



# Town of Barnstable Zoning Board of Appeals



## Board Members

Jacob Dewey – Chair    Herbert Bodensiek – Vice Chair    Paul Pinard – Clerk  
Emanuel Alves – Associate Member    Mark Hansen – Regular Member    Larry Hurwitz – Associate Member  
Vacant – Associate Member    Aaron Webb – Regular Member    Vacant – Associate Member  
Betty Ludtke – Town Council Liaison

## Staff Support

James Kupfer -- Director – [james.kupfer@town.barnstable.ma.us](mailto:james.kupfer@town.barnstable.ma.us)  
Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
Genna Ziino – Administrative Assistant – [genevey.ziino@town.barnstable.ma.us](mailto:genevey.ziino@town.barnstable.ma.us)

## Agenda

**Wednesday, September 11, 2024**

**7:00 PM**

**James H. Crocker Jr. Hearing Room, 2<sup>nd</sup> Floor, Town Hall  
367 Main Street, Hyannis**

To all persons interested in or affected by the actions of the Zoning Board of Appeals, you are hereby notified, pursuant to Section 11 of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, and all amendments thereto, that a public hearing on the following appeals will be held on Wednesday, September 11, 2024, at the time indicated:

### Call to Order

Introduction of Board Members

### Notice of Recording

This meeting of the Zoning Board of Appeals is being recorded and broadcast on the Town of Barnstable’s Government Access Channel. In accordance with MGL Chapter 30A §20, I must inquire whether anyone is recording this meeting and if so, to please make their presence known.

### Minutes

None

### Old Business

None

### New Business

**7:00 PM**

**Appeal No. 2024-031**

**Sullivan**

Lawrence and Elizabeth Sullivan, as Trustees of the King Kat Trust, have applied for a Special Permit pursuant to Section 240-91H.(3) Developed Lot Protection; Demolition and Rebuilding on Nonconforming Lots. The Applicants propose to demolish the existing 2-bedroom dwelling and construct a new 2-bedroom dwelling. The lot is less than the required 10,000 sq. ft. and the new dwelling proposes to maintain the existing nonconforming side yard setback of 8.5 ft. (where 15 ft. is required). The existing lot coverage is 14.5% and the proposed lot coverage is 15.3%, and the existing gross floor area is 9% and the proposed gross floor area ratio is 10.7%. The subject property is located at 91 Craigville Beach Road, Hyannis, MA as shown on Assessor’s Map 267 as Parcel 115. It is located in the Residence F-1 (RF-1) Zoning District.

(Click [HERE](#) for Materials)

### Correspondence

### Matters Not Reasonably Anticipated by the Chair

### Upcoming Hearings

September 25, 2024, October 9, 2024, October 23, 2024

### Adjournment