



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

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Staff Support

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Agenda

Wednesday, January 11, 2017

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.

Old Business

7:00 PM Appeal No. 2016-045

Shea/Blake

Kevin Shea and Kimberly Blake have applied for a Special Permit pursuant to §240-131.4.D(2) Change, Expansion or Alteration of existing conforming or nonconforming uses and structures. The applicants are requesting a Special Permit to construct an addition to the existing dwelling, in addition to a covered porch and new front steps. The property is located at 19 Vine Avenue, Centerville, MA as shown on Assessor's Map 226 as Parcel 027. It is located in the Craigville Beach District (CBD) and the Craigville Village Neighborhood Overlay Districts.

Continued from December 14, 2016. No members assigned.

New Business

7:00 PM Comprehensive Permit No. 1994-24

Founders Court

Founders Court Preservation Associates, LLP under the management of Preservation of Affordable Housing, Inc. has requested a modification of Comprehensive Permit No. 1987-27, as amended by Permit No. 1994-24 – Founders Court. The Applicant seeks to amend the unit type specified in the permit to recognize the 16 “two-bedroom plus loft” units as three-bedroom units. The subject property is located at 979 Falmouth Road/Rte. 28, Hyannis, MA as shown on Assessor's Map 250 as Parcel 001.

7:01 PM Appeal No. 2017-001

Beauregard

Todd and Anne Beauregard are appealing the decision of the Building Commissioner to issue a building permit (B-16-2228) for the construction of a single-family home with deck, portico and attached garage on property located at 45 East Avenue, Osterville, MA. The appellants claim the lot on which the single-family dwelling is to be constructed has merged with an abutting lot at 25 East Avenue and is therefore not entitled to the “grandfather” protection provided by §240-90 and M.G.L Chapter 40A §6. The subject property are located at 45 East Avenue, Osterville, MA as shown on Assessor's Map 139 as Parcel 079. It is located in the Residence F-1 (RF-1) and Resource Protection Overlay Zoning Districts.

7:02 PM Appeal No. 2017-002

Beauregard

Todd and Anne Beauregard are appealing the decision of the Building Commissioner to issue a building permit (B-16-2229) for the construction of a single-family home with deck, portico and attached garage on property located at 25 East Avenue, Osterville, MA. The appellants claim the lot on which the single-family dwelling is to be constructed has merged with an abutting lot at 45 East Avenue and is therefore not entitled to the “grandfather” protection provided by §240-90 and M.G.L Chapter 40A §6. The subject property is located at 25 East Avenue, Osterville, MA as shown on Assessor’s Map 139 as Parcel 080. They are located in the Residence F-1 (RF-1) and Resource Protection Overlay Zoning Districts.

7:03 PM Appeal No. 2017-003

Paresky

Paul S. and Irene G. Paresky have applied for a Special Permit pursuant to §240-91.H(3) Nonconforming Lots – Developed Lot Protection. The applicants are proposing to demolish an existing 1,804 square foot dwelling and construct a new, 2,335 square foot single-family dwelling on a lot that contains less than 10,000 square feet. The property is located at 123 Seventh Avenue, Hyannis, MA as shown on Assessor’s Map 245 as Parcel 054. It is located in the Residence B (RB) Zoning District.

7:04 PM Appeal No. 2017-004

Parrella

David Parrella has applied for a Special Permit pursuant to §240-91.H(3) Nonconforming Lots – Developed Lot Protection. The applicant is proposing to demolish an existing 1,104 square foot dwelling and construct a new, four-bedroom single-family dwelling with an attached garage not in compliance with today’s setback requirements, but more conforming than the existing structure. The property is located at 194 Washington Avenue, Osterville, MA as shown on Assessor’s Map 139 as Parcel 084. It is located in the Residence F-1 and Resource Protection Overlay Zoning Districts.

Correspondence

Received 12-15-16 – The Department of Housing and Community Development (DHCD) has issued a Subsidized Housing Inventory (SHI) Biennial Update dated November 29, 2016. DHCD is in the process of updating the Chapter 40B SHI.

Received 12-21-16 – The Planning Board and Town Council will hold a joint public hearing on Proposed Zoning Amendment – TC Item No. 2017-045 – Amending the Code of the Town of Barnstable, Part 1 General Ordinances, Chapter 240 Zoning by adding a Gateway Medical District – January 5, 2017.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

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