



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, September 25, 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.

Time Extension Requests

7:00 PM Appeal No. 2018-045

Laham Management & Leasing Inc.

Request by Laham Management & Leasing Inc., for a six (6) month extension of time in which to exercise Appeal No. 2018-045 granted for a Variance. The Variance was granted in order to construct a new automobile dealership with accessory parking use and is currently scheduled to lapse on September 25, 2019. The extension has been requested in order to finalize contract details and construction schedules for the overall process which involves the demolition and construction of a new Class I Automobile Dealership. The subject property is located at 105 Bassett Lane, Hyannis, MA as shown on Assessor's Map 309 as Parcel 236. It is located in the Office/Multifamily (OM) Residential District.

7:01 PM Appeal No. 2018-046

Laham Management & Leasing Inc.

Request by Laham Management & Leasing Inc., for a six (6) month extension of time in which to exercise Appeal No. 2018-046 granted for a Modification of Variance No. 2015-025. The Variance was granted to modify Conditions No. 4 and No. 5 of Appeal No. 2015-025 in order to update plans and to redevelop the area in conjunction with Appeal No. 2018-045. This Variance is currently scheduled to lapse on September 25, 2019. The extension has been requested in order to finalize contract details and construction schedules for the overall process which involves the demolition and construction of a new Class I Automobile Dealership. The subject property is located at 157 Stevens Street, Hyannis, MA as shown on Assessor's Map 309 as Parcel 240. It is located in the Office/Multifamily (OM) Residential District.

Old Business

7:00 PM Appeal No. 2019-046

Harbor Health Services, Inc.

Harbor Health Services, Inc., has petitioned for a Variance pursuant to Section 240.33.F – Special Screening Standards in the IND Zoning District. The Petitioner is proposing to expand the existing parking lot by constructing approximately twenty-six (26) new parking spaces in the northeast corner of the lot for employee use. The proposed parking spaces require relief from the required fifty (50) foot front and thirty (30) foot side buffer strip depths. The subject property is located at 735 Attucks Lane, Hyannis, MA as shown on Assessor's Map 295 as Parcel 017. It is located in the Industrial (IND) Zoning District.

Continued from August 21, 2019. No members assigned – No testimony taken.

7:01 PM Appeal No. 2019-048

Shea/Blake

Kevin Shea and Kimberly Blake are applying for a Modification of Special Permit 2016-045. The Applicants are requesting to modify Condition No. 1 and Condition No.2 in order to facilitate changes to the original building plans submitted with Appeal No. 2016-045. The Applicants are proposing to downscale the structure as previously approved; remove the proposed dining room and kitchen expansion and in its place extend the covered porch the entire length of the structure and eliminate the small porch on the east facing side of the structure and replace with a small bay window. The subject 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 Zoning District and Craigville Village Overlay Zoning District.

Continued from September 11, 2019. No members assigned, no testimony taken.

Hearing Due Date: 10-02-19. Decision Due: 11-20-19.

7:02 PM

Appeal No. 2019-049

Hilton

Frederick S. & Judith A. Hilton have applied for a Special Permit pursuant to Section 240-91(H)(3) – Nonconforming Lot. The Applicants are proposing to demolish an existing 1.762 square foot dwelling and construct a new, single-family, four-bedroom dwelling which does not comply with the required fifteen (15) foot rear yard setback requirement. The subject property is located at 114 Harvey Avenue, Barnstable, MA as shown on Assessor’s Map 319 as Parcel 103. It is located in the Residence F-1 (RF-1) Zoning District.

Continued from September 11, 2019. No members assigned, no testimony taken.

Hearing Due Date: 10-03-19. **Decision Due: 11-20-19.**

Alex will be recusing himself from this matter.

7:03 PM

Appeal No. 2019-051

Hyannis Rotary, LLC.

Hyannis Rotary, LLC., has applied for a Special Permit pursuant to Section 240-34.N – Floodplain District. The Applicant is proposing alterations to a structure listed on the National Register of Historic Places. The alterations to the northerly “Carriage House” shown as the Garage/2 BR Studio will include the removal and replacement of all stucco, replacement of windows, sashes, and other miscellaneous work. A Special Permit under Section 240-34. N. is required for alterations to a structure located in the Velocity Zone on the FEMA Flood Insurance Rate Maps and is also on the National Register of Historic Places. The subject property is located at 10 Hyannis Avenue, Hyannis (Hyannisport), MA as shown on Assessor’s Map 287 as Parcel 131. It is located in the Residence F-1 (RF-1) Zoning District.

Hearing Due Date: 10-16-19. **Decision Due: 11-20-19.**

Continued from September 11, 2019. No members assigned, no testimony taken.

New Business

7:04 PM

Appeal No. 2019-050

1000 Main, LLC.

1000 Main LLC., has applied for a Special Permit pursuant to Section 240-20.B – West Barnstable Village Business District. The Applicant is seeking relief in order to store small traditional sailboats and to continue the pre-existing use of three residential units in the dwelling. The subject property is located at 1000 Main Street, West Barnstable, MA as shown on Assessor’s Map 179 as Parcel 002. It is located in the West Barnstable Village Business District (WBVBD) and the Residence F (RF) Zoning Districts.

7:05 PM

Appeal No. 2019-052

Jennings

Donna M. Jennings has petitioned for a Variance in accordance with Section 240-11.E – Bulk Regulations. The Petitioner is proposing to construct a two-car garage approximately 8.1 feet from the required 10 foot side yard setback. The subject property is located at 128 Connemara Circle, Hyannis, MA as shown on Assessor’s Map 290 as Parcel 148. It is located in the Residence B (RB) Zoning District.

7:06 PM

Appeal No.2019-053

Fieber

Jessica L. Fieber has applied for a Special Permit pursuant to Section 240-47.1 – Family Apartments. The Applicant is proposing to demolish an existing single-family dwelling and garage and construct a single family dwelling and a detached family apartment. The applicant is proposing to replace the detached garage with a detached family apartment therefore a Special Permit is required pursuant to Section 240-47.1, Subsection B. The subject property is located at 180 Baxters Neck Road, Marstons Mills, MA as shown on Assessor’s Map 075 as Parcel 022. It is located in the Residence F (RF) Zoning District.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Review and/or approval of Hearing dates for 2020

Upcoming Meetings

October 16th, October 30th, November 13th, December 11, 2019

Adjournment