



Town of Barnstable
Zoning Board of Appeals
Agenda
August 24, 2011

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

Introduction of Board Members

Approval of minutes from 07-13-11 & 07-27-11

7:05 PM Appeal No. 2011-025 – Continued

**Ray D. Leoni Nominee Trust – Ray D. Leoni
Trustee
Enforcement Action**

Ray D. Leoni, Trustee of the Ray D. Leoni Nominee Trust has appealed the Building Commissioner's decision to deny the issuance of a building permit for the alteration of an existing pier in accordance with Section 240-131.4(D)(1) *Craigville Beach District Use Regulations - Change, Expansion or Alteration of Uses and Structures As of Right*. The appellant sought to alter an existing pier as-of-right on an accessory lot located opposite and across the road from the principal lot on which the single-family dwelling is located. The principal lot is addressed 22 Coddington Road, Centerville, MA as shown on Assessor's Map 186 as Parcel 052 and the accessory lot is addressed 47 Ladd Road, Centerville MA as shown on Assessor's Map 206 as Parcel 059-001. They are in the Craigville Beach (CRD) zoning district and the Centerville River North Bank Neighborhood overlay district.

Opened June 22, 2011, Continued to July 27, 2011 and August 24, 2011. No members assigned. No testimony taken. Agreement to extend time limits signed. New Decision Due Date = October 03, 2011.

**7:05 PM Appeal No. 2011-026 – Continued
Leoni**

**Ray D. Leoni Nominee Trust – Ray D.
Trustee
Special Permit – Craigville Beach District Use
Regulations**

Ray D. Leoni, Trustee of the Ray D. Leoni Nominee Trust has petitioned for a Special Permit pursuant to Section 240-131.4(D)(2) *Craigville Beach District Use Regulations - Change, Expansion or Alteration of Uses and Structures by Special Permit* or, in the alternative, a Special Permit pursuant to Section 240-44(A) *Accessory Uses Permitted with Special Permits*. The petitioner is seeking to alter an existing pier on an accessory lot located opposite and across the road from the principal lot on which the single-family dwelling is located. The principal lot is addressed 22 Coddington Road, Centerville, MA as shown on Assessor's Map 186 as Parcel 052 and the accessory lot is addressed 47 Ladd Road, Centerville MA as shown on Assessor's Map 206 as Parcel 059-001. They are in the Craigville Beach (CRD) zoning district and the Centerville River North Bank Neighborhood overlay district.

Opened June 22, 2011, Continued to July 27, 2011 and August 24, 2011. No members assigned. No testimony taken. Agreement to extend time limits signed. New Decision Due Date = November 19, 2011.

7:05 PM Appeal No. 2011-027 – Continued

**Ray D. Leoni Nominee Trust – Ray D. Leoni
Trustee
Variance – Subordinate Nature of Accessory Uses**

Ray D. Leoni, Trustee of the Ray D. Leoni Nominee Trust has applied for a variance to Section 240-43 *Incidental and Subordinate Nature of Accessory Uses*. The applicant is seeking to alter an existing pier on an accessory lot located opposite and across the road from the principal lot on which the single-family dwelling is located. The principal lot is addressed 22 Coddington Road, Centerville, MA as shown on Assessor’s Map 186 as Parcel 052 and the accessory lot is addressed 47 Ladd Road, Centerville MA as shown on Assessor’s Map 206 as Parcel 059-001. They are in the Craigville Beach (CRD) zoning district and the Centerville River North Bank overlay district.

Opened June 22, 2011, Continued to July 27, 2011 and August 24, 2011. No members assigned. No testimony taken. Agreement to extend time limits signed. New Decision Due Date = October 03, 2011.

7:00 PM

Appeal No. 2011-042

Gardner

James A. & Cynthia B. Gardner have applied for a Variance to §240-47.1(A)(3) Family Apartments. The applicants are seeking a variance to establish a family apartment in an existing detached accessory structure. The subject property is addressed 94 School Street, Cotuit, MA and is shown on Assessor’s Map 035 as Parcel 020. It is in a Residential F Zoning District.

Open

Chair’s Discussion

Upcoming Meetings

September	14 & 28
October	12 & 26
November	9
December	14