

Town of Barnstable

Town Clerk Time Stamp Date:
BARNSTABLE
TOWN CLERK

48 Hour Notice of Meetings of Town Departments and all Town Boards
As required by Chapter 28 of the Acts of 2009 which amends MGL
Chapter 30A

19 JUL 22 110 :55

Zoning Board of Appeals

Name of Public Body: Committee, Board, or Commission

Wednesday, July 24, 2019

7:00 PM

Date of Meeting:

Time:

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

Place: Meeting Room; Meeting Room Location

Topics to be discussed:

Call to Order

Introduction of Board Members

Notice of Recording

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

Minutes

April 24, 2019, May 8, 2019

Old Business

7:00 PM

Appeal No. 2019-033

Ferrill

Forrest and Linda K. Ferrill, II, are appealing a decision from an Administrative Official which was a denial of a building permit. The Building Commissioner has denied the issuance of a building permit in reference to Section 240-43 citing that the request for the 40 foot by 60 foot metal pole barn is not customary or incidental to a single-family dwelling and that the structure becomes predominant and thus the principal use. The subject property is located at 34 Cammett Road, Marstons Mills, MA as shown on Assessor's Map 079 as Parcel 020. It is located in the Residence F (RF) Zoning District.

Continued from June 12, 2019, June 26, 2019 & July 10, 2019. Members assigned: David Hirsch, Herbert Bodensiek, Jacob Dewey, Paul Pinard, Mark Hansen

7:01 PM

Appeal No. 2019-034

Tardanico

Charles Tardanico, Trustee of the Construction Associates Realty Trust, has petitioned for a Variance in accordance with Section 240-91.H(1)(b)[1] – Developed Lot Protection, Demolition and Rebuilding on Nonconforming Lot. The Petitioner is requesting relief from the maximum 20% lot coverage in order to construct a 16 foot by 36 foot pool resulting in a lot coverage of 21.6%. The property is located at 158 Parker Road, Osterville, MA as shown on Assessor's Map 116 as Parcel 037. It is located in the Residence C Zoning District.

No members assigned, no testimony taken.

Continued from July 10, 2019. Members assigned 07-10-19: Alex Rodolakis, David Hirsch, Herb Bodensiek, Jake Dewey, Mark Hansen

New Business

7:02 PM

Appeal No. 2019-039

Jason Stone Trust

Jason Stone Trust, Jason Stone Trustee, has petitioned for a Variance from Section 240-11 E. RB Residential District, Bulk Regulations. The Petitioner is proposing to construct an attached two-car garage to an existing dwelling 7.6 feet from the side yard setback where 10 feet is the minimum requirement. The property is located at 183 Bay Shore Road, Hyannis, MA on Assessors Map 325 as Parcel 180. It is located in the Residence B (RB) Zoning District.

7:03 PM

Appeal No. 2019-040

O'Brien

Ann Marie and Mark O'Brien have petitioned for a Variance in accordance with Section 240-11.E – Bulk Regulations. The Petitioners are proposing to construct a 21 foot by 22.6 foot, two-car garage. The proposed garage encroaches into the 20 foot required front yard setback for the zoning district in which it is located. The subject property is located at 25 Carl Avenue, Hyannis, MA as shown on Assessor's Map 306 as Parcel 178. It is located in the Residence B (RB) Zoning District.

Persons interested are advised that, in the event any matter taken up at the meeting remains unfinished at the close of the meeting, it may be put off to a continued session of this meeting without further notice.

7:04 PM

Appeal No. 2019-041

Kirby

Neil and Kathleen Kirby have applied for a Special Permit pursuant to Section 240-91.H(3) – Developed Lot Protection. The Applicants are seeking a Special Permit in order to demolish an existing three-bedroom single-family dwelling and construct a 2,808 square foot, four-bedroom single-family dwelling on a lot containing less than 10,000 square feet of upland. The property is located at 77 Sunset Lane, Barnstable, MA as shown on Assessor's Map 301 as Parcel 025. It is located in the Residence B (RB) Zoning District.

Correspondence

- Received 07-11-19 – Joint Motion to Continue Status Conference regarding John D. and Kathleen R. Sullivan vs Zoning Board of Appeals: ZBA Appeal No. 2015-022 for property located at 564 Old Craigville Road, Centerville, MA.
- Received 07-11-19 – Application for a Simplified Chapter 91 License to construct a proposed or maintain an existing: pier/dock, ramp, float(s) and pile(s) for Peter & Kathleen Shea for property located at 483 Elliot Road, Centerville, MA

Matters Not Reasonably Anticipated by the Chair

Discussion

Target is requesting some minor modifications to the site plan approved in ZBA Special Permit 2018-027 (May, 2018) to include planters on the sidewalk adjacent to Target's northern and eastern elevations and a new egress door on the eastern elevation.

The modifications Target is requesting are consistent with CCC's DRI Minor Modification approved in July of 2018. However, the ZBA's Special Permit decision includes a condition that "Any modification of the façade plans by the Cape Cod Commission will be filed with the Zoning Board of Appeals for review and approval at an informal hearing." The planters were added as part of CCC's review and were not included in the plans submitted to ZBA.

Upcoming Meetings

August 7, August 21, September 11, September 25, 2019

Adjournment