

Town of Barnstable

Zoning Board of Appeals

www.town.barnstable.ma.us/ZoningBoard

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Staff Support

Elizabeth Jenkins – Principal Planner - elizabeth.jenkins@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, January 13, 2016

Hearing Room – 2nd Floor – 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 of October 28, 2015

New Business

7:00 PM Appeal No. 2015-060

Celentano

Amy D. Celentano, as trustee, has petitioned for a variance to the minimum setback requirements of the RF-1 District, Section 240-13(E). The petitioner seeks relief from the minimum 30 foot front yard and 15 foot side yard setback requirements to construct an approximately 100 square foot garden shed. The property is located at 45 Longwood Avenue, Hyannis, MA as shown on Assessor's Map 287 as Parcel 054. It is in the Residence F-1 Zoning District.

7:01 PM Appeal No. 2016-001

Oakleigh Trust

Oakleigh Trust is appealing the decision of the Building Inspector that the owner of 524 Wianno Avenue was entitled, as-of-right under 240-91(H), to a permit to demolish an existing dwelling and construct a new, larger dwelling in a different location on the property. The Appellant cites as reasons for the appeal the provisions of Section 240-91(H) including, but not limited to, the site has no frontage on a public road, does not meet the maximum lot shape factor requirements of 240-7(D) and is not the lot which was originally created prior to bulk and density requirements of the Zoning Ordinance. The property to which the appeal pertains is owned by the Chartin Realty Trust, Charles R. Grant, Trustee and addressed 524 Wianno Avenue, Osterville, MA as shown on Assessor's Map 163 as Parcel 027. It is located in the Residence F-1 and Resource Protection Overlay District.

7:02 PM Appeal No. 2016-002

E R & C Enterprises, LLC

E R & C Enterprises, LLC has applied for a Special Permit pursuant to Section 240-25(C)(1) – Conditional Uses in the Highway Business District for a retail convenience store and food establishment with drive-through. The Applicant, who currently operates a preexisting nonconforming gas station with car wash and retail, intends to remove the existing drive-through car wash, including all equipment and underground tanks, and construct a 980 square foot addition with a relocated drive-through at the rear of building. The drive-through would be converted to a takeout beverage and food lane. The retail sale of gasoline, a preexisting nonconforming use, is proposed to continue. The property is located at 577 West Main Street, Hyannis, MA as shown on Assessor's Map 269 as Parcel 003. It is located in the Highway Business (HB) Zoning District and the Wellhead and Groundwater Protection Overlay Districts.

7:03 PM Appeal No. 2016-004

DeStefano

Patrick and Susan DeStefano have petitioned for a variance to Section 240-47.1.A(3) Family Apartments. They seek to construct a family apartment above a garage that will be detached from the principal single-family dwelling. The property is located at 55 Bridget's Path, Centerville, MA as shown on Assessor's Map 169 as Parcel 099. It is in the Residence C Zoning District.

Correspondence

- Letter dated December 18, 2015 from Planning Board in reference to Notice of Public Hearing on Proposed Zoning Amendment to Amend the Code: Part 1 of the General Ordinances, Chapter 240 Zoning of the Town of Barnstable to include a Hyannis Parking Overlay District.
- Cape Cod Commission – Notice of Minor Modification (Type 1) to the Development of Regional Impact Decision for the Barnstable Municipal Airport Improvement Project that was approved by the Cape Cod Commission on December 23, 2015.

Matters Not Reasonably Anticipated by the Chair

Adjournment

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Board may go into executive session. The Board may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Zoning Board of Appeals office located at 200 Main Street, Hyannis, MA