



# Town of Barnstable

## Zoning Board of Appeals



[www.town.barnstable.ma.us/ZoningBoard](http://www.town.barnstable.ma.us/ZoningBoard)

### Board Members:

Brian Florence – Chair Alex Rodolakis – Vice Chair George Zevitas - Clerk  
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 – Regulatory / Design Review Planner - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Agenda

**Wednesday, June 22, 2016**

Hearing Room – 2<sup>nd</sup> 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.

### Old Business

#### **7:00 PM Appeal No. 2016-021**

#### **Giatrelis**

Daniel J. Giatrelis and Karen L. Giatrelis have applied for a Special Permit pursuant to Section 240-91(H)(3) Developed Lot Protection and a modification of Special Permit No. 2013-032. Special Permit No. 2013-032 approved the demolition of an existing dwelling and reconstruction of a new dwelling with a “garage under”. The Applicant is seeking a modification of the Special Permit to construct the garage adjacent to the house, at grade, and attached by a breezeway. The lot coverage of the original dwelling/structures was 25.3%; the dwelling approved with Special Permit No. 2013-002 had a lot coverage of 17.9%; and the new proposal has a lot coverage of 22.4%. The property is located at 112 Ocean Drive, Hyannis, MA as shown on Assessor’s Map 266 as Parcel 008. It is zoned Residence B. *Members assigned Alex Rodolakis, Robin Young, David A. Hirsch, Matthew Levesque and Spencer Aaltonen. Continued from May 25, 2016.*

#### **7:01 PM Appeal No. 2016-022**

#### **Tripp**

Steven A. and Denise W. Tripp have petitioned for a variance from Section 240-91-H(1)(b)[1] Lot Coverage. The petitioners seek relief from the maximum of 20 percent lot coverage to allow the demolition of the existing 1,361 square foot, three bedroom dwelling and construction of a new 3,321 square foot, three bedroom dwelling with an attached two-car garage. The proposed lot coverage with attached garage is 22.4%. The property is located at 41 South Street, Osterville, MA and shown on Assessors Map 117 as Parcel 069. It is located in the Residence C Zoning District and the Resource Protection Overlay District. *Continued from May 25, 2016*

### New Business

#### **7:02 PM Appeal No. 2016-019**

#### **Dillon**

John J. Dillon, Jr., Trustee of the John J. Dillon Jr. Trust has appealed the decision of an administrative official pursuant to Massachusetts General Laws Chapter 40A, Sections 8 & 15 and Barnstable Zoning Code Section 240-7(A). The Appellant seeks the Board’s review of the issuance of a building permit to Danute Quinn on April 1, 2016 for the

construction of a single-family dwelling on property addressed as 2155 Main Street/Route 6A (formerly 59 Dillon Lane), Barnstable. The appellant is claiming that the property on which the dwelling is to be constructed does not have the required 150 feet of frontage on Dillon Lane required by the Residence F Zoning District because the applicant does not have rights to use Dillon Lane. The property address that is the subject of this appeal is 2155 Main Street, Barnstable, MA as shown on Assessor's Map 236 as Parcel 014. It is located in the Residence F Zoning District.

**7:03 PM Appeal No. 2016-024**

**Parrella**

Cynthia Parrella has applied for a Special Permit pursuant to Section 240-91 H(3) to demolish an existing 2,081 square foot 3-bedroom dwelling and to construct a new 2,080 square foot 4-bedroom dwelling with attached garage on a lot consisting of less than 10,000 square feet. The property is located at 85 Hollingsworth Road, Osterville, MA as shown on Assessor's Map 140 as Parcel 069. It is located in the Residence C Zoning District.

**7:04 PM Appeal No. 2016-025**

**Habitat for Humanity of Cape Cod, Inc.**

Habitat for Humanity of Cape Cod, Inc. has applied for a Comprehensive Permit in accordance with MGL Chapter 40B, §§20-23 and 760 CMR 56. They are proposing to divide a 5.91 acre parcel into four buildable lots, each to be developed with an affordable, three-bedroom single-family dwelling. The remaining land would be unbuildable open space and area for an access road. Waivers are being sought from the area, frontage and setback requirements of the RF Zoning District; the two-acre minimum lot area requirement of the Resource Protection Overlay District; maximum lot shape factor requirements; and from the Subdivision Rules and Regulations as follows: street length; width, alignment and grades; drainage; storm drains; clearing, grubbing and excavation; roadway foundation and surface; monuments; inspections; fee schedule; and electronic filing requirements. The property is located at 536 River Road, Marstons Mills, MA as shown on Assessor's Map 061 as Parcel 002. It is located in the Residence F and Resource Protection Overlay Zoning Districts.

**Correspondence**

Received 06-15-16 – Notice of License Application No. W16-4686 - Waterways License Application for 132 Fox Island Realty Trust to construct and maintain a boardwalk, pier, ramp and float at 132 Fox Island Road, Osterville, in and over flowed tidelands of Dam Pond.

Received 06-16-16 – Notice of License Application No. W16-4670 - Waterways License Application by the Town of Barnstable for dredging at Gateway Marina, in and over flowed tidelands of Hyannis Inner Harbor.

**Matters Not Reasonably Anticipated by the Chair**

**Upcoming Meetings**

**July 27, 2016, August 10, 2016, August 24, 2016**

**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