



**Town of Barnstable**  
**Zoning Board of Appeals**  
**Agenda**  
**May 25, 2011**

The following hearing will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2<sup>nd</sup> Floor.  
Meeting notice previously filed with Town Clerk

**Introduction of Board Members**

**Approval of minutes from April 13, 2011**

**7:00PM**      **Appeal No. 2011-007 - Continued**      **Stuborn Limited Partnership,**  
**Stuart Bornstein - General Partner**

*Members assigned: William Newton, Michael Hersey, Craig Larson, George Zevitas, Laura Shufelt. Also present were Brian Florence. Alex Rodolakis recuses himself.*

Stuborn Limited Partnership, Stuart Bornstein – General Partner, has petitioned for a Special Permit in accordance with §240-94B Expansion of a Pre-existing Nonconforming Use. The petitioner is proposing to demolish and remove the majority of the existing structure and construct a new, six bedroom single-family residence with an attached garage and attached guest house on the property. The petitioner is proposing to retain approximately 1000 square feet of the structure per order of the Old King’s Highway Regional Historic District Commission. The property is addressed as 153 Freezer Road, Barnstable, MA as shown on Assessor’s Map 301 as parcel 006. It is in a Marine Business B (MB-B) zoning district.

**7:05 PM**      **Appeal No. 2011-008 - Continued**      **Stuborn Limited Partnership,**  
**Stuart Bornstein- General Partner**

*Members assigned: William Newton, Michael Hersey, Craig Larson, George Zevitas, Laura Shufelt. Also present were Brian Florence. Alex Rodolakis recuses himself.*

Stuborn Limited Partnership, Stuart Bornstein – General Partner, has applied for a Variance to §240-23 Marine Business B District – Permitted Uses. The applicant is requesting a variance to allow a single-family residential dwelling (detached) in the MB-B District. The applicant proposes to demolish and remove the majority of the existing structure and construct a new, six bedroom single-family residence with an attached garage and attached guest house on the property. The applicant is proposing to retain approximately 1000 square feet of the structure per order of the Old King’s Highway Regional Historic District Commission. The property is addressed as 153 Freezer Road, Barnstable, MA as shown on Assessor’s Map 301 as parcel 006. It is in a Marine Business B (MB-B)

**7:00 PM**      **Appeal No. 2011-023 - New**      **Jane McC. Thompson – Trustee of Scudder**  
**Lane 203 Realty Trust**

Jane McC. Thompson, Trustee of Scudder Lane 203 Realty Trust has applied for a modification of Variance No. 1995-052, which provided relief from minimum lot frontage requirements and allowed for the creation of a new lot.

The applicant is proposing to amend the existing variance to reflect a change to an interior lot line as set forth in the Planning Board's endorsed Approval Not Required Plan recorded in Book 586 Page 81 at the Barnstable Registry of Deeds. The property is located at 203 Scudder's Lane, Barnstable, MA as shown on Assessor's map 259 as parcel 007-002. It is in the Residence 2-C zoning district.

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**7:05 PM**                      **Appeal No. 2011-024 - New**                      **Higgins**

Mary F. Higgins has petitioned for a Special Permit to Section 240-92.B – Expansion of a Nonconforming Buildings or Structure. The petitioner is proposing to alter and expand an existing residential structure located 2.3 feet from the nearest property line by removing and replacing the existing sun porch and demolishing the rear ell to the first floor deck and rebuilding a new second floor with two shed dormers and a roof. The property is addressed as 38 Little River Road, Cotuit, MA as shown on Assessor's Map 053 as parcel 007. It is in a Residence F zoning district.

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**Open**                      **Chair's Discussion**

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**Upcoming Meetings:**

June	8 & 22
July	13 & 27
August	10 & 24
September	14 & 28
October	12 & 26
November	9
December	14