



Town of Barnstable

Zoning Board of Appeals



Board Members:

Alex Rodolakis – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Jacob Dewey – Regular Member Paul Pinard – Regular Member
Todd Walantis – Associate Member Mark Hansen – Associate Member Robert Twiss – Associate Member
James Tinsley – Town Council Liaison

Staff Support

Elizabeth Jenkins – Director - 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, June 26, 2019

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.

Comprehensive Permits

7:00 PM

Comprehensive Permit 2016-025

Habitat for Humanity of Cape Cod

Correspondence received May 29, 2019, Habitat for Humanity of Cape Cod has requested action on Form M (Certificate of Completion) for the closeout of the Subdivision Plan of Land and for action on Form O (Release of Performance Security) agreement which was held in escrow in the amount of \$20,450 for property located at 68 Dickinson Drive, Barnstable, MA (formerly 536 River Road) Map: 061 Parcels:002-001, 002-002, 002-003, 002-004, 002-005, 002-006, and 002-007.

Old Business

7:00PM

Appeal No. 2019-033

Ferrill

Forrest and Linda K. Ferrill, II, are appealing a decision from an Administrative Official which was a denial of a building permit. The Building Commissioner has denied the issuance of a building permit in reference to Section 240-43 citing that the request for the 40 foot by 60 foot metal pole barn is not customary or incidental to a single-family dwelling and that the structure becomes predominant and thus the principal use. The subject property is located at 34 Cammett Road, Marstons Mills, MA as shown on Assessor's Map 079 as Parcel 020. It is located in the Residence F (RF) Zoning District.

Continued from June 12, 2019, Members assigned are David Hirsch, Herbert Bodensiek, Jacob Dewey, Paul Pinard and Mark Hansen

New Business

7:01 PM

Appeal No. 2019-034

Tardanico

Charles Tardanico, Trustee of the Construction Associates Realty Trust, has petitioned for a Variance in accordance with Section 240-91.H(1)(b)[1] – Developed Lot Protection, Demolition and Rebuilding on Nonconforming Lot. The Petitioner is requesting relief from the maximum 20% lot coverage in order to construct a 16 foot by 36 foot pool resulting in a lot coverage of 21.6%. The property is located at 158 Parker Road, Osterville, MA as shown on Assessor's Map 116 as Parcel 037. It is located in the Residence C Zoning District.

7:02 PM

Appeal No. 2019-035

Kuntz

Mr. William Kuntz, III filed a handwritten "notice of appeal" and subsequent letter seeking to appeal the denial of a request for enforcement issued by the Building Commissioner on April 11, 2019. Mr. Kuntz sought enforcement action against the FedEx Office at 297 North Street, Hyannis MA, on the basis that the use and services provided are not in compliance with zoning. The property in question is located at 297 North Street, Hyannis, MA as shown on Assessor's Map 308 as Parcel 044. It is zoned OM Office-Multi-Family Residential District.

Correspondence

Matters Not Reasonably Anticipated by the Chair

Upcoming Meetings

July 10, July 24, August 7, August 21

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