



Town of Barnstable

Zoning Board of Appeals

Agenda

November 14, 2012

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

7:00 PM **Appeal No. 2012-049 – Cont'd**

Daniel & Mindi Ruggiero

Daniel and Mindi Ruggiero have petitioned for a Special Permit pursuant to Section 240-91(H)(3) Demolition and Rebuilding on Nonconforming Lots. The Petitioners are proposing to raze an existing dwelling on a 7,500 square foot lot and rebuild a new 2,106 sq.ft dwelling in conformance with the setback requirements. The subject property is located at 93 Circuit Avenue, Hyannis, MA as shown on Assessor's Map 324 as Parcel 052. It is in the Residence B Zoning District. **PRECINCT 13**

Opened September 26, 2012. No members assigned.

Applicant to ask for a continuance to January 9, 2013

7:05 PM **Appeal No. 2012-054 - New**

Global Companies, LLC

Global Companies LLC has applied for a variance from Section 240-21.E, the minimum front yard setback requirement in the Business District. The Applicant is proposing to construct a canopy over existing fuel service islands within the required 100 foot setback from Route 132. The 50' x 53' canopy is proposed in conjunction with upgrades and site improvements to the existing gas and service station. The subject property is located at 1449 Iyannough Road (Rte 132), Hyannis, MA as shown on Assessor's Map 274 as Parcel 020. It is in the B Business District. **PRECINCT 1**

7:10 PM **Appeal No. 2012-057 - New**

Cape Town Plaza LLC

Cape Town Plaza LLC has petitioned to modify Conditional Use Special Permit 2002-047 which allows use of the approximately 26,000 sq.ft freestanding building at 790 Iyannough Road for retail sales. The Petitioner seeks to delete Condition No. 1 of the permit, which restricts the use to a retail home furnishings and accessory decorating store, and to allow the existing building to be used by general retail tenants. Minor site improvements are also proposed. The subject property is located at 790 Iyannough Road, Hyannis, MA as shown on Assessor's Map 311 as Parcel 092. It is zoned Highway Business and Business. **PRECINCT 1**

7:15 PM **Appeal No. 2012-055 - New**

Haseotes

Kristen Williams Haseotes and George Haseotes have petitioned for a Special Permit pursuant to Section 240-131.4(D)(2) Change, Expansion or Alteration of Uses and Structures and Section 240-131.4(E) Special Permit for Dimensional Relief. The Petitioners are proposing to completely demolish the existing dwelling at 158 Long Beach Road and reconstruct a new dwelling. The new dwelling will be elevated above the floodplain. The subject property is located at 158 Long Beach Road, Centerville, MA, as shown on Assessor's Map 205 as Parcel 009. It is in the Craigville Beach District and the Long Beach/Short Beach Neighborhood Overlay District. **PRECINCT 4**

Applicant to ask for a continuance to December 12, 2012

7:15 PM **Appeal No. 2012-056 - New**

Haseotes

Kristen Williams Haseotes and George Haseotes have petitioned for a Special Permit pursuant to Section 240-131.4(D)(2) Change, Expansion or Alteration of Uses and Structures and Section 240-131.4(E) Special Permit for Dimensional Relief. The Petitioners are proposing to completely demolish the existing dwelling at 168 Long Beach Road and reconstruct a

new dwelling. The new dwelling will be elevated above the floodplain. The subject property is located at 168 Long Beach Road, Centerville, MA, as shown on Assessor's Map 205 as Parcel 008. It is in the Craigville Beach District and the Long Beach/Short Beach Neighborhood Overlay District.

Applicant to ask for a continuance to December 12, 2012

PRECINCT 4

Continued on next

7:20 PM

Appeal No. 2012-058 - New

Cummaquid Golf Club

The Cummaquid Golf Club of Yarmouth and Barnstable has petitioned for a special permit pursuant to Section 240-94 Nonconforming Use and to modify Special Permit 1972-16. The Petitioner seeks to demolish the existing golf course clubhouse and rebuild a new, larger clubhouse. The gross floor area of the existing clubhouse is 11,238 sq.ft and the proposed clubhouse is 21,089 sq.ft. The subject property is located at 35 Marstons Lane, Barnstable, MA as shown on Assessor's Map 350 as Parcel 001. It is zoned Residence F-2.

Applicant to ask for a continuance to December 12, 2012

PRECINCT 1

Open: Chair's Discussion

Upcoming Meetings:

December	12
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