



# Town of Barnstable Zoning Board of Appeals



#### Board Members:

Jacob Dewey – Chair   David Hirsch – Vice Chair   Herbert Bodensiek - Clerk  
Paul Pinard – Regular Member   Mark Hansen – Regular Member  
Todd Walantis – Associate Member   Emanuel Alves – Associate Member   Aaron Webb-Associate Member   Denise Johnson-Associate Member  
David Bogan – Town Council Liaison

#### Staff Support

Elizabeth Jenkins –Director - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)

## Agenda

**Wednesday, June 8, 2022**

**7:00 PM**

The Zoning Board of Appeals Public Hearing will be held by remote participation methods.

Public access to this meeting shall be provided in the following manner:

1. The meeting will be televised via Channel 18 and may be viewed via the Channel 18 website at <http://streaming85.townofbarnstable.us/CablecastPublicSite/>
2. Real-time access to the Zoning Board of Appeals meeting is available utilizing the Zoom link or telephone number and Meeting ID provided below. Public comment can be addressed to the Zoning Board of Appeals by utilizing the Zoom link or telephone number and Meeting ID provided below:

Join Zoom Meeting Option	Telephone Number Option
<a href="https://townofbarnstable-us.zoom.us/j/86152168433">https://townofbarnstable-us.zoom.us/j/86152168433</a>	888 475 4499 US Toll-free
Meeting ID: 861 5216 8433	Meeting ID: 861 5216 8433

3. Applicants, their representatives and individuals required or entitled to appear before the Zoning Board of Appeals may appear remotely, and may participate through accessing the link or telephone number provided above. Documentary exhibits and/or visual presentations should be submitted in advance of the meeting to [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us) so that they may be displayed for remote public access viewing.

Copies of the applications are available for review by calling (508) 862-4682 or emailing [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us).

### 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

None

### Old Business

**7:00 PM**

**Appeal No. 2022-007**

**Tella**

Srikanth and Brigid C. Tella have petitioned for a Variance from Section 240-91(H)(b)(1) Developed Lot Protection. The Petitioners seek a variance to construct a 16' x 32' pool at the property which would increase the lot coverage from 18.38% to

23.87%, exceeding the allowable limit of 20%. The subject property is located at 26 Hidden Lane, Osterville, MA as shown on Assessor's Map 140 Parcel 203. It is located in the Residence C (RC) Zoning District. [Continued from March 23, 2022 and April 13, 2022, April 27, 2022 and May 11, 2022.](#) Members assigned: Hirsch, Bodensiek, Hansen, Webb, Dewey  
(Click [HERE](#) for Materials)

**7:01 PM**

**Appeal No. 2022-025**

**Howe**

Celeste M. Howe and Michelle A. Aceto have petitioned for a Variance from Section 240-47. 2 C. Accessory Dwelling Units (ADU's). The Petitioners seek a variance to establish a 540 square foot accessory dwelling unit (ADU) in the existing detached garage which is located in a three-unit residential condominium development. The subject property is located at 33 Captain Murphy's Way No. 3, Barnstable, MA as shown on Assessor's Map 317 as Parcel 031-01C. It is located in the Residence F-2 (RF-2) Zoning District.  
(Click [HERE](#) for Materials) [Continued from May 25, 2022.](#)

**7:02 PM**

**Appeal No. 2022-026**

**Howe**

Celeste M. Howe and Michelle A. Aceto, have applied for a Special Permit pursuant to Section 240-47. 1 B. Family Apartments. The Applicant is seeking a Special Permit to establish a 540 square foot Family Apartment to be located in an existing detached garage. The subject property is located at 33 Captain Murphy's Way No. 3, Barnstable, MA as shown on Assessor's Map 317 as Parcel 031-01C. It is located in the Residence F-2 (RF-2) Zoning District. [Continued from May 25, 2022.](#)  
(Click [HERE](#) for Materials)

### New Business

**7:03 PM**

**Appeal No. 2022-028**

**Miller**

Joshua Miller has applied for a Special Permit pursuant to Section 240-47.1.B (1) and (4) Family Apartments. The Applicant proposes to construct a 1,785 square foot detached structure that will be greater than 50% of the principal dwelling. The proposed structure will be a 2-car garage with a 2-bedroom Family Apartment above. The subject property is located at 1879 Phinney's Lane, Barnstable, MA as shown on Assessor's Map 277 as Parcel 008. It is located in the Residence G (RG) Zoning District.  
(Click [HERE](#) for Materials)

**7:04 PM**

**Appeal No. 2022-029**

**Leveroni**

Maureen Leveroni has applied for a Special Permit pursuant to Section 240.91 (H)(3) Nonconforming Lot and requests a finding under M.G.L. Chapter 40A Section 6 regarding compliance with floor area ratio. The Applicant proposes to demolish two existing single story structures and replace the structures with one, two story structure on the same or smaller footprint. The subject property is located at 14 Beale Way, Barnstable, MA as shown on Assessor's Map 279 Parcel 014. It is located in Residence F-1 (RF-1) Zoning District.  
(Click [HERE](#) for Materials)

### Correspondence

None

### Matters Not Reasonably Anticipated by the Chair

### Upcoming Hearings

June 22, 2022, July 13, 2022, August 10, 2022

### Adjournment