



Town of Barnstable Zoning Board of Appeals



Board Members:

Jacob Dewey – Chair David Hirsch – Vice Chair Herbert Bodensiek - Clerk
Paul Pinard – Regular Member Mark Hansen – Regular Member
Todd Walantis – Associate Member Emanuel Alves – Associate Member Aaron Webb-Associate Member Denise Johnson-Associate Member
David Bogan – Town Council Liaison

Staff Support

Elizabeth Jenkins –Director - elizabeth.jenkins@town.barnstable.ma.us
Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
Rachael Toolas - Administrative Assistant – rachael.toolas@town.barnstable.ma.us

Agenda

Wednesday, January 26, 2022

7:00 PM

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://zoom.us/j/97457173289	888 475 4499 US Toll-free
Meeting ID: 974 5717 3289	Meeting ID: 974 5717 3289

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

January 12, 2022

Old Business

None

New Business

7:00 PM

Appeal No. 2021-067

DaSilva

Eduardo DaSilva has petitioned for a Variance from Section 240.14(E) Bulk Regulations in the RF District, minimum rear yard setback. The existing garage is located 13.65' in the rear setback where 15' is required. The subject property is located at 30 Chippingstone Road, Marstons Mills, MA as shown on Assessor's Map 027 Parcel 042. It is located in the Residence F (RF) Zoning District.

7:01 PM

Appeal No. 2021-068

Leverioni

Maureen Leverioni has applied for a Special Permit pursuant to Section 240.91 (H)(3) Nonconforming Lot. The Applicant proposes to demolish two existing single story structures and replace the structures with one, two story structure on the same foot print. The subject property is located at 14 Beale Way, Barnstable, MA as shown on Assessor's Map 279 Parcel 014. It is located in Residence F-1 (RF-1) Zoning District.

Letter requesting to withdraw without prejudice received 1/14/22

7:02 PM

Appeal No. 2021-069

Costa

Alberto and Christine Costa have filed an appeal pursuant to Section 240-88 Appeal of an Administrative Official's Decision. The Building Commissioner issued a decision dated November 22, 2021 to Cease and Desist. The appeal cites Zoning Ordinance Section 240-91 H. Nonconforming lot and violation of Special Permit 2008-068 as the finished basement exceeds the floor area ratio and the newly installed generator is located too close to the property boundary. The subject property is located at 71 Sunset Avenue, Barnstable, MA as shown on Assessors Map 301 as Parcel 024. It is located in the Residence B (RB) Zoning District.

7:03 PM

Appeal No. 2021- 070

Pizzillo/Perry

Patricia Pizzillo and Ellen M. Perry have petitioned for a Variance from Section 240.13(E) Bulk Regulations in the RC District minimum rear yard setback. The Petitioners seek to construct a 260 square foot addition located 3.2 feet from the rear lot line where a 10' rear yard setback is required. The subject property is located at 61 Antico Lane, Centerville, MA as shown on Assessor's Map 172 as Parcel 004-002. It is located in the Residence C (RC) Zoning District.

Correspondence

Cape Cod Commission hearing notices for Chapter A, Chapter C, and Administrative Regulations amendments on Thursday, January 27, 2022 at 3:00 p.m.

Matters Not Reasonably Anticipated by the Chair

Emanuel Alves taking a leave of absence through April 2022.

Upcoming Hearings

February 9, 2022, February 23, 2022, and March 9, 2022

Adjournment