



Town of Barnstable

Zoning Board of Appeals



www.town.barnstable.ma.us/ZoningBoard

Board Members:

Brian Florence – Chair Alex Rodolakis – Vice Chair George Zevitas - Clerk
David A. Hirsch – Associate Member Herbert Bodensiek – Associate Member Robin Young – Associate Member Matthew Levesque – Associate Member
Spencer Aaltonen – Associate Member Jacob Dewey – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Regulatory / Design Review Planner - 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, May 25, 2016

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

Approval of minutes from March 9, 2016, March 23, 2016, April 27, 2016

Old Business

7:01 PM Appeal No. 2016-012

O'Connor

Adam O'Connor has petitioned for a variance to Section 240-14.E – Bulk Regulations. The petitioner is proposing to construct an addition to the existing dwelling located sixteen (16) feet from the property line, where a thirty (30) foot front yard setback is required from Gristmill Path. The property is located at 390 Jones Road, Marstons Mills, MA as shown on Assessor's Map 047 as Parcel 093. It is located in the Residence F Zoning District.

Continued from March 9, 2016.

Continued from March 23, 2016 - Members assigned: Brian Florence, Alex Rodolakis, George Zevitas, David Hirsch, Robin Young, (Matt Levesque present)

Continued from May 11, 2016 due to lack of quorum of members eligible to act

New Business

7:00 PM Appeal No. 2016-020

48 Magnolia Avenue, LLC

48 Magnolia Avenue, LLC. has applied for a Special Permit pursuant to Section 240-91.H(3) Developed Lot Protection. The applicant is proposing to demolish the existing 1,845 square foot dwelling and construct a new, single-family dwelling consisting of approximately 4,463 square feet. The proposed front yard setback from Magnolia Avenue is 21.4 feet and does not comply with the current front yard setback requirement of 30 feet but will be greater than or equal to the existing front yard setback of 21.2 feet. The property is located at 48 Magnolia Avenue (formerly 32 and 34 Magnolia Avenue), Centerville, MA as shown on Assessor's Map 225 as Parcels 011 and 035. It is located in the Residence D-1 Zoning District.

7:01 PM Appeal No. 2016-021

Giatrelis

Daniel J. Giatrelis and Karen L. Giatrelis have applied for a Special Permit pursuant to Section 240-91(H)(3) Developed Lot Protection and a modification of Special Permit No. 2013-032. Special Permit No. 2013-032 approved the demolition of an existing dwelling and reconstruction of a new dwelling with a “garage under”. The Applicant is seeking a modification of the Special Permit to construct the garage adjacent to the house, at grade, and attached by a breezeway. The lot coverage of the original dwelling/structures was 25.3%; the dwelling approved with Special Permit No. 2013-002 had a lot coverage of 17.9%; and the new proposal has a lot coverage of 22.4%. The property is located at 112 Ocean Drive, Hyannis, MA as shown on Assessor’s Map 266 as Parcel 008. It is zoned Residence B.

7:02 PM Appeal No. 2016-022

Tripp

Steven A. and Denise W. Tripp have petitioned for a variance from Section 240-91-H(1)(b)[1] Lot Coverage. The petitioners seek relief from the maximum of 20 percent lot coverage to allow the demolition of the existing 1,361 square foot, three bedroom dwelling and construction of a new 3,321 square foot, three bedroom dwelling with an attached two-car garage. The proposed lot coverage with attached garage is 22.4%. The property is located at 41 South Street, Osterville, MA and shown on Assessors Map 117 as Parcel 069. It is located in the Residence C Zoning District and the Resource Protection Overlay District.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

June 22, 2016; July 13, 2016; July 27, 2016

Adjournment

Please Note: The list of matters are those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. It is possible that if it so votes, the Board may go into executive session. The Board may also act on items in an order other than they appear on this agenda.

* Public files are available for viewing during normal business hours at the Zoning Board of Appeals office located at 200 Main Street, Hyannis, MA