



Town of Barnstable

Zoning Board of Appeals



Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Jacob Dewey – Regular Member Paul Pinard – Regular Member
Todd Walantis – Associate Member Mark Hansen – Associate Member Robert Twiss – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Director - elizabeth.jenkins@town.barnstable.ma.us
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Carol Puckett – Administrative Assistant – carol.puckett@town.barnstable.ma.us

Agenda

Wednesday, August 21, 2019

Hearing Room – 2nd Floor – 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.

Minutes

June 12, 2019, June 26, 2019, July 10, 2019

Old Business

New Business

7:00 PM

Appeal No. 2019-042

Fernandes, Trustee

Hernique A. Fernandes, Trustee, has petitioned for a Variance pursuant to Chapter 240.11 – Principal Permitted Uses. The Petitioner is proposing to construct a one-story 1,440 square foot duplex structure in a zoning district which does not allow for them as-of-right nor as a conditional use. The subject property is located at 50 Fresh Holes Road, Hyannis, MA as shown on Assessor's Map 292 as Parcel 175. It is located in the Residence B Zoning District.

7:01 PM

Appeal No. 2019-043

Fernandes, Trustee

Hernique A. Fernandes, Trustee, has petitioned for a Variance pursuant to Chapter 240.11.E – Bulk Regulations. The Petitioner is proposing to construct a one-story 1,440 square foot duplex structure approximately seven (7) feet from the side yard setback where ten (10) feet is required in the zoning district in which it is located. The subject property is located at 50 Fresh Holes Road, Hyannis, MA as shown on Assessor's Map 292 as Parcel 175. It is located in the Residence B Zoning District.

7:02 PM

Appeal No. 2019-045

Hunt & Bogan

Heather Hunt and David Bogan, as Appellants, are appealing the Building Commissioner's decision not to pursue enforcement actions against Scudder Bay Investment Corporation for violations of the Barnstable Zoning Ordinance. The Appellants are claiming that Scudder Bay Investment Corporation has been operating a commercial rental operation within the Residence C (RC) Zoning District and that only single-family residential uses are allowed within the District. The subject property is located at 438 Main Street, Osterville, MA as shown on Assessor's Map 164 as Parcel 001. It is located in the Residence C (RC) Zoning District.

7:03 PM

Appeal No. 2019-046

Harbor Health Services, Inc.

Harbor Health Services, Inc., has petitioned for a Variance pursuant to Section 240.33.F – Special Screening Standards in the IND Zoning District. The Petitioner is proposing to expand the existing parking lot by constructing approximately twenty-six (26) new parking spaces in the northeast corner of the lot for employee use. The proposed parking spaces require relief from the required fifty (50) foot front and thirty (30) foot side buffer strip depths. The subject property is located at 735 Attucks Lane, Hyannis, MA as shown on Assessor's Map 295 as Parcel 017. It is located in the Industrial (IND) Zoning District.

7:04 PM

Appeal No. 2019-047

600 Yarmouth Road, LLC.

600 Yarmouth Road, LLC., has applied for a Special Permit in accordance with Section 240-94.A – Nonconforming Use. The Applicant is proposing to demolish an existing car dealership and construct a carwash on site consisting of eight (8) detail bays, a drive/wash tunnel, office and reception area. Because of the size of the site, the Applicant is also proposing to designate part of the existing paved parking area for vehicle inventory storage to be used in conjunction with the Applicant’s dealerships. The subject properties are located at 600 Yarmouth Road and 93 Rosary Lane, Hyannis, MA as shown on Assessor’s Map 345 as Parcel 021-002 and 029. They are located in the Business (B) and the Wellhead (WP) Overlay Protection Zoning Districts.

Correspondence

Received August 8, 2019 – 773 South Main Street, Centerville, MA - Chapter 91 – Pier Application for a state license to permit and maintain a proposed pier, ramp, floats and piles on the Centerville River.

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

September 11, September 25, October 16

Adjournment