



**Town of Barnstable
Zoning Board of Appeals
Agenda
June 8, 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

Introduction of Board Members

Approval of minutes from April 27, 2011

7:00 PM Appeal No. 2011-022 - Continued Andrew E. Bram, Trustee of Jafa Realty Trust

Andrew E. Bram, Trustee of Jafa Realty Trust has applied for a Variance to Section 240-11.E Residence B District Bulk Regulations – Minimum Front Yard Setback. The applicant is proposing to expand an existing deck, construct a 24 X 22 square foot garage and a 11 X 16 square foot addition connected to the primary dwelling. The applicant requests relief from the required 20 foot front yard setback to allow the deck to be a minimum of 13.3 feet and the garage to be a minimum of 17 feet from the street line. The property is located at 23 Warren Avenue, Hyannis, MA as shown on Assessor's Map 306 as parcel 173-008. It is in the Residence B zoning district.

No board members Assigned - **Decision Due: July 21, 2011**

7:00 PM Appeal No. 2011-023 - Continued Jane McC. Thompson – Trustee of Scudder Lane 203 Realty Trust

Jane McC. Thompson, Trustee of Scudder Lane 203 Realty Trust has applied for a modification of Variance No. 1995-052, which provided relief from minimum lot frontage requirements and allowed for the creation of a new lot. The applicant is proposing to amend the existing variance to reflect a change to an interior lot line as set forth in the Planning Board's endorsed Approval Not Required Plan recorded in Book 586 Page 81 at the Barnstable Registry of Deeds. The property is located at 203 Scudder's Lane, Barnstable, MA as shown on Assessor's map 259 as parcel 007-002. It is in the Residence 2-C zoning district.

No board members assigned – No testimony taken. **Decision Due: July 29, 2011**

**7:00 PM Appeal No. 2009-025 – Continued EAC Disposal, Inc.
Modification of Variance No. 1996-14**

Opened April 1, 2009, continued, May 20, 2009, August 5, 2009, September 23, 2009, November 4, 2009 December 9, 2009, February 10, 2010, moved to February 24, 2010, April 14, 2010, May 26, 2010, July 14, 2010, August 11, 2010, September 15, 2010, October 27, 2010, December 1, 2010, February 2, 2011., March 9, 2011, April 13, 2011, May 11, 2011 and June 8, 2011..

EAC Disposal, Inc., d/b/a Cape Resources Company has applied for a Modification of Variance No. 1996-14. The modification is sought to allow for revisions to the site that include a new wood processor and staging area, alteration to interior site circulation, and additions and alterations to screening berms and landscape. The property is addressed 280 Old Falmouth Road, Marstons Mills, MA as shown on Assessor's Map 100 as parcel 008. The lot is in a Residence F Zoning District

7:05 PM Appeal No. 2011-029 - New Berkshire 1802 House, LLC

Berkshire 1802 House, LLC, Richard J. Kowarek and Nancy L. Hunter Young, Managers, as prospective owners, have petitioned for a Special Permit pursuant to §240-14(C)(7), to continue to operate a bed and breakfast operation for property located at 591 Main Street, Barnstable, MA as shown on Assessor's Map 133 as parcel 056. It is in a Residential F zoning district.

7:05 PM Appeal No. 2011-030 - New Berkshire 1802 House, LLC.

Berkshire 1802 House, LLC, Richard J. Kowarek and Nancy L. Hunter Young, Managers, as prospective owners, have applied for a Variance to §240-11(C)(6)(b) to maintain five bedrooms for up to ten lodgers as well as the owner's quarters. The property is located at 591 Main Street, Barnstable, MA as shown on Assessor's Map 133 as parcel 056. It is in a Residential F zoning district.

7:10 PM Appeal No. 2011-028 - New James Pelletier and Joel Hass

James Pelletier and Joel Hass have petitioned for a Variance to Section 240-13(E) – Bulk Regulations – Minimum Front Yard Setback. The petitioners are proposing to construct a 14 foot by 15 foot addition which will encroach nine feet into the required 30 foot front yard setback along Matthias Lane. The property is addressed as 66 Allyn Lane, Barnstable MA, as shown on Assessor's map 258 as parcel 073. It is in a Residence F-1 zoning district.

Open Chair's Discussion

Upcoming Meetings:

June	22
July	13 & 27
August	10 & 24
September	14 & 28
October	12 & 26
November	9
December	14