



Town of Barnstable

Zoning Board of Appeals

Agenda

Wednesday, September 25, 2013

2nd Floor Hearing Room – 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 in accordance with MGL Chapter 30A §20. I must inquire whether anyone is taping this meeting and to please make their presence known.

Old Business

7:00 PM 2013-045

Centerville LLC

Centerville LLC, trustee of the Hyannis Main Street Trust, has petitioned for a Special Permit in accordance with §240-25(C)(1) Conditional Uses in the Highway Business District. The applicant proposes to convert two office suites on the second floor of an existing building to two, one-bedroom apartments. The property is located at 1481 Iyannough Road (Rte 132), Hyannis, MA as shown on Assessor's Map 253 as Parcels 014-X03 and 014-X04. They are in the Business and Highway Business zoning districts.

7:00 PM 2013-046

Centerville, LLC

Centerville LLC, trustee of the Hyannis Main Street Trust, has applied for a variance to §240-21(A)(9)(a) Multi-family dwellings/minimum lot area ratio. The applicant proposes to convert two office suites on the second floor of an existing building to two, one-bedroom apartments. Relief is requested from the 5,000 square feet of lot area per unit requirement. The property is located at 1481 Iyannough Road (Rte 132), Hyannis, MA as shown on Assessor's Map 253 as Parcels 014-X03 and 014-X04. They are in the Business and Highway Business zoning districts.

Opened September 11, 2013 and continued to September 25, 2013. No members assigned, no testimony taken.

7:00 PM 2013-044 and 2013-048

Collins

Robert F. Collins and Judith M. Collins are appealing the Building Commissioner's decision in 2003 and the Board of Appeal's issuance of a family apartment special permit (No. 2004-030). The Appellants seek to reverse the Building Commissioner's decision to deny building and occupancy permits for a garage/barn apartment on the basis it was in conflict with zoning. In the alternative, the Collins seek to have the Family Apartment Special Permit (Appeal No. 2004-030) be either rescinded, vacated, or modified, or be issued a new Special Permit for prior improvements to the pre-existing nonconforming apartment that removes the family apartment requirements and restrictions. The Applicants seek to have the garage/barn apartment recognized as a pre-existing nonconforming use. The subject property is at 2925 Main Street (Route 6A), Barnstable, MA as shown on Assessor's Map 279 as Parcel 048. It is zoned Residence F-2

Opened September 11, 2013 and continued to September 25, 2013. No members assigned, no testimony taken.

New Business

7:00 PM 2013-049

Gionfriddo

Tony Gionfriddo, as lessee, has petitioned to modify the conditions of Special Permit 1996-115 (as modified), which authorizes use of 1734 Falmouth Road for a gas station and convenience store. Condition No. 3 of the Special Permit restricts the items that can be sold within the convenience store and specifies that sandwiches offered for sale must be pre-wrapped. The Petitioner seeks to replace a portion of the existing food concession area with a Honey Dew Donuts kiosk, where food will be prepared on-site. The remainder of the retail area will remain as-is and continue to sell an existing assortment of retail items. The subject property is located at 1734 Falmouth Road (Route 28), Centerville, MA as shown on Assessor's Map 189 as Parcel 132. It is zoned Residence C.

The Applicant has submitted a request to withdraw the application without prejudice.

7:05 PM 2013-050

Mazzola

Paul Mazzola has petitioned for a Special Permit in accordance with §240-47.1(A)(1) Family Apartments. The Petitioner is proposing to construct a 960 square foot family apartment. A Special Permit is required as the apartment will exceed 800 square feet. The subject property is located at 644 River Road, Marstons Mills, MA as shown on Assessor's Map 061 as Parcel 057. It is zoned RF.

7:05 PM 2013-051

Mazzola

Paul Mazzola has applied for a Variance to §240-47.1(A)(3) Family Apartments. The Applicant is proposing to construct a 960 square foot family apartment in a new detached accessory building. The ordinance requires family apartments to be located within or connected to and accessible from within a single-family dwelling. The subject property is located at 644 River Road, Marstons Mills, MA as shown on Assessor's Map 061 as Parcel 057. It is zoned RF

Correspondence

Received 09-16-13 from Cape Cod Commission regarding minor modification (Type 1) to the Development of Regional Impact Project of Community Benefit Hardship Exemption Decision for the Cape Cod Hospital Emergency Center Expansion project that was approved by the Cape Cod Commission on September 11, 2013.

Upcoming Meetings

October	9 & 23
November	13
December	11

Other Business

Adjourn