



# Town of Barnstable

# Zoning Board of Appeals



[www.town.barnstable.ma.us/ZoningBoard](http://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](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Agenda

**Wednesday, February 25, 2015**

2<sup>nd</sup> 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 January 14, 2015

### **New Business**

**7:00 PM Appeal No. 2015-012**

**Nga Vong**

Nga Vong has applied for a Conditional Use Special Permit pursuant to Section 240-25(C)(1) to operate a nail salon, a personal service business, in an existing 1,500 square foot tenant space. The property is located at 489 Bearse's Way, Hyannis, MA as shown on Assessor's Map 292 as Parcel 077. It is located in the Highway Business and Residence B Zoning Districts.

### **Old Business**

**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.

Continued from February 11, 2015. No members assigned.

**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.

Continued from February 11, 2015. No members assigned.

**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 Bearnse 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.

Continued from February 11, 2015. No members assigned.

**Correspondence**

**Other Business**

Next Regularly Scheduled Hearing is Wednesday, March 11, 2015

**Adjourn**