

# Town of Barnstable Zoning Board of Appeals Agenda August 22, 2012

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

### **Introduction of Board Members**

Approval of minutes from June 27, 2012, and July 25, 2012

#### 7:00 PM

Appeal No. 2012-039 – Cont'd Blair

Henry Blair has applied for variances from lot area, shape, and width requirements and minimum setback requirements to restore, convert and expand an existing historic carriage house/garage into a one-bedroom single-family dwelling on a 7,341 sq.ft triangular shaped lot. The Applicant is proposing to expand the footprint of the structure by constructing a rear addition of 210 sq.ft. The Applicant seeks variances from Section 240-7(B) Conformance to Bulk & Yard Regulations, 240-7(C) Lot Size Requirements, 240-7(D) Lot Shape Factor, 240-7(E) Contiguous Upland Requirements, and 240-11(E) Minimum Lot Size, Minimum Lot Width, and Minimum Side Yard Requirements. The property is located at 3075 Main Street, Barnstable, MA as shown on Assessor's Map 279 as parcel 041. It is in a Residence F-2 zoning district.

#### Continued from July 11, 2012.

A request to withdraw the variance application without prejudice has been received.

7:05 PM Appeal No. 2012-046

**Bow Lane Realty Trust** 

William F. Swift and Wendy S. Lapine, Trustees of the Bow Lane Realty Trust are seeking variances to re-divide approximately 4.0 acres of land into two residential lots, one of which will contain an existing homestead. The applicants seek variances from §240-7.E, which requires all lots to have 100% of the minimum lot area as contiguous upland, and §240-7.D Lot Shape Factor requirements for one of the proposed lots; the other proposed lot would conform to all zoning requirements. Relief is also requested from §240-11.E to allow an existing barn to be located 7.4 feet from the proposed lot line, where a 15 foot minimum setback is required. The properties are located at 46 Bow Lane and 1758 Hyannis Road, Barnstable, MA as shown on Assessor's Map 299 as Parcels 049 and 053. They are in the Residence F-2 Zoning District.

7:10 PM Appeal No. 2012-047

**Harborview Properties Realty Trust** 

Richard N. Gordon, Trustee of Harborview Properties Realty Trust has petitioned for a Special Permit in accordance with Section 240-91.H(3) Developed lot protection; demolition and rebuilding on nonconforming lots. The petitioner is proposing to demolish and rebuild a single-family residence on a pre-existing nonconforming lot containing less than

10,000 square feet. The proposed dwelling would conform to all setback requirements. The property is located at 67 Harbor View Road, Barnstable, MA as shown on Assessor's Map 319 as Parcel 133. It is in the Residence B Zoning District.

7:15 PM Appeal No. 2012-048

Matthew L. Kundell

Matthew L. Kundell has petitioned for a Conditional Use Special Permit in accordance with Section 240-25.C(1) – Conditional uses in the Highway Business District. The petitioner is proposing to convert an existing office into a barber shop. The proposal includes a barber shop on the first floor, employee-only offices and storage on the second floor, and minor alterations to parking. The property is addressed as 1170 Iyannough Road, Hyannis, MA as shown on Assessor's Map 274 as Parcel 010. It is in the Highway Business Zoning District.

Executive Session:

The Zoning Board of Appeals may vote to go into executive session to discuss litigation strategy with regard to the following pending cases:

- 1) Nathaniel A Gregory v. Town of Barnstable Zoning Board of Appeals;
- 2) AMA Nantucket, Inc d/b/a Marvin Design Gallery v. Town of Barnstable Zoning Board of Appeals.

Open: Chair's Discussion

## **Upcoming Meetings:**

September	12 & 26
October	10 & 24
November	14
December	12