



BUILDING DEPARTMENT ● 732 Main Street, Harwich, MA 02645

ph: 508-430-7506

TO: Zoning Board of Appeals
FROM: Rachel Lohr, Zoning Compliance Officer
DATE: April 10, 2024
RE: ZB2024-09 10 Homer Rd Site Summary

The existing single-family dwelling is located at **10 Homer Rd, Map:23 Parcel: W3-6** in the RL Zoning District and is a pre-existing non-conforming single-family dwelling and lot, that was built in 1966 according to Town Assessing records. The applicants are proposing an addition to the south side of the dwelling.

Project History:

- February 19, 2024, a full building permit application was submitted.
- February 20, 2024, a denial letter was issued by the building commissioner.
- March 21, 2024, ZBA application was submitted.
- March 26, 2024, comments received from the Conservation Department indicating the property is located within the AE Floodplain and that no additions could be made without first receiving approval from the Conservation Department.
- Police Department and Planning Department returned comments indicating they had no concerns.

The existing structure is a pre-existing non-conforming single-family dwelling that is located on a pre-existing non-conforming lot. Currently the dwelling is a one story 3-bedroom 1 bath home. The applicants are proposing a bathroom addition to the south side of the dwelling. The lot is non-conforming in lot size and frontage requirements, the lot is approximately 7,650 sq ft and the frontage is 102ft. The proposed addition will further encroach on the south side setback of the structure from 15.8' to 8.3.'All other setback will remain unchanged. Building and site coverage while increasing will remain conforming and no new non-conformities will be created. The height of the proposed addition is 13', total height of the dwelling will remain unchanged at 16'.