



Town of Barnstable Zoning Board of Appeals



Board Members:

Jacob Dewey – Chair Herbert Bodensiek – Vice Chair Paul Pinard - Clerk
Aaron Webb – Regular Member Mark Hansen – Regular Member
Vacant – Associate Member Vacant – Associate Member Denise Johnson-Associate Member
Kristine Clark - Town Council Liaison

Staff Support

Elizabeth Jenkins –Director - elizabeth.jenkins@town.barnstable.ma.us
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Genna Ziino – Administrative Assistant – genevey.ziino@town.barnstable.ma.us

Agenda

Wednesday, March 22, 2023

7:00 PM

To all persons interested in or affected by the actions of the Zoning Board of Appeals, you are hereby notified, pursuant to Section 11 of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, and all amendments thereto, that a public hearing on the following appeals will be held on Wednesday, March 22, 2023, at the time indicated:

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
https://townofbarnstable-us.zoom.us/j/85040792896	US Toll-free 888 475 4499
Meeting ID: 850 4079 2896	Meeting ID: 850 4079 2896

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 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.

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

February 22, 2023 – Click [HERE](#) for materials

Old Business

None

New Business

7:00 PM

Appeal No. 2023-006

Andersen

Denise M. Andersen, Trustee of the Andersen 77 Parker Road Nominee Trust, has petitioned for two Variances from Section 240-13 E. Residence C (RC) District, Bulk Regulations, and 240-36 Resource Protection Overlay District (RPOD). The Petitioner seeks two variances to unmerge Lot 1 (40,075 sq. ft.) from Lot 2, a developed lot containing 43,915 sq. ft., pursuant to the plan prepared by Sullivan Engineering and Consulting, Inc. The subject property is located at 77 Parker Rd, Osterville, MA as shown on Assessor's Map 117 as Parcel 135. It is located in the Residence C (RC) Zoning District.

(Click [HERE](#) for materials)

7:01 PM

Appeal No. 2023-007

Brazilian Assembly of God

Brazilian Assembly of God in Hyannis has applied for a Modification Permit in accordance with Section 240-8 A. (3) Modification Permit for Exempt Uses. The Applicant, a non-profit religious institution, proposes an approximately 9,400 square foot addition to the existing church on the property. The expansion will increase the number of seats and the existing steeple will be removed and the ridge line lowered. The proposed expansion will meet all building setbacks, except for the southerly side yard setback which is proposed at 11 feet where 30 feet is required. The proposed 576 seats require 192 parking spaces where 83 currently exist. The Applicant has parking agreements with abutting properties. Zoning relief is requested in accordance with Section 240-33E Bulk Requirements, Side Yard Setback; Section 240-56 Schedule of Off-Street Parking; and Section 240-33 Special Screening Requirements. The subject property is located at 959 Mary Dunn Road, Hyannis, MA as shown on Assessor's Map 332 as Parcel 012. It is located in the IND (Industrial) Zoning District.

(Click [HERE](#) for materials)

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

April 12, 2023, April 26, 2023, May 10, 2023, May 24, 2023

Adjournment