Town of Barnstable
Zoning Board of Appeals
Agenda
July 13, 2011

The following hearing will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor.
Meeting notice previously filed with Town Clerk

2011 JUL -6 PM 2:40
TOWN CLERK
BARNSTABLE, MASS

Introduction of Board Members

Approval of Notes from May 11, 2011 and minutes of May 25, 2011, June 8, 2011 & June 22, 2011

7:00 PM **Appeal No. 2011-008 - Continued** **Stuborn Limited Partnership, Stuart Bornstein- General Partner**

Stuborn Limited Partnership, Stuart Bornstein – General Partner, has applied for a Variance to §240-23 Marine Business B District – Permitted Uses. The applicant is requesting a variance to allow a single-family residential dwelling (detached) in the MB-B District. The applicant proposes to demolish and remove the majority of the existing structure and construct a new, six bedroom single-family residence with an attached garage and attached guest house on the property. The applicant is proposing to retain approximately 1000 square feet of the structure per order of the Old King's Highway Regional Historic District Commission. The property is addressed as 153 Freezer Road, Barnstable, MA as shown on Assessor's Map 301 as parcel 006. It is in a Marine Business B (MB-B) District.

Members assigned: William Newton, Michael Hersey, Craig Larson, George Zevitas, Laura Shufelt. Present: Brian Florence. Recused: Alex Rodolakis.

Decision Due: August 16, 2011

7:00 PM **Appeal No. 2011-024 - Continued** **Higgins**

Mary F. Higgins has petitioned for a Special Permit to Section 240-92.B – Expansion of a Nonconforming Buildings or Structure. The petitioner is proposing to alter and expand an existing residential structure located 2.3 feet from the nearest property line by removing and replacing the existing sun porch and demolishing the rear ell to the first floor deck and rebuilding a new second floor with two shed dormers and a roof. The property is addressed as 38 Little River Road, Cotuit, MA as shown on Assessor's Map 053 as parcel 007. It is in a Residence F zoning district.

Opened May 25, 2011: No board members assigned, no testimony taken.

Decision Due: October 10, 2011

7:05 PM **Appeal No. 2011-040 - New** **Shapiro**

Gary L. and Barryanne Shapiro have applied for a variance pursuant to Section 240-91.H(b)[1] Developed Lot Protection; demolition and rebuilding on non-conforming lots. After demolishing a dwelling on the property, the applicants are proposing to construct a new single-family dwelling with an attached two-car garage which will exceed the 20% lot coverage permitted as-of-right. The proposed coverage of the dwelling, including the garage and a covered porch, is 23.3 percent of the lot. The property is addressed 141 Old Stage Road, Centerville, MA and is shown on Assessor's Map 189 as parcel 086-002. It is in a Residence D-1 zoning district.

Decision Due: September 27, 2011

Open **Chair's Discussion**

Upcoming Meetings: July 27, August 10 & 24, September 14 & 28, October 12 & 26, November 9 & December 14th.