



# Town of Barnstable

# Zoning Board of Appeals



[www.town.barnstable.ma.us/ZoningBoard](http://www.town.barnstable.ma.us/ZoningBoard)

#### Board Members:

Craig Larson – Chair Brian Florence – Vice Chair Alex Rodolakis – Clerk George Zevitas - Member David A. Hirsch – Associate Member  
Herbert Bodensiek – Associate Member  
James Tinsley – Town Council Liaison

#### Staff Support

Elizabeth Jenkins – Principal Planner - [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Carol Puckett – Administrative Assistant – [carol.puckett@town.barnstable.ma.us](mailto:carol.puckett@town.barnstable.ma.us)

## Agenda

**Wednesday, May 14, 2014**

2<sup>nd</sup> 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.

### Approval of Minutes

March 26, 2014 and April 9, 2014

### Old Business

#### **7:00 PM Appeal No. 2014-018**

#### **Pacheco/Lucien**

Wayne J. Pacheco and Nancy J. Lucien have petitioned for a Special Permit pursuant to §240-94 – Expansion of a preexisting nonconforming use. The petitioners seek expansion of a preexisting nonconforming use as a lodging house to allow at least seven, up to eight lodgers. The premises have been used as a lodging house for six lodgers since 1985. The property is located at 791 Pitcher's Way, Hyannis, MA as shown on Assessor's Map 271 as Parcel 159. It is located in the Residence C-1 Zoning District. Members assigned 04-23-14: Brian Florence, Alex Rodolakis, George Zevitas, David Hirsch, Craig Larson

### New Business

#### **7:00 PM Appeal No. 2014-020**

#### **Leveroni**

Timothy and Daniel Leveroni, Trustees of the JTD Harborview Realty Trust and Peter Leveroni, Trustee of the Leveroni Family Trust have applied for modification of Variance No. 1988-050, which granted relief from lot frontage and lot shape requirements to create two buildable lots. Additionally, or in the alternative, the Applicants seek a new variance to the two-acre minimum lot area requirements of the Resource Protection Overlay District. The Applicants are proposing to reconfigure a shared lot line and modify the shape of each lot through an even exchange of lot area. The properties are located at 845 & 853 Main Street, Cotuit, MA as shown on Assessor's Map 035 as Parcels 059-001 and 059-002. They are located in the Residence F and Resource Protection Overlay Zoning Districts.

#### **7:01 PM Appeal No. 2014-021**

#### **Gevorgyan**

Garik Gevorgyan has petitioned for a Special Permit pursuant to §240-94 for change of a nonconforming use to another nonconforming use and §240-93 for alteration of a nonconforming structure not used as a single- or two-family dwelling. The petitioner seeks to demolish an existing 120-seat restaurant and single-family dwelling and reconstruct two multi-family, three-unit dwellings with parking areas and other associated site improvements. The new construction will be more conforming than the existing structures, but will not meet all current setback requirements. The property is located at 36 Old Colony Road, Hyannis, MA as shown on Assessor's Map 306 as Parcel 117. It is in the Residence B Zoning District.

**7:02 PM Appeal No. 2014-022**

**Mai-Singh**

Hong Mai-Singh, as prospective owner, has petitioned for a Special Permit in accordance with §240-47.1(A) Family Apartments. The petitioner is seeking to transfer existing Special Permit No. 2004-093 from the previous owner. The existing family apartment is approximately 1,051 square feet. The property is located at 5 Straightway North, Hyannis, MA as shown on Assessor's Map 271 as Parcel 003. It is in the Residence C-1 Zoning District.

**Correspondence**

**Other Business**

Next Regularly Scheduled Hearings: May 28, June 11, July 9

**Adjourn**