



## TOWN OF EASTHAM

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### **EASTHAM ZONING BOARD OF APPEALS PUBLIC HEARING MEETING AGENDA**

Earle Mountain Room  
December 1, 2016, 5:00 pm

#### 1. Opening Statements

2. Case No. ZBA2016-8 – (continued from 10/6/16) 455 Steele Road, Map 4, Parcels 518, 519, 542. Karen Kollar (Owner), Julie Csenger (Applicant) seek a Special Permit pursuant to M.G.L. c. 40A s. 9 and Eastham Zoning By-law Section V District A (Uses) for the housing of two horses in an existing accessory structure.

Case No. ZBA2016-14 – 545 Nauset Light Beach Road, Map 23, Parcel 9 and 120 Cummings Lane, Map 23, Parcel 6. Michael Schaffer (Owner) seeks a Variance pursuant to M.G.L. c. 40A s. 10 from Eastham Zoning By-law Section V (uses, district F – Seashore District) to demolish an existing single family residence, relocate an existing single family residence from adjacent lot and build a new detached garage with non-conformity to expansion allowed within District F and non-conformity to required setbacks.

Case No. ZBA2016-15 – 4680 State Highway, Map 8, Parcel 202. Belvernon, LLC (Owner) seeks a Special Permit pursuant to M.G.L. c. 40A s. 9 and Eastham Zoning By-law Sections IX.A (lot size), V (uses, all districts) and VI.D (non-conforming uses) to demolish an existing non-conforming mixed use building and construct a new garage with office space above and to change the use of an existing retail structure from bakery to fish market.

Case No. ZBA2016-16 – 1 Bayberry Lane, Map 13, Parcel 143. Morcaldi Family Trusts (Owners) and Richard and Lea Schneider (Applicants) seek a Special Permit pursuant to M.G.L. c. 40A s. 9 and Eastham Zoning By-law Sections IX.A (lot size), IX.B (setback requirements) and VI.B and C (non-conforming uses) to demolish a pre-existing non-conforming single family residence and build a new single family residence with increased non-conformity to setback.

#### 3. Review and approve minutes: November 3, 2016

#### 4. Any other business that may come before the Board

#### 5. Adjournment