



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
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, July 9, 2014

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.

Approval of Minutes

May 28, 2014

Old Business

7:00 PM Appeal No. 2014-026 Metlow

Deborah and Peter Metlow, as prospective lessees, have petitioned for a Conditional Use Special Permit in accordance with Section 240-25(C)(1) HB Business District. The petitioners are seeking to operate a personal service or parapsychology business which will include palm readings and tarot card readings. The property is located at 120 West Main Street, Hyannis, MA as shown on Assessor's Map 290 as Parcel 161. It is in the Highway Business (HB) zoning district

Continued from June 9, 2014 and June 25, 2014. Members assigned: Craig Larson, Alex Rodolakis, George Zevitas, Brian Florence, Herbert Bodensiek.

7:01 PM Appeal No. 2014-029 DeMelo Brothers, Inc

DeMelo Brothers, Inc is seeking a variance from §240-14 RF Residential District – Principal Permitted Uses. The applicant seeks a use variance to allow for the continued operation of a landscape business in the RF District. The company has been operating from this location for 33 years. The property is located at 91 Flint Street, Marstons Mills, MA as shown on Assessor's Map 123 as Parcel 028-002. It is in the Residence F Zoning District and Groundwater Protection Overlay District.

7:01 PM Appeal No. 2014-030 DeMelo Brothers, Inc

DeMelo Brothers, Inc is seeking a variance from §240-14 RF Residential District – Principal Permitted Uses. The applicant seeks a Use Variance to allow for the storage of 68 boats in the RF District. The property is located at 91 Flint Street, Marstons Mills, MA as shown on Assessor's Map 123 as Parcel 028-002. It is in the Residence F Zoning District and Groundwater Protection Overlay District.

7:01 PM Appeal No. 2014-028 DeMelo Brothers, Inc

DeMelo Brothers, Inc is appealing a determination of the Building Commissioner that the Appellant's landscape business, which has operated out of the 91 Flint Street property for 33 years, is not in conformity with the Zoning Ordinance. The property is located at 91 Flint Street, Marstons Mills, MA as shown on Assessor's Map 123 as Parcel 028-002. It is in the Residence F Zoning District and Groundwater Protection Overlay District.

Continued from June 9, 2014. Members assigned: Craig Larson, Brian Florence, Alex Rodolakis, George Zevitas, Herbert Bodensiek

7:02 PM

Appeal No. 2014-027

700 South Main, LLC

700 South Main, LLC has applied for a variance from the minimum lot area requirements of Section 240-11.E RD-1 District and 240-36.D Resource Protection Overlay District. The locus contains approximately 3.45 acres of land and is developed with two single-family dwellings which pre-date the Town's adoption of the Subdivision Control Law. The applicant seeks to divide the land into two lots – one lot for each dwelling. Relief is required from minimum lot size requirements to create two lots consisting of 66,500 and 36,100 square feet of upland, respectively. The property is located at 700 Main Street, Centerville, MA as shown on Assessor's Map 186 as Parcel 037. It is located in the Residence D-1 and Resource Protection Overlay Districts
Continued from June 9, 2014. No members assigned.

New Business

7:00 PM Appeal No. 2014-036

700 South Main, LLC

700 South Main, LLC has applied for a variance from Section 240-7(D) Lot Shape Factor/Residential Districts. The Applicant proposes to divide the existing developed property pursuant to Massachusetts General Law Chapter 41 Section 81(L), into two lots with one existing dwelling on each proposed lot. The two proposed lots exceed the shape factor requirements of the Zoning Ordinance and variance relief is requested for both proposed lots. The property is located at 700 Main Street, Centerville, MA as shown on Assessor's Map 186 as Parcel 037. It is located in the Residence D-1 and Resource Protection Overlay Districts

7:01 PM Appeal No. 2014-037

Gavin

Julia B. Gavin, Trustee of the Julia B. Gavin Trust, has petitioned for a Special Permit pursuant to Section 240-131.4 Craigville Beach District use regulations. The petitioner is proposing to demolish an existing carriage house with living space and reconstruct a two-story, flood-compliant attached structure with a three-car garage on the first floor and living space on the second floor. The property is located at 707 South Main Street, Centerville, MA as shown on Assessor's Map 186 as Parcel 066. It is located in the Craigville Beach District (CBD) and the Centerville River North Bank Neighborhood.

Correspondence

Letter received 06-24-14 anonymously asking for investigation into allowed number of occupants in a rental home in Hyannis.

Letter received 06-24-14 anonymously asking for investigation into allowed number of occupants in a rental home in Hyannis.

Other Business

Next Meetings: August 13; September 10; October 8; October 22

Adjourn