

Town of Barnstable

Zoning Board of Appeals

www.town.barnstable.ma.us/ZoningBoard

Board Members:

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David A. Hirsch – Associate Member Herbert Bodensiek – Associate Member Robin Young – Associate Member Matthew Levesque – Associate Member
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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, March 9, 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 January 13, 2016

New Business

7:00 PM Appeal No. 2016-011

King

Charles R. King, Jr. and Nicole C. King of 273 Regency Drive, Marstons Mills, MA are appealing the Building Commissioner's denial of a request for enforcement action under Section 7 of the Zoning Act. The appellants are seeking enforcement of the zoning ordinance with respect to a dog breeding, dog training, grooming and kennel business operating in a residential zone without a Special Permit, located at 295 Regency Drive, Marstons Mills, MA. The property is shown on Assessor's Map as 064 Parcel 040. It is located in the Residence F Zoning District.

7:01 PM Appeal No. 2016-012

O'Connor

Adam O'Connor has petitioned for a variance to Section 240-14.E – Bulk Regulations. The petitioner is proposing to construct an addition to the existing dwelling located sixteen (16) feet from the property line, where a thirty (30) foot front yard setback is required from Gristmill Path. The property is located at 390 Jones Road, Marstons Mills, MA as shown on Assessor's Map 047 as Parcel 093. It is located in the Residence F Zoning District.

7:02 PM Appeal No. 2016-013

Elms

Annette S. Elms, Trustee of the S. Annette Elms Living Trust, has applied for a Special Permit in accordance with Section 240-92.B – Expansion of Nonconforming Buildings or Structures Used as Single or Two Family Residences. The applicant is proposing to expand an existing apartment by approximately 144 square feet. The proposed addition will be located 7.5 feet from the property line, but will not be located any closer to the property line than the existing building. The property is located at 156 Chase Street, Hyannis, MA as shown on Assessor's Map 307 as Parcel 152. It is in the Residence B Zoning District.

7:03 PM Appeal No. 2016-014

Bergeron/Crowley

Jay Bergeron and Joanne Crowley have applied for a Special Permit pursuant to Section 240-131.4D(2) – Change, expansion or alteration of uses and structures. The applicants are seeking to construct a deck and stairs providing for a second means of egress within the required side and rear yard setback areas, but no closer to the property lines/wetlands than the existing dwelling. The

property is located at 59 Short Beach Road, Centerville, MA as shown on Assessor Map 206 as Parcel 034. It is in the Craigville Beach District, Long Beach/Short Beach Neighborhood Overlay.

7:04 PM Appeal No. 2016-005

Tuepker

James and Bonnie Tuepker have applied for a Special Permit pursuant to Section 240-91(H)(3) – Demolition and rebuilding on nonconforming lots. The applicants are seeking to reconstruct a single-family dwelling that will be located within the required front yard setback, but will be no closer to the property line than the previous dwelling. The property is located at 51 Conners Road, Centerville, MA as shown on Assessors Map 251 as Parcel 028. It is located in the Residence D-1 Zoning District.

Correspondence

Letter dated February 12, 2016 from Bateman Law Offices, PC., requesting an amendment to the Town of Barnstable’s Zoning By-Law, Chapter 240, Article VIII. Nonconformities

Matters Not Reasonably Anticipated by the Chair

Adjournment

Upcoming Regularly Scheduled Hearings

March 23

April 13 & April 27

May 11 & 25

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