



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

Agenda

Wednesday, April 27, 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/92214051704	888 475 4499 US Toll-free
Meeting ID: 922 1405 1704	Meeting ID: 922 1405 1704

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

March 23, 2022 (Click [HERE](#) for Material)

Old Business

7:00 PM

Appeal No. 2022-001

Robert A. Savoie, Trustee Robert A. Savoie Rev Tr

Robert A. Savoie, Trustee of the Robert A. Savoie Revocable Trust has applied for a Special Permit pursuant to Section 240-91 H.3 Developed Lot Protection. The applicant seeks to demolish a 2,529 square foot single family dwelling and construct a 9,409 square foot single family dwelling on a nonconforming lot containing 20,678 square feet. The demolition will include the existing dwelling, shed, and retaining walls. The construction will include the dwelling and retaining walls. The subject property is located at 24 Overlea Road, Hyannis, MA as shown on Assessors Map 287, Parcel 150. It is located in the Residence F-1 (RF-1) Zoning District. **Request to Withdraw dated April 19, 2022. (Click [HERE](#) for Material)**

7:01 PM

Appeal No. 2022-006

White

Allen J. White has petitioned for a Variance from Section 240-24.1.5 B. Dimensional, Bulk and Other requirements in the Single Family Residential District. The Petitioner is seeking a variance from minimum lot area where 20,000 square feet is required and 15,358 square feet is provided and rear yard setback where 10 feet is required and 3 feet is provided. The subject property is located at 438 South Street, Hyannis, MA, as shown on Assessor's Map 308 as Parcel 123. It is located in the Single Family (SF) Residential District. **Continued from March 9, 2022 and March 23, 2022. Members assigned: Hirsch, Bodensiek, Hansen, Webb, Dewey . (Click [HERE](#) for Material)**

7:02PM

Appeal No. 2022-004

Coughlin

Patrick K. Coughlin and Kimberly Piculell Coughlin have applied for a Special Permit pursuant to Section 240-131.4D (2)(a) Change, Expansion or Alteration of Uses or Structures and Section 240-131. 4 E. Dimensional Relief for the front yard setback where 15 feet is required and 4.7 feet and 4.8 feet is provided. The Applicants seek to alter/expand the existing dwelling pursuant to the plans prepared by Sullivan Engineering & Consulting, Inc. and Atelier R Design. The existing dwelling contains 2,704 square feet and the proposed dwelling contains 3,264 square feet. The subject property is located at 186 Lake Elizabeth Drive, Centerville, MA as shown on Assessor's Map 226 Parcel 184. It is located in the Craigville Beach District – Craigville Village (CBD-CV) Zoning District in the District of Critical Planning Concern (DCPC). **Continued from March 9, 2022 and April 13, 2022. Members assigned: Dewey, Hirsch, Bodensiek, Webb, Hansen (Click [HERE](#) for Material)**

7:03 PM

Appeal No. 2022-007

Tella

Srikanth and Brigid C. Tella have petitioned for a Variance from Section 240-91(H)(b)(1) Developed Lot Protection. The Petitioners seek a variance to construct a 16' x 32' pool at the property which would increase the lot coverage from 18.38% to 23.87%, exceeding the allowable limit of 20%. The subject property is located at 26 Hidden Lane, Osterville, MA as shown on Assessor's Map 140 Parcel 203. It is located in the Residence C (RC) Zoning District. **Continued from March 23, 2022 and April 13, 2022. Members assigned: Hirsch, Bodensiek, Hansen, Webb, Dewey (Click [HERE](#) for Material)**

New Business

7:04 PM

Appeal No. 2022-011

Condinho

Kyle C. and Julie Condinho have petitioned for a Variance from Section 240-14 E. Bulk Regulations in the RC-1 and RF Residential Districts. The Petitioners seek a variance from the front yard setback in order to allow a newly constructed garage encroaching into the front yard setback by approximately 1.1 feet. The subject property is located at 34 Hi River Road, Marstons Mills, MA as shown on Assessor's Map 060 Parcel 012. It is located in the Residence F (RF) Zoning District. **(Click [HERE](#) for Material)**

7:05PM

Appeal No. 2022-016

Crocker

Deacon Crocker has applied for a Special Permit pursuant to Section 240-47.1.B (4) Family Apartments. The Applicant proposes to convert an existing detached apartment unit, previously used as an accessory apartment unit in the Accessory Affordable Apartment Program (AAAP), into a family apartment. The subject property is located at 2110 Main Street, Barnstable, MA as shown on Assessor's Map 237 as Parcel 064. It is located in the Residence F (RF) Zoning District. **(Click [HERE](#) for Material)**

7:06 PM

Appeal No. 2022-017

Cape Pups Playcare LLC, as Lessee

Cape Pups Playcare LLC, as Lessee, has applied for a Special Permit pursuant to Section 240-125 C. Special Permit Provisions and Section 403-3 B. Obtaining a Kennel License. The Applicant is proposing to operate a dog care business as well as a boarding facility. The Boarding facility requires a kennel license which requires a Special Permit. The subject property is located at 1336 Phinney's Lane, Units 1-5, 1-6, 1-7, Hyannis, MA as shown on Assessor's Map 274 as Parcel 018. It is located in the Residence G (RG), Residence F (RF) Districts and the Medical Services Overlay District (MSOD). **(Click [HERE](#) for Material)**

7:07 PM

Appeal No. 2022-018

Holian Family Realty Trust

Janet Holian, Trustee, Holian Family Realty Trust, has petitioned for a Variance from Section 240-7 D. Lot Shape Factor for Parcel B on a plan showing Lot Division. The Petitioner is seeking to divide the existing lot into two lots. The subject property is located at 250 Windswept Way Osterville, MA as shown on Assessor's Map 051 Parcel 012. It is located in the Residence F-1 (RF-1) Zoning District and Resource Protection Overlay District (RPOD). **(Click [HERE](#) for Material)**

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Upcoming Hearings

May 11, 2022, May 25, 2022, June 8, 2022

Adjournment