



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 Robin Young – Associate Member Matthew Levesque – 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, February 11, 2015

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

Minutes from December 10, 2014.

Old Business

7:00 PM Appeal No. 2014-050

Berkery

Andrew M. and Joan W. Berkery have petitioned for a Special Permit pursuant to Section 240-92.B - Nonconforming buildings or structures used as single- and two-family residences. The petitioners are proposing to expand, alter and renovate the existing principal single-family dwelling and accessory cottage. The principal dwelling is to expand from 1,440 sq.ft. to 2,648 sq.ft. and the cottage is to expand from 493 sq.ft. to 829 sq.ft. Additions to the principal dwelling are located based upon existing nonconforming front- and side-yard setbacks. The property is located at 49 Lafayette Avenue, Hyannisport, MA as shown on Assessor's Map 287 as Parcel 047. It is in the Residence F-1 zoning district.

Continued from November 12, 2014 and December 10, 2014. Members assigned: George Zevitas, Brian Florence, Craig Larson, Herbert Bodensiek

7:01 PM Appeal No. 2015-001

Gevorgyan

Garik Gevorgyan has applied for a variance from the one-acre minimum lot area requirement in the Residence B Zoning District (§240-11) to divide one lot into two, buildable lots for single-family residential use. The proposed lots would consist of 13,943 square feet and 18,076 square feet of upland. The Applicant also seeks relief from maximum lot shape factor requirements (§240-8D) for one of the proposed lots. The Applicant is seeking to demolish all existing structures on the property and redevelop the lot with two single-family dwellings. The property is located at 36 Old Colony Road, Hyannis, MA as shown on Assessor's Map 306 as Parcel 117. It is zoned Residence B.

Continued from January 14, 2015 where members assigned were: David Hirsch, Robin Young, George Zevitas, Alex Rodolakis, Craig Larson

New Business

7:00 PM Appeal No. 2015-005

Santos

Luiz Alberto Dos Santos has applied for a variance to Section 240-47.1A(1) Family Apartments to establish a family apartment in an existing detached garage. The ordinance requires family apartments to be located within or connected to a single-family dwelling. The property is located at 685 Strawberry Hill Road, Centerville, MA as shown on Assessor's Map 249 as Parcel 060. It is located in the Residence D-1 Zoning District.

7:00 PM Appeal No. 2015-007

Santos

Luiz Alberto Dos Santos has petitioned for a Special Permit in accordance with Section 240-47.1A(3) Family Apartments to construct a 896 square foot family apartment. Family apartments in excess of 800 square feet require a special permit from the Zoning Board of Appeals. The property is located at 685 Strawberry Hill Road, Centerville, MA as shown on Assessor's Map 249 as Parcel 060. It is located in the Residence D-1 Zoning District.

7:01 PM Appeal No. 2015-006

Habitat for Humanity of Cape Cod, Inc.

Habitat for Humanity of Cape Cod, Inc, as prospective owner, has applied for a Comprehensive Permit in accordance with MGL Chapter 40B, §§20-23 and 760 CMR 56. They are proposing to divide a 1.03 acre parcel into two buildable lots, each to be developed with an affordable, two-bedroom single-family dwelling. Waivers are being sought from the two-acre minimum lot area requirement of the Resource Protection Overlay District and from the requirements of Chapter 397 - Wells for the installation of a private water supply. The property is located at 1819 Old Stage Road, West Barnstable, MA as shown on Assessor's Map 152 as Parcel 036. It is in the Residence F and Resource Protection Overlay Zoning Districts.

7:03 PM Appeal No. 2015-009

Laham Management & Leasing, Inc

Laham Management & Leasing, Inc, as lessee, has applied for modify Use Variance No. 1968-06, which authorizes the northern portion of the site (Lot 8 on Plan Book 11 Page 103) to be used for automobile sales and service. The Applicant seeks to raze the existing building and construct a new building containing a private car wash and three detail bays, plus associated parking. The property is located at 49 Bearse Road, Hyannis, MA as shown on Assessor's Map 311 as Parcel 040. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.

7:04 PM Appeal No. 2015-010

Laham Management & Leasing, Inc

Laham Management & Leasing, Inc has applied for use variance from Section 240-11 (Residence B Zoning District) to establish vehicle storage parking to be used in conjunction with the existing automobile dealership located at 25 Falmouth Road and 28 Hallett Road. The applicant is proposing to raze an existing freestanding garage and residential dwelling and redevelop the parcel for parking. The property is located at 29 Bearse Road, Hyannis, MA as shown on Assessor's Map 311 as parcel 039. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.

7:05 PM Appeal No. 2015-011

Laham Management & Leasing, Inc

Laham Management & Leasing, Inc, as lessee, is seeking a Special Permit pursuant to Section 240-93B and 240-94B for the alteration and/or expansion of a nonconforming building and use of the premises. The applicant is proposing to raze the existing 2,816 square foot building, consisting of 3 automobile bays and offices used in conjunction with the dealership located at 25 Falmouth Road and 28 Hallett Road, and construct one new 2,450 square foot building containing a private car wash and three detail bays, plus parking. The property is located at 49 Bearse Road, Hyannis, MA as shown on Assessor's Map 311 as parcel 040. It is in the Residence B and Groundwater Protection Overlay Zoning Districts.

Correspondence

Other Business

Next Regularly Scheduled Hearing is Wednesday, February 25th.

Adjourn