



# Town of Barnstable Zoning Board of Appeals



## Board Members

Jacob Dewey – Chair    Herbert Bodensiek – Vice Chair    Paul Pinard – Clerk  
Emanuel Alves – Associate Member    Mark Hansen – Regular Member    Larry Hurwitz – Associate Member  
Denise Johnson – Associate Member    Aaron Webb – Regular Member    Vacant – Associate Member  
Betty Ludtke – Town Council Liaison

## Staff Support

Elizabeth Jenkins – Director – [elizabeth.jenkins@town.barnstable.ma.us](mailto:elizabeth.jenkins@town.barnstable.ma.us)  
Anna Brigham – Principal Planner – [anna.brigham@town.barnstable.ma.us](mailto:anna.brigham@town.barnstable.ma.us)  
Genna Ziino – Administrative Assistant – [genevey.ziino@town.barnstable.ma.us](mailto:genevey.ziino@town.barnstable.ma.us)

## Agenda

**Wednesday, March 13, 2024**

**7:00 PM**

**James H. Crocker Jr. Hearing Room, 2<sup>nd</sup> 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, March 13, 2024, at the time indicated:

### Call to Order

Introduction of Board Members

### Notice of Recording

This meeting of the Zoning Board of Appeals is being recorded and broadcast on the Town of Barnstable’s Government Access Channel. In accordance with MGL Chapter 30A §20, I must inquire whether anyone is recording this meeting and if so, to please make their presence known.

### Minutes

None

### Old Business

**7:00 PM**

**Appeal No. 2023-034**

**Bayridge Realty, LLC**

Bayridge Realty, LLC has applied for a Comprehensive Permit pursuant to MGL Ch. 40B §20, 21, 22, and 23. The Applicant proposes to construct 14 housing units (24 bedrooms) within 4 detached buildings and associated parking and site improvements on 3.95 acres for rental purposes in accordance with MGL Ch. 40B, 760 CMR. The unit mix shall consist of 6 one-bedroom units, 6 two-bedroom units, and 2 three-bedroom units. 4 of the units will be restricted as affordable for low- or moderate-income persons. The subject property is located at 900 Old Stage Road, Centerville, MA as shown on Assessor’s Map 192 as Parcel 001. It is located in the Residence C (RC) Zoning District. **Continued from November 8, 2023 and January 10, 2024 and February 7, 2024. Members assigned: Herbert Bodensiek, Paul Pinard, Aaron Webb, Mark Hansen, and Manny Alves.**

(Click [HERE](#) for materials)

**7:01 PM**

**Appeal No. 2023-044**

**Alliegro**

George and Debra Alliegro have petitioned for a Variance pursuant to Section 240-13 E. RF-1 Bulk Regulations – Minimum Side Yard Setback. The Petitioners seek a variance to construct an unconditioned, screened porch over an existing patio 12.6 feet from the lot line where 15 feet is required. The subject property is located at 202 Sea View Avenue, Osterville, MA as shown on Assessor’s Map 138 as Parcel 014. It is located in the RF-1 Zoning District. **Continued from January 10, 2024, January 24, 2024, February 7, 2024, and February 28, 2024.**

(Click [HERE](#) for materials)

7:02 PM

Appeal No. 2023-045

Alliegro

George and Debra Alliegro have applied to modify Special Permit No. 2016-018 Modification No. 3 to allow for the construction of a screened porch over an existing patio, which would increase the lot coverage from 16.2% to 18.3%. The subject property is located at 202 Sea View Avenue, Osterville, MA as shown on Assessor's Map 138 as Parcel 014. It is located in the RF-1 Zoning District.

Continued from January 10, 2024, January 24, 2024, February 7, 2024, and February 28, 2024.

(Click [HERE](#) for materials)

#### New Business

7:03 PM

Appeal No. 2024-002

TFG Hyannis Hospitality, LLC

TFG Hyannis Hospitality, LLC has filed an Appeal of an Administrative Official's Decision in accordance with 240-125.B.(1). The Appellant seeks to overturn the Building Commissioner's determination dated December 12, 2023 that the project is outside of the Ground Mounted Solar Photovoltaic Overlay District and that the proposed solar arrays are ground mounted solar arrays not permitted at the property. The subject property is located at 35 Scudder Avenue, Hyannis, MA as shown on Assessor's Map 289 as Parcel 110. The property is located in the Residence B (RB) Zoning District.

(Click [HERE](#) for Materials)

7:04 PM

Appeal No. 2024-004

Sigall

Lorraine Samuelson Sigall has petitioned for a Variance pursuant to Section 240-13 E. Bulk regulations in the RC, RD, RF-1, and RG Residential Districts. The Petitioner seeks a variance for a 6-inch encroachment into the front yard setback. The subject property is located at 7 Gleneagle Drive, Centerville, MA as shown on Assessor's Map 191 as Parcel 166. It is located in the Residence C (RC) Zoning District and the Resource Protection Overlay District (RPOD).

(Click [HERE](#) for Materials)

#### Correspondence

#### Matters Not Reasonably Anticipated by the Chair

#### Upcoming Hearings

March 27, 2024, April 10, 2024, April 24, 2024

#### Adjournment