



## Town of Barnstable

# Zoning Board of Appeals



### Board Members

Jacob Dewey – Chair    Herbert Bodensiek – Vice Chair    Paul Pinard – Clerk  
 Emanuel Alves – Associate Member    Mark Hansen – Regular Member    Larry Hurwitz – Associate Member  
 Vacant – Associate Member    Aaron Webb – Regular Member    Vacant – Associate Member  
 Betty Ludtke – Town Council Liaison

### Staff Support

James Kupfer -- Director – [james.kupfer@town.barnstable.ma.us](mailto:james.kupfer@town.barnstable.ma.us)  
 Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
 Genna Ziino – Administrative Assistant – [genevey.ziino@town.barnstable.ma.us](mailto:genevey.ziino@town.barnstable.ma.us)

<https://www.town.barnstable.ma.us/ZoningBoard>

## Agenda

**Wednesday, October 9, 2024**

**7:00 PM**

**James H. Crocker Jr. Hearing Room, 2<sup>nd</sup> Floor, Town Hall  
 367 Main Street, Hyannis**

To all persons interested in or affected by the actions of the Zoning Board of Appeals, you are hereby notified, pursuant to Section 11 of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, and all amendments thereto, that a public hearing on the following appeals will be held on Wednesday, October 9, 2024, at the time indicated:

### Call to Order

Introduction of Board Members

### Notice of Recording

This meeting of the Zoning Board of Appeals is being recorded and broadcast on the Town of Barnstable’s Government Access Channel. In accordance with MGL Chapter 30A §20, I must inquire whether anyone is recording this meeting and if so, to please make their presence known.

### Minutes

September 11, 2024

September 25, 2024

### Old Business

None

### New Business

**7:00 PM**

**Appeal No. 2024-032**

**Cardi’s Furniture**

Cardi’s Furniture, as tenants, have applied for a Variance pursuant to Section 240-125 B (C) Variances for Signs in the B and HB Districts. The Applicant seeks to install an additional 67.5-square foot building sign facing Iyannough Road and a 6-square foot free standing street sign from Nightingale Lane, both signs exceed the allowable size and number. The subject property is located at 621 Iyannough Road, Hyannis, MA as shown on Assessor’s Map 311 as Parcel 004. It is located in the Highway Business (HB) and Business (B) Zoning Districts.

**7:01 PM**

**Appeal No. 2024-035**

**Tripp**

Christopher Tripp has applied for a Variance pursuant to Section 240-14 E Bulk Regulations in the RC-1 and RF Residential Districts. The Applicant seeks a variance to the front yard setback to construct a pool with a 6-foot fence around it. The Applicant proposes to reduce the front yard setback to 58.98 feet where 100 feet is required along Route 28. The subject property is located at 12 Geraldine Road, Cotuit, MA as shown on Assessor’s Map 040 as Parcel 009. It is located in the Residence F (RF) Zoning District.

**7:02 PM**

**Appeal No. 2024-034**

**Mannheim Realty, LLC**

Mannheim Realty, LLC has applied for a Special Permit pursuant to Section 240-91 F Merged Lots. The Applicant seeks to transfer Lot 2B, which is presently part of 17 Hawthorne Avenue (Lots 3 and 2B), to 19 Irving Avenue, which is presently comprised of Lot 1 and

Lot 2A. With the requested relief, 19 Irving Avenue would be comprised of Lots 1, 2A, and 2B, and 17 Hawthorne Avenue would be comprised of Lot 3. No additional building lot is being created. The subject property is located at 19 Irving Avenue, Hyannis, MA as shown on Assessor's Map 286 as Parcel 006. It is located in the Residence F-1 (RF-1) Zoning District.

#### **Correspondence**

From the Cape Cod Commission, Proforma Hearings on:

Boxberry Hill Rd, Falmouth 10/4/2024 @ 10:00 a.m.

Evergreen Circle Pickleball, Mashpee 10/08/204 @ 10:00 a.m.

Long Pond Rd Monopole, Brewster 10/11/2024 @ 10:00 a.m.

#### **Matters Not Reasonably Anticipated by the Chair**

#### **Upcoming Hearings**

October 23, 2024, November 13, 2024, December 11, 2024

#### **Adjournment**