



Town of Barnstable
Zoning Board of Appeals
Agenda
May 23, 2012

The following hearing will be held at Barnstable Town Hall, 367 Main Street, Hyannis, MA, Hearing Room, 2nd Floor.
Meeting notice previously filed with Town Clerk

Introduction of Board Members

Approval of minutes from March 28, 2012, April 11, 2012

7:00 PM Appeal No. 2012-025 – Cont'd Sarty

Howard L. Sarty, II has petitioned for a Special Permit in accordance with Section 240-92(B) Buildings or structures used as single- or two-family residences. The petitioner is proposing to construct a 12' x 12' attached garage addition that will not encroach into the required setbacks and to add a second story to the main dwelling with a gross floor area of 1,240 square feet. The dwelling does not conform to the 10' side yard setback requirement. The property is located at 22 Studley Road, Hyannis, MA as shown on Assessor's Map 306 as parcel 019. It is in a Residence B Zoning District

Opened May 9, 2012. No members assigned.

7:00 PM Appeal No. 2012-028 - New Traugot

Debra Traugot has petitioned for a Special Permit in accordance with Section 240-47.1 A(1) Family Apartments. The petitioner is proposing to establish a family apartment consisting of approximately 1,100 square feet in an existing detached accessory structure. In accordance with Section 240-47.1 A(1), the Zoning Board of Appeals may allow a family apartment up to 1,200 square feet by a special permit finding. The property is located at 118 Hopewell Lane, Cotuit, MA as shown on Assessor's Map 040 as parcel 065. It is in a Residence F Zoning District.

7:00 PM Appeal No. 2012-029 - New Traugot

Debra Traugot has applied for a variance from Section 240-47.1 A(3) Family Apartments. The applicant is proposing to establish a family apartment consisting of approximately 1,100 square feet in an existing detached accessory structure. Relief is requested Section 240-47.1 A(3), which requires family apartments to be located within or connected to a single-family dwelling. The property is located at 118 Hopewell Lane, Cotuit, MA as shown on Assessor's Map 040 as parcel 065. It is in a Residence F Zoning District.

7:05 PM Appeal No. 2012-030 – New John M. Falacci, Trustee, Mountain Ash Realty Trust

John M. Falacci, as Trustee of the Mountain Ash Realty Trust has petitioned for a Special Permit in accordance with Section 240-94.A and Section 240-94.B Nonconforming Uses – Change of a nonconforming use to another nonconforming use and Expansion of a pre-existing nonconforming use. The Petitioner seeks to establish that the former contractor's place of business was a lawful pre-existing nonconforming use of the property and further requests to establish the parameters of that use so that the property may continue to be able to be used as a contractor's place of business. The property is located at 1199 Pitcher's Way, Hyannis, MA as shown on Assessor's Map 273 as parcel 062. It is in the Residence C-1 Zoning District and the Groundwater Protection Overlay District.

7:10 PM

Appeal No. 2012-031 - New

Smith

Shapleigh and Joanne Smith have petitioned for a Special Permit pursuant to Section 240-91(H)(3). The Petitioners seek to demolish and rebuild a single-family residence on a pre-existing nonconforming lot that does not meet minimum frontage requirements in the RB District and contains less than 10,000 square feet in area. The property is located at 100 Breakwater Shores Drive, Hyannis, MA as shown on Assessor's Map 306 as Parcel 163. It is in the Residence B Zoning District.

Open: Chair's Discussion

Upcoming Meetings:

June	27
July	11 & 25
August	8 & 22
September	12 & 26
October	10 & 24
November	14
December	12