



Town of Barnstable
Zoning Board of Appeals
Agenda
October 05, 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

Minutes

Approval of minutes from July 13, 2011, July 27, 2011, August 10, 2011 & August 24, 2011, September 14, 2011

7:00 PM **Appeal No. 2011-045** **John F. Cardarelli as Trustee**
for 626 West Main Street Realty Trust

John F. Cardarelli as Trustee for 626 West Main Street Realty Trust has applied for a Variance to Section 240-25(E) *HB Business District*, specifically the 60 foot minimum front yard setback requirement. The applicant is seeking to demolish an existing gas station building and replace it with a new, larger building for the operation of a retail and wholesale fish market with related offices. The new building is proposed to be located 31.2 feet from Dunn's Pond Road. The subject property is addressed 626 West Main Street, Hyannis, MA and shown on Assessor's Map 249 as Parcel 133. It is in the HB Business and Residence B Zoning Districts.

7:05 PM **Appeal No. 2011-046** **John F. Cardarelli as Trustee**
for 644 West Main Street Realty Trust

John F. Cardarelli as Trustee for 644 West Main Street Realty Trust has applied for a Variance to Section 240-25(E) *HB Business District*, specifically the 60 foot minimum front yard setback requirement. The applicant is seeking a Variance to maintain the structure's existing 53.7 foot setback from West Main Street on a new reconfigured lot. The lot was reconfigured by an ANR Plan, recorded at the Barnstable County Registry of Deeds in Plan Book 630 Page 18, to bring it into conformity with the minimum lot area requirements of the district. The subject property is addressed 644 West Main Street, Hyannis, MA and shown on Assessor's Map 249 as Parcel 095. It is in the HB Business and Residence B Zoning Districts.

7:10 PM **Appeal No. 2011-047** **Balise Automotive Realty, LP**

Balise Automotive Realty, LP has applied for a Conditional Use Special Permit pursuant to Section 240-25(C)(1) to expand an existing automobile dealership located in the HB Zone. The Applicant seeks to demolish approximately 8,920 square feet of the existing dealership and construct a new building with a total gross floor area of 18,381 square feet. Site alterations are also proposed. The new building will be partially located on a lot subject to Special Permits 2010-021 and 2010-022, which allowed for use of that property as a vehicle display lot. The Applicant requests to modify those Special Permits to allow for the proposed expansion of the existing dealership and to make alterations to the site, which includes non-conforming landscape setbacks and parking buffers. The Applicant further seeks a Special Permit pursuant to Section 240-93(B) Nonconforming Buildings or Structures, as the present and proposed dealership building is nonconforming in terms of setback and on a site with nonconformities. The subject properties are addressed 322 Falmouth Road, 516 and 528 Bearses Way, and 45 and 57 Corporation Street and shown on Assessor's Map 293 as Parcels 008 through 012. The parcels are located in the B Business and HB Business Zoning Districts.

7:15 PM

Appeal No. 2011-044

**262 Bridge Street Realty Trust
MBRIDGE 274 LLC**

262 Bridge Street Realty Trust and MBRIDGE 274 LLC have applied for a Variance to Section 240-36(D) *Resource Protection Overlay District* (RPOD) to modify the shape of Lot 1B as shown on the plan recorded in Plan Book 546 Page 26 and Lots 2 and 3 as shown on Plan Book 546 Page 25. Relief is required as the lots do not conform to the two-acre minimum lot area requirement of the RPOD. The Applicants seek to modify the shape of the lots, but the area of each lot will not change. Further, the Applicants seek relief from Section 240-36(D) to demolish and rebuild the single-family dwelling currently located on Lot 1B. As a result of the recombination of the lots proposed above, the dwelling to be rebuilt will no longer be located on the same lot that existed prior to the adoption of the RPOD. Relief is requested for the reconstruction of the dwelling on a newly created lot less than two acres in area. The subject properties are addressed 274 Bridge Street and 262 Bridge Street, Osterville, MA and shown on Assessor's Map 093 as Parcels 021-001 and 021-002. These addresses encompass all lots that are the subject of the application, but note that all lots are not currently assigned individual addresses. All lots are in a Residential F-1 Zoning District.

Open

Chair's Discussion

Upcoming Meetings:

October	12, 26
November	9
December	14