

Town of Barnstable

Zoning Board of Appeals

Agenda February 27, 2013

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

Approval of Minutes from February 13, 2013

7:00 PM Comprehensive Permit No. 2005-082
Minor Modification

Cotuit Equitable Housing, LLC "Cotuit Meadows"

Cotuit Equitable Housing, LLC has submitted a request for a minor modification of Comprehensive Permit No. 2005-082 Cotuit Meadows. The request is to change the location of affordable lots in "Phase II" of the subdivision. Currently, eight lots (4, 8, 104, 108, 110, 115, 119, 124) are designated for affordable units in Phase II. With this request, the Applicant would like to designate seven lots for affordable units in Phase II (1, 2, 8, 108, 110, 121, 123).

Lots in Phase II of the subdivision are located on Pheasant Hill Circle and Dovetail Lane, Cotuit, MA as shown on Assessor's Map 002 as Parcels 002-001 through 002-009 and Parcels 002-103 through 002-024.

7:00 PM Appeal No. 2012-049 – Cont'd

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.

Opened September 26, 2012 - no members assigned. Continued to November 14, 2012 – no members assigned. Continued to January 9, 2013 and February 27, 2013.

Members assigned: George Zevitas, Brian Florence, Craig Larson, William Newton, Laura Shufelt

Members present: George Zevitas, Brian Florence, Craig Larson, William Newton, Laura Shufelt, Alex Rodolakis

7:05 PM Appeal No. 2012-061 – Cont'd

Morin

Jacques N. Morin has applied for a Variance from Section 240-11.E Bulk Regulations – Minimum Lot Area, Minimum Lot Width and the Minimum 100-foot setback required from Route 28 and from Section 240-36, the two-acre minimum lot area requirement of the Resource Protection Overlay District. The applicant seeks to develop the .28 acre lot with a three-bedroom single-family dwelling set back approximately 45 feet from the front property line on Route 28. The property is addressed 1358 Falmouth Road (Route 28), Centerville, MA, and is shown on Assessor's Map 229 as Parcel 099. It is in a Residence D-1 Zoning District and the Resource Protection Overlay District.

Continued from December 12, 2012 to January 9, 2013 and February 27, 2013

Members assigned: George Zevitas, Craig Larson, Brian Florence, William Newton, Laura Shufelt.

Members present: George Zevitas, Craig Larson, Brian Florence, William Newton, Laura Shufelt, Alex Rodlokais (Alex Rodolakis recuses himself)

7:10 PM Appeal No. 2013-006 - New

Tolliver

Roy Tolliver has petitioned for a Special Permit in accordance with Section 240-91(H)(3) Developed lot protection; demolition and rebuilding on nonconforming lots. The petitioner is proposing to completely demolish an existing dwelling and rebuild a new dwelling. The new dwelling is proposed within the required 30 foot front yard setback, but the proposed yard setbacks shall be greater than the yard setbacks of the existing building. The subject property is located at 106 Rosa Lane, Marstons Mills, MA as shown on Assessor's Map 061 as Parcel 011. It is located in the Residence F Zoning District.

7:15 PM Appeal No. 2013-007 – New

Baljon

Kristin A. Baljon, Trustee of the John R. Berry, Jr. Revocable Trust has applied for a variance to Section 240-13.E Bulk Regulations. The Applicant is requesting a bulk variance from the minimum lot area and minimum lot width requirements of the RF-1 District to make the lot a legally buildable lot for a single-family residence. The subject property is located at 27 Lake Avenue, Hyannis (Hyannis Port), MA, as shown on Assessor's Map 287 as Parcel 026. It is located in the Residence F-1 Zoning District.

Open: Chairman's Discussion

Next Regularly Scheduled Meetings:

March	13 & 27
April	10 & 24
May	8 & 22
June	12 & 26
July	10 & 24
August	14 & 28
September	11 & 25
October	9 & 23
November	13
December	11