



Town of Barnstable

Zoning Board of Appeals



Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Jacob Dewey – Regular Member Paul Pinard – Regular Member
Todd Walantis – Associate Member Mark Hansen – Associate Member Robert Twiss – Associate Member
James Tinsley – Town Council Liaison

Staff Support

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

Agenda

Wednesday, June 12, 2019

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 and in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

Minutes

March 27, 2019, April 10, 2019

New Business

7:00 PM Appeal No. 2019-030

Carig

Joseph and Suzanne Carig have applied for a Special Permit in accordance with Section 240-91.H (3) – Nonconforming Lot. The Applicants are proposing to demolish an existing single-family dwelling and construct a new, 2,696 square foot, single-family dwelling on a lot consisting of 9,000 square feet, less than the required 10,000 square feet. The subject property is located at 136 Scudder Road, Osterville, MA as shown on Assessor's Map 140 as Parcel 031. It is located in the Residence C (RC) Zoning District.

7:01 PM Appeal No. 2019-031

O'Brien

Ann Marie and Mark O'Brien have applied for a Special Permit in accordance with Section 240-92.B – Nonconforming Buildings or Structures Used as Single and Two-Family Residences. The Applicants are proposing to construct a 21 foot by 22.6 foot, two-car garage and a 5.6 foot by 7 foot front entry vestibule. The proposed garage encroaches into the 20 foot required front yard setback for the zoning district in which it is located. The subject property is located at 25 Carl Avenue, Hyannis, MA as shown on Assessor's Map 306 as Parcel 178. It is located in the Residence B Zoning District.

7:02 PM Appeal No. 2019-032

879 Craigville Beach Road, LLC.

879 Craigville Beach Road, LLC., has applied for a Special Permit in accordance with Section 240-131.4 – Craigville Beach District Use Regulations and Section 240-131.5.B – Dimensional, Bulk and Other Requirements. The Applicant is proposing to elevate the principal dwelling so that the lowest structural member is 2'(two feet) above the Base Flood Elevation and to renovate the existing structure which does not meet the setback requirements of Section 240-131.5.B. The subject property is located at 879 Craigville Beach Road, Centerville, MA as shown on Assessor's Map 225 as Parcel 030. It is located in the Craigville Beach District and Craigville Beach Neighborhood Overlay (CBDCB) Zoning Districts.

7:03 PM Appeal No. 2019-033

Ferrill

Forrest and Linda K. Ferrill, II, are appealing a decision from an Administrative Official which was a denial of a building permit. The Building Commissioner has denied the issuance of a building permit in reference to Section 240-43 citing that the request for the 40 foot by 60 foot metal pole barn is not customary or incidental to a single-family dwelling and that the structure becomes predominant and thus the principal use. The subject property is located at 34 Cammett Road, Marstons Mills, MA as shown on Assessor's Map 079 as Parcel 020. It is located in the Residence F (RF) Zoning District.

Correspondence

Letter of complaint received April 12, 2019 from Michael P. Shea regarding the Cotuit Center for the Arts, Inc.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

June 26, August 7, August 21

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