



Town of Barnstable

Zoning Board of Appeals

Agenda

Wednesday, April 24, 2013

2nd Floor Hearing Room – 367 Main Street, Hyannis, MA

Call to Order

Introduction of Board Members

Notice of Recording

Please note that this meeting is recorded and broadcast on Channel 18 in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

Approval of Minutes

Minutes from March 27, 2013

Old & New Business

7:00 PM Appeal No. 2013-012 - Continued Wilson

Catherine Wilson has appealed a decision of the Building Commissioner issued February 12, 2013, pursuant to Section 240-125(B)(1)(a) Appeals from an Administrative Official. The Building Commissioner ordered the appellant's property to be restored to a single-family dwelling upon finding that a family apartment in the basement had been vacated. The Appellant claims the apartment is not subject to the family apartment regulations (§240-47.1(5)), but rather to the conditions of Special Permit 1998-119 and Section 3-1.1(3)(D) of the Zoning Ordinance as it existed in October 1998. The Appellant seeks to keep the apartment in tact and allow for use of the bedroom for occasional guests. The subject property is located at 400 Mariner Circle, Cotuit, MA as shown on Assessor's Map 024 as Parcel 086. It is in a Residence F Zoning District.

Opened March 27, 2013. Continued to April 24, 2012. No members assigned.

7:00 PM Appeal Nos. 2013-013 & 2013-014 Wilson

In Appeal 2013-013, Catherine Wilson has applied to modify Special Permit 1998-119, issued pursuant to the family apartment regulations of the Barnstable Zoning Ordinance, formerly Section 3-1.1(3)(D) and currently 240-47.1. Further, in Appeal 2013-014 Catherine Wilson has applied for a variance from Section 240-47.1(A)(5) of the family apartment regulations, which requires removal of "all cabinets, countertops, kitchen sinks and appliances from the family apartment, and the water and gas services utilities [to be capped] and placed behind a finished wall surface" once the family apartment is vacated. The Applicant seeks to retain a 'wet bar' after abandonment of a family apartment. The subject property is located at 400 Mariner Circle, Cotuit, MA as shown on Assessor's Map 024 as Parcel 086. It is in a Residence F Zoning District.

7:01 PM Appeal No. 2013-015 Bessey

Palmer Bessey Jr. & Sarah Bessey have applied for a Special Permit pursuant to Section 240-91(H)(3) Demolition and rebuilding on nonconforming lots. The Petitioners seek to tear down the existing dwelling at

20 Sea Street and rebuild a new dwelling complying with lot coverage, floor-area ratio, and height requirements. The existing dwelling is set back 17.8' from Sea Street; the new dwelling is proposed to be set back 20' from Sea Street; the RF District requires a minimum front yard setback of 30'. The subject property is located at 20 Sea Street, Cotuit, MA as shown on Assessor's Map 033 as Parcel 007. It is in a Residence F Zoning District.

A letter has been received from the Applicant requesting a continuance to May 8, 2013.

Correspondence

Upcoming Meetings

May	8 & 22
June	12 & 26
July	10 & 24
August	14 & 28
September	11 & 25
October	9 & 23
November	13
December	11

Other Business

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Committee may go into executive session. The Committee may also act on items in an order other than they appear on this agenda.
200 Main Street, Hyannis, MA