



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 Vacant – Associate Member Aaron Webb-Associate Member Denise Johnson-Associate Member
 Vacant – Town Council Liaison

Staff Support

Elizabeth Jenkins –Director - elizabeth.jenkins@town.barnstable.ma.us
 Anna Brigham – Principal Planner – anna.brigham@town.barnstable.ma.us
 Genna Ziino – Adinistrative Assistant – genevey.ziino@town.barnstable.ma.us

Agenda

Wednesday, October 12, 2022

7:00 PM

TO BE RELOCATED TO Selectmans Conference Room

2nd Floor, Town Hall, 367 Main Street, Hyannis

To all persons interested in or affected by the actions of the Zoning Board of Appeals, you are hereby notified, pursuant to Section 11 of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, and all amendments thereto, that a public hearing on the following appeals will be held on Wednesday, October 12, 2022, at the time indicated:

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

September 14, 2022 – Click [HERE](#) for Materials

Old Business

7:00 PM

Appeal No. 2022-029

Leveroni

Maureen Leveroni has applied for a Special Permit pursuant to Section 240.91 (H)(3) Nonconforming Lot and requests a finding under M.G.L. Chapter 40A Section 6 regarding compliance with floor area ratio. The Applicant proposes to demolish two existing single story structures and replace the structures with one, two story structure on the same or smaller footprint. 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. **Continued from June 8, 2022, and July 13, 2022, August 24, 2022. Request received to continue to December 7, 2022.**

(Click [HERE](#) for Materials)

7:01 PM

Appeal No. 2022-039 READVERTISED

157 Thornton Drive LLC

157 Thornton Drive LLC has applied for a Special Permit pursuant to Section 240-93 B. Expansion of a preexisting nonconforming structure and to Section 240-57 Reduction in Parking. The Applicant seeks to construct an approximately 2,002 square foot storage addition to the southern end of the existing building. The existing structure is nonconforming to numerous dimensional, parking, and screening requirements and the proposed expansion will also be nonconforming to dimensional, parking, and screening requirements. The subject property is located at 157 Thornton Drive, Hyannis, MA as shown on Assessor’s Map 296 as Parcel 019. It is located in the Industrial (IND) Zoning District. **Continued from September 14, 2022**

(Click [HERE](#) for Materials)

7:02 PM

Appeal No. 2022-040 READVERTISED

157 Thornton Drive LLC

157 Thornton Drive LLC has petitioned for a Variance from Section 240-33 E. Rear yard setback, Lot coverage, and Section 240-33 F. Special Screening, Section 240-56 Parking Schedule, and Section 240-57 Reduction of parking. The Applicant seeks to construct an approximately 2,002 square foot storage addition to the southern end of the existing building which will intensify existing nonconforming setback, lot coverage, screening and parking demand. The subject property is located at 157 Thornton Drive, Hyannis, MA as shown on Assessor's Map 296 as Parcel 019. It is located in the Industrial (IND) Zoning District. **Continued from September 14, 2022**

(Click [HERE](#) for Materials)

New Business

7:03 PM

Appeal No. 2022-050

Cape and Islands Veterans Outreach Center Inc

Cape and Islands Veterans Outreach Center, Inc has applied for a modification of Special Permit No. 1995-163 Condition 6, Special Permit No. 1996-012 Conditions 1 and 2, and Special Permit No. 2013-52 Condition 4, pursuant to Section 240-125 C. (2) Standards for granting a Special Permit. The Applicant seeks to transfer the Special Permit from the current owner, Pitcher's Way LLC, to continue the use of the property as a group home for rehabilitation. The subject property is located at 805 Pitcher's Way, Hyannis, MA as shown on Assessor's Map 271 as Parcel 160. It is located in the Residence C-1 (RC-1) Zoning District.

(Click [HERE](#) for Materials)

Correspondence

None

Matters Not Reasonably Anticipated by the Chair

Board Election

Vice Chair

Upcoming Hearings

October 26, 2022, November 9, 2022, December 7, 2022

Adjournment