



Town of Barnstable Zoning Board of Appeals Agenda

Wednesday, June 26, 2013

2nd Floor Hearing Room – 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

Approval of Minutes

Minutes from May 22, 2013

Old Business

7:00 PM Appeal No. 2013-017 – Cont'd

Gingras

Diane R. Gingras has applied for a variance to Section 240-46(C)(2) Home Occupation by Special Permit. The Applicant seeks to install a two sq.ft freestanding sign in the front yard of her home to advertise her dog washing business. The ordinance allows one nonilluminated wall sign not to exceed two sq.ft and only listing the occupant's name and occupation. The property is located at 3111 Falmouth Road/Route 28, Marstons Mills, MA as shown on Assessor's Map 098 as parcel 008-005. It is in a Residence F zoning district.

7:00 PM Appeal No. 2013-018 – Cont'd

Gingras

Diane R. Gingras has petitioned to modify Condition No. 8 of Special Permit No. 2005-102, which prohibits freestanding signage in conjunction with her permitted dog washing home occupation. The Petitioner seeks to install a two sq.ft freestanding sign in the front yard of her home. The property is located at 3111 Falmouth Road/Route 28, Marstons Mills, MA as shown on Assessor's Map 098 as parcel 008-005. It is in a Residence F zoning district

New Business

7:00 PM Appeal No. 2013-035

Ruggiero

Daniel and Mindi Ruggiero have petitioned for a Special Permit pursuant to Section 240-91(H)(3) Demolition and Rebuilding on Nonconforming Lots. The Petitioners are proposing to raze an existing dwelling on a 7,500 square foot lot and rebuild a new two-story dwelling of approximately 2,100 gross square feet. The subject property is located at 93 Circuit Avenue, Hyannis, MA as shown on Assessor's Map 324 as Parcel 052. It is in the Residence B Zoning District.

7:01 PM Appeal No. 2013-031

CTS Fiduciary, LLC

CTS Fiduciary LLC, Trustee, has petitioned for a Special Permit in accordance with §240-25C(1) Conditional Uses in the Highway Business District. The petitioner proposes to construct a freestanding, one-story, 2,084 square foot Cape Cod Creamery ice cream parlor with related food services on the southeast portion of the lot. The property is located at 655 Iyannough Road (Rte 132), Hyannis, MA as shown on Assessor's Map 311 as Parcel 008. It is located in the Highway Business and Business zoning districts.

7:02 PM Appeal No. 2013-032

Corridan

Stephen G. & Ann C. Corridan have petitioned for a Special Permit in accordance with §240-91H(3) - Developed lot protection; demolition and rebuilding on non-conforming lots. The petitioners are proposing to demolish the existing 1,495 sq.ft single-family dwelling and rebuild a new, two-story (plus cupola), 1,756 sq.ft single-family dwelling on an approximately 5,900 sq.ft lot. The property is located at 112 Ocean Drive, Hyannis (West Hyannisport), MA as shown on Assessor's Map 266 as Parcel 008. It is in a Residence B Zoning District.

7:03 PM Appeal No. 2013-033

OpenCape Corporation

OpenCape Corporation, as Licensee, has petitioned for a Special Permit in accordance with §240-108 - Antennas permitted by Special Permit in all Zoning Districts. The Petitioner is proposing to install radios and associated antenna equipment for two microwave links and a GPS antenna on the existing communication tower and ground support equipment in an existing equipment room located near the perimeter of the tower. The property is located at 3195 Main Street (Rte 6A), Barnstable, MA as shown on Assessor's Map 299 as Parcel 024. It is located in the Residential F-2 and Village Business A Zoning Districts.

7:04 PM Appeal No. 2013-034

Stahley

Dorothy Stahley has petitioned for a Special Permit in accordance with §240-47.1.A(1) Family Apartments. The petitioner is proposing to construct attached addition consisting of an approximately 1,100 sq.ft family apartment and a one-car garage. A Special Permit is required as the apartment will exceed 800 square feet. The property is located at 44 Percival Drive, West Barnstable, MA as shown on Assessor's Map 111 as Parcel 059. It is located in a Residence F zoning district.

Correspondence

Upcoming Meetings

June	26
July	10 & 24
August	14 & 28
September	11 & 25
October	9 & 23
November	13
December	11

Other Business