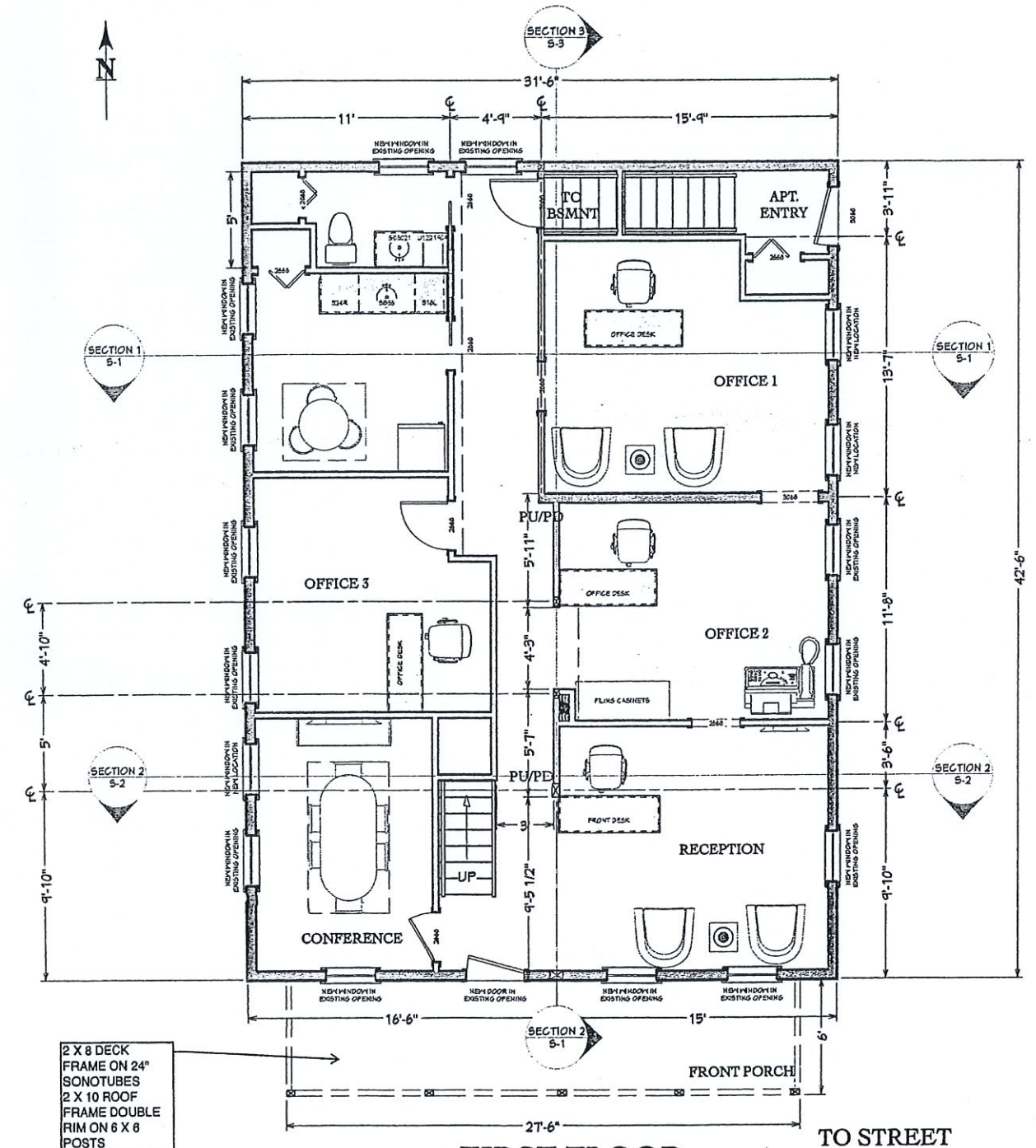
468 MAIN STREET
 HISTORIC ROUTE 28
 HARWICH PORT

COASTLINE DESIGN
 E. HARWICH, MA

SCALE: 1/4" = 1'
 SHEET: A-3



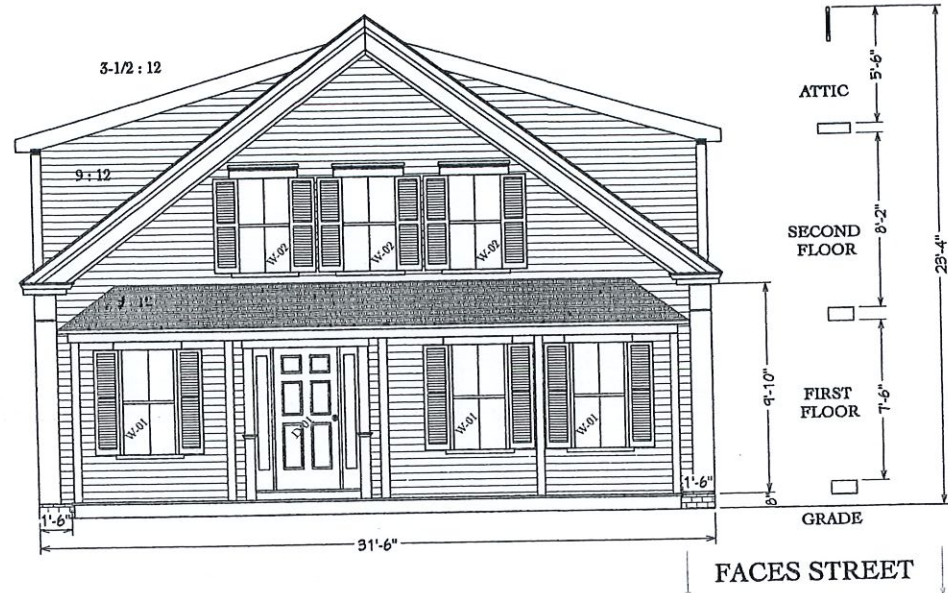
**FIRST FLOOR
 EXISTING**



**FIRST FLOOR
 PROPOSED**

(AKA 466-1)

466 MAIN STREET, HARWICH PORT

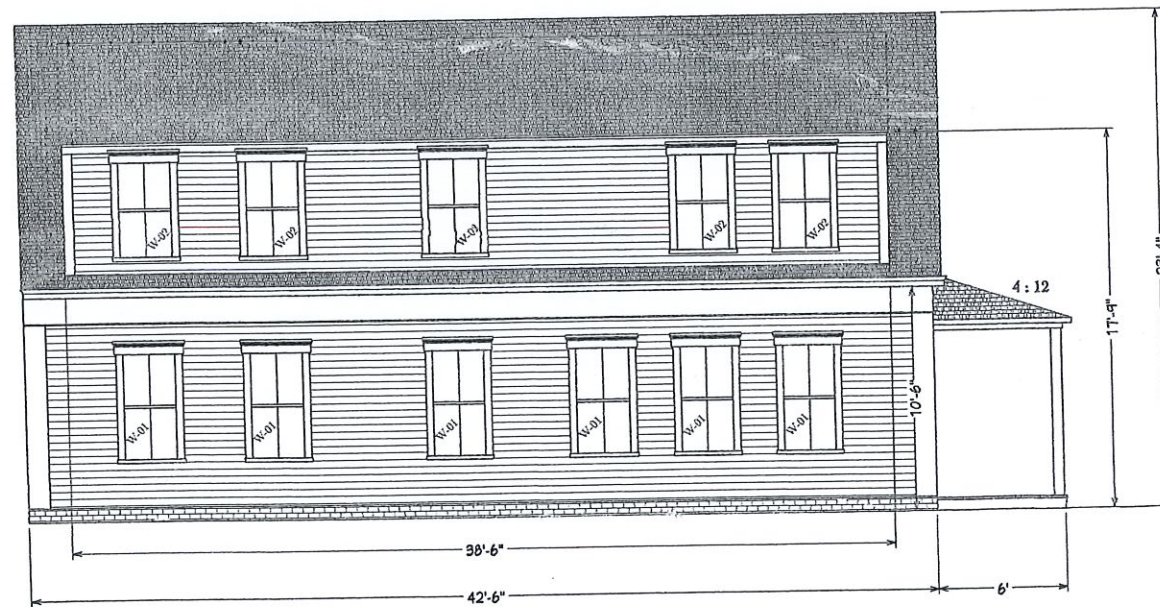


**SOUTH / FRONT ELEVATION
PROPOSED, FACES RT. 28**

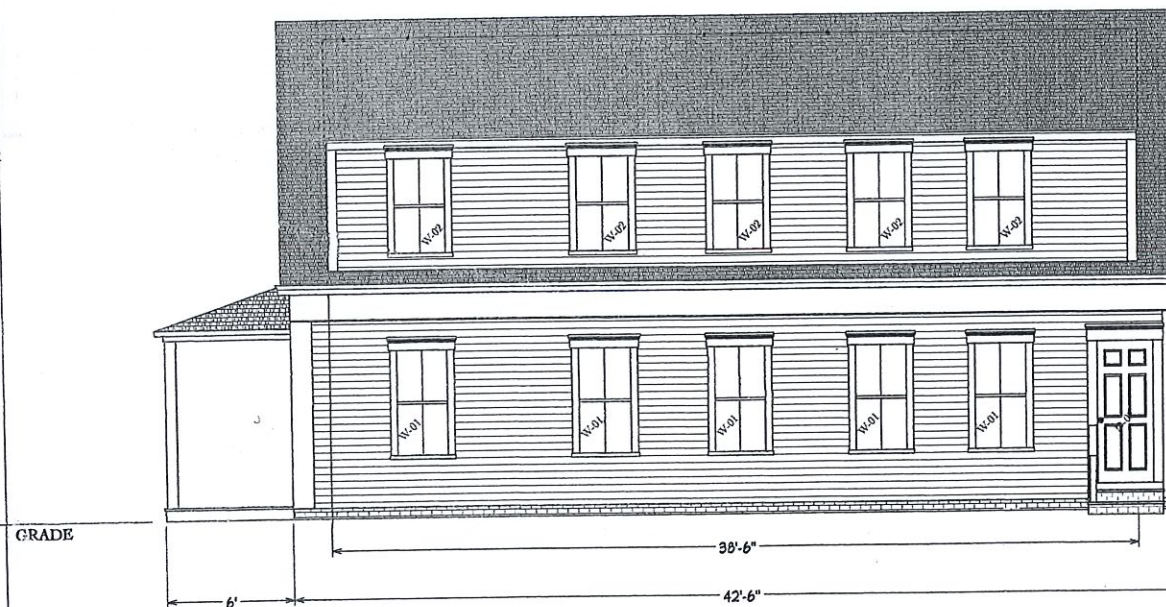


**NORTH / REAR ELEVATION
PROPOSED**

DOOR & WINDOW
CASING DETAIL
NOT TO SCALE
5/4 X 8" HEAD CASING WITH
MITRED BAND 8180 & CAP
1 X 6" SIDE CASING
2" HISTORIC SILL 6930



**WEST / LEFT ELEVATION
PROPOSED FACES PARKING LOT**



**EAST / RIGHT ELEVATION
PROPOSED**

FARMER'S PORCH

WINDOWS: MATCH EXISTING OPENING DIMENSIONS
W-01: 30 X 60 : QTY 22: PELLA 2959, 2/2, DH, BLACK FRAME
W-02: 30 X 62 : QTY 10: 2545, PELLA 2955, 2/2, DH, BLACK FRAME
VERIFY R.O.'S PRIOR TO INSTALL.

DATE: 02-05-2025
BY: JYW
VERSION:

ELEVATIONS PROPOSED
SOUTH ELEVATION
FARMER'S PORCH

466 MAIN STREET
HARWICH PORT, MA

COASTLINE DESIGN
E. HARWICH, MA

SCALE: 1/4" = 1'
SHEET: A-2.0

NOTES-

SEPTIC LOCATION PER PLAN BY RYDER & WILCOX DATED SEPTEMBER 5, 1986.

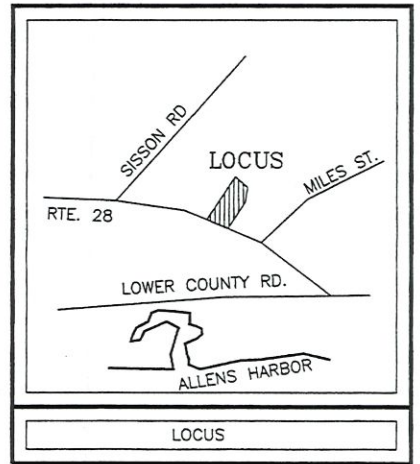
SURVEY PERFORMED ON THE GROUND BY PAUL E. SWEETSER, PROFESSIONAL LAND SURVEYOR, BETWEEN MARCH 12, 2022 AND APRIL 7, 2022.

PLAN REFERENCES: PL.BK. 327 PG. 48, PL.BK. 349 PG. 38, PL.BK. 428 PG. 21, PL.BK. 509 PG. 86 & 87.

DEED REFERENCE: HARWICH PORT PROFESSIONAL COMPLEX CONDOMINIUM DEED BK. 9546 PG. 191

BENCHMARK SET BY DEMAREST LAND SURVEYING ON DECEMBER 15, 2023.

ELEVATIONS SHOWN ARE IN FEET ABOVE NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988).



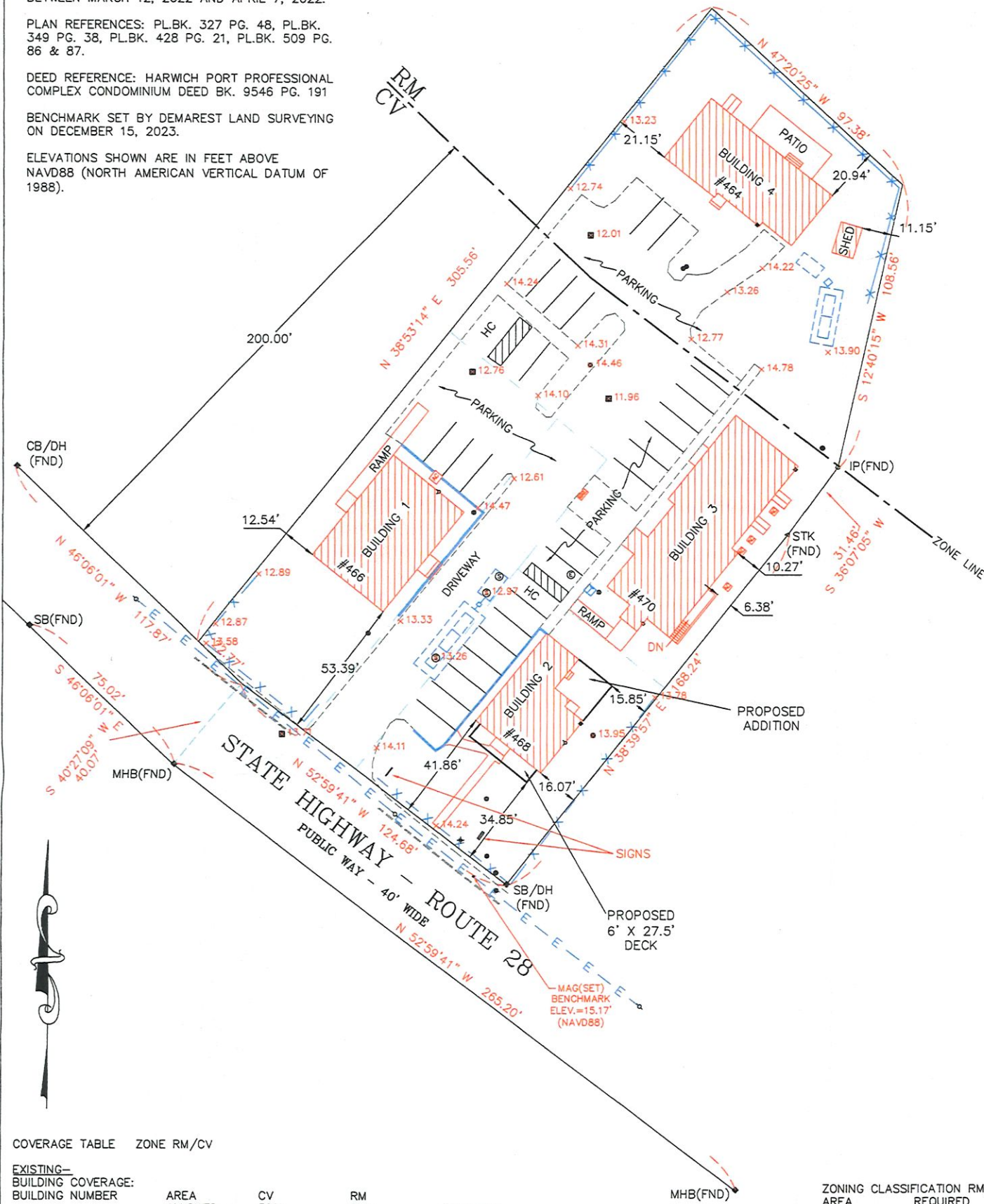
ASSESSORS MAP: 13
PARCEL: F8

ZONING-
CV
COVERAGE:
BUILDING-50%
SITE-80%
RM
COVERAGE:
BUILDING-20%
SITE-35%
AREA-40,000 SQ.FT.
SETBACKS-
FRONT-25'
SIDE/REAR-20'

AREA-
41,745 SQ.FT.±
0.96 ACRES±
858.64' PERIMETER

LEGEND:

SYMBOL	DESCRIPTION
■	CATCH BASIN
⊙	ELECTRIC MAN HOLE COVER
⊙	SEPTIC MAN HOLE COVER
•	GAS GATE
•	WATER GATE
⋈	UTILITY POLE
•	LAMP POST
•	FLAG POLE
•	GAS METER
⋈	ELECTRIC METER
+	GROUND LIGHT
— X —	FENCE LINE
— — —	PHASE LINE
•	CABLE
⊠	TRANSFORMER
◆	AIR CONDITIONER



COVERAGE TABLE ZONE RM/CV

EXISTING- BUILDING NUMBER	AREA ALLOWED	CV 50%	RM 20%	EXTENDED
2	1,079 S.F.±	2.58%	N/A	2.58%
3	2,527 S.F.±	6.05%	N/A	6.05%
4 (INC. SHED)	1,644 S.F.±	N/A	3.94%	3.94%
TOTAL	6,903 S.F.±			16.53%

SITE COVERAGE: ALLOWED PARKING	AREA	PERCENTAGE	TOTAL
WALKWAYS, PATIO STEPS AND RAMP	816 S.F.±	1.06%	441 S.F.± (0.90%)
BULKHEADS	95 S.F.±	0.16%	66 S.F.± (0.07%)
TOTAL	14,943 S.F.±	35.80%	35.80%

GROSS SITE COVERAGE 6,903 S.F.± + 14,943 S.F.± = 21,846 S.F.± 52.33%

PROPOSED-	AREA	NEW BLDG COVERAGE	NEW SITE COVERAGE
BUILDING 2 ADDITION	229 S.F.± (0.55%)	17.08%	52.88%
DECK	125 S.F.±	---	53.18%

NEW ADDITION IN THE CV ZONE IS LESS THAN THE 50% BUILDING COVERAGE AND LESS THAN 80% SITE COVERAGE

ZONING CLASSIFICATION RM/CV

AREA	REQUIRED	EXISTING	PROPOSED
40,000 S.F.	40,000 S.F.	41,745 S.F.±	NO CHANGE
FRONT	25'	41.86'	34.85'(TO DECK)
SIDE(R)	20'	6.38'	NO CHANGE
SIDE(L)	20'	12.54'	NO CHANGE
REAR	20'	20.94'	NO CHANGE

PARKING SPACES-

GARAGE	1
REGULAR	30
HANDICAPPED	2
TOTAL	33

**EXISTING/PROPOSED CONDITIONS PLAN
OF LAND IN HARWICH PORT, MASSACHUSETTS
AS PREPARED FOR COASTLINE CONSTRUCTION, INC.**

THIS PROPERTY FALLS IN FLOOD ZONE "X" AS SHOWN ON MAP NO. 25001C0612J DATED JULY 16, 2014

TO: COASTLINE CONSTRUCTION, INC.
ON THE BASIS OF MY KNOWLEDGE AND INFORMATION, I FIND, THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE COMMONWEALTH OF MASSACHUSETTS, THE LOCATION OF THE BUILDINGS ARE AS SHOWN HEREON.

DEC. 14, 2023
DATE PROFESSIONAL LAND SURVEYOR

PLAN REFERENCE:
PL.BK.428 PG.21

LOCUS ADDRESS:
468 ROUTE 28
HARWICH PORT

SCALE: 1"=30'
DATE DRAWN:
DECEMBER 14, 2023

FILE: 2921-00



PAUL E. SWEETSER
PROFESSIONAL LAND SURVEYOR
P.O. BOX 1146
DENNISPORT, MA 02839
(508)737-7560

