



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Craig Larson – Chair Brian Florence – Vice Chair Alex Rodolakis – Clerk George Zevitas - Member
David A. Hirsch – Associate Member Herbert Bodensiek – Associate Member Robin Young – Associate Member Matthew Levesque – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Principal Planner - elizabeth.jenkins@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, June 10, 2015

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.

New Business

7:00 PM Appeal No. 2015-030

Guarco

Anne and Brian Guarco have petitioned for a Special Permit pursuant to §240-91H(3) and Massachusetts General Law Chapter 40A Section 6 to demolish and reconstruct a dwelling on a preexisting nonconforming lot that contains less than 10,000 square feet. The Petitioners are proposing to demolish the existing principal dwelling and construct a new, 2,216 sq.ft dwelling. The property is located at 163 Estey Avenue, Hyannis, MA as shown on Assessor's Map 306 as Parcel 197. It is located in the Residence B Zoning District

7:01 PM Appeal No. 2015-031

Guarco

Anne and Brian Guarco have applied for a variance to §240-91H(3)(b) and §240-91H(1)(b)[2] for relief from maximum floor area ratio requirements for the demolition of a nonconforming single-family dwelling and reconstruction of a dwelling which exceeds floor area ratio requirements. Alternatively, variance relief is requested from §240-11(E) for relief from Bulk Regulations for minimum lot area and front yard setback to permit the proposed reconstruction. The property is located at 163 Estey Avenue, Hyannis, MA as shown on Assessor's Map 306 as Parcel 197. It is located in the Residence B Zoning District

7:02 PM Appeal No. 2015-032

Zimmer

Joan Zimmer has petitioned for a Special Permit pursuant to §240-94(B) Expansion of a Preexisting Nonconforming Use, where there are two single-family dwellings on a single lot. The petitioner seeks to expand one dwelling via the construction of an entryway addition and reconfigured access to the rear deck. The property is located at 139 Point of Pines Avenue, Centerville, MA as shown on Assessor's Map 230 as Parcel 073. It is located in the Residence D-1 Zoning District

Other Business

Next regularly scheduled hearings are June 24th , July 8, 2015, July 22, 2015.

Correspondence

Adjourn

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 Board may go into executive session. The Board may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Zoning Board of Appeals office located at 200 Main Street, Hyannis, MA