



Town of Barnstable
Zoning Board of Appeals
Agenda
March 13, 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

7:00 PM Appeal No. 2013-009

Ohmharsh Corp.

The Applicant has requested to continue the public hearing for this appeal to the March 27, 2013 meeting.

OHMHARSH Corp., as lessee, has petitioned for a Special Permit in accordance with Section 240-25(C)(1) HB Business District. The petitioner is requesting a Conditional Use Special Permit for an existing convenience store, which is seeking to expand their retail sales to include beer and wine. The use is presently not allowed in the HB District without a Special Permit. The subject property is located at 489 Barse's Way, Hyannis, MA as shown on Assessor's Map 292 as Parcel 077. It is in the Highway Business Zoning District.

7:01 PM Appeal No. 2013-010

Kenney

The Applicant has requested to continue the public hearing for this appeal to the March 27, 2013 meeting.

Doreen M. Kenney has applied for a variance from Section 240-7(D) Lot Shape Factor. The relief is requested to allow the division of approximately 2.03 acres of land into two, one acre lots. One of the lots will conform to zoning and the other will require relief from the lot shape factor only. A maximum shape factor of 22 is allowed and a shape factor of 25.73 is proposed. The subject property is located at 114 Old Jail Lane, Barnstable, MA as shown on Assessor's Map 278 as Parcel 022. It is located in the Residence F-2 Zoning District.

7:02 PM Appeal No. 2013-011

Nirvana Barnstable, LLC

Nirvana Barnstable, LLC, as prospective lessee, has petitioned to transfer and modify Special Permits 2008-066 & 2008-067, issued for a conditional use in the VB-A District and reduction of parking requirements. The Petitioner is purchasing a coffee shop/food service establishment and will continue the existing business at the same location. Pursuant to the conditions of the permits, permission is requested to transfer the permits to the Petitioner. The Petitioner also requests to delete the condition that the permits are non-transferable to a new owner without permission from the Zoning Board of Appeals. The subject property is located at 3206 Main Street/Rte 6A (first floor front), Barnstable, MA as shown on Assessor's Map 300 as Parcel 008. It is located in the Village Business A Zoning District.

Other Business:

Reminder that all Board members are required to complete the State Ethics Commission's conflict of interest law online training program by **April 5, 2013**. The training programs can be completed on any work, home or publicly available

computer with internet access. The link to access the program is: www.muniprogram.state.ma.us. Please provide support staff with copies of the completion certificate.

Next Regularly Scheduled Meetings:

March	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