



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642 - 2544

All departments 508 240-5900 Fax 508 240-1291

www.eastham-ma.gov

TOWN OF EASTHAM ZONING BOARD OF APPEALS PUBLIC HEARING - November 13, 2014 - 5:00 P.M. AGENDA

1. Opening Statements

2. Hearings:

Case No. ZBA2014-19 - (continuance) - Mark & Nancy Haley, owner, Belmont, MA seek a Special Permit under Section VI of the Eastham Zoning Bylaws, Section IX, Lot size, side yard setbacks, to demolish existing non-conforming house and rebuild new non-conforming house for property located at **5 West Shore Drive, Eastham, MA, Map 7A, Parcel 4.**

Case No. ZBA2014-16 - (modification) Eastham Windmill Boardwalk, LLC, Eastham, MA, owner, and applicant Benjamin E. Zehnder, Esq., Orleans, MA, seeks to modify application No. ZBA2014-16 by also requesting variances of side and rear yard setbacks, pursuant to Section IX, Intensity Regulations, Subsection B.2, and Section V, Uses, District E, for proposed residential apartments above permitted business space to exceed the maximum 50% of the proposed structure, in connection with a proposed mixed-use structure and an existing residential duplex, on property located at **2470 State Highway, Map 15, Parcel 65P.**

Case No. ZBA2014-24 – (new) Daniel Duhamel of 2 Governor Prentice Road, Eastham, MA requests variances to permit, on a lot in District A (Residential; One and Two-Family Dwellings), construction of a farmer's porch on the front and south sides of an existing single-family dwelling, pursuant to *Eastham Zoning By-Laws, Section IX B. 5.) Setbacks – front line 30 feet and side line 25 feet and Massachusetts General Laws, Ch 40A, Section 10*, for property located at **2 Governor Prentice Road, Map 18, Parcel 62A.**

Case No. ZBA2014-25 – (new) Cape Associates, Inc., Matthew H. Cole, Representative, 345 Massasoit Road, Eastham, MA requests zoning relief to construct, on a single lot in District A (Residential; One and Two-Family Dwellings), 6 single-family residences, and establish a new, unspecified nonconforming nonresidential use as would be permitted in District D (Retail Sales/Service Area), within the existing former church structure on the same lot, pursuant to *Eastham Zoning By-Laws, Section V – Uses and IX – Intensity Regulations and Massachusetts General Laws, Chapter 40A, Section 10*, for property located at **930 Massasoit Road, Map 5, Parcel 176A.**

Case No. ZBA2014-26 – (new) James and Barbara Pagos, John O'Reilly, JM O'Reilly Associates, Representative, Brewster, MA requests a variance to permit, on a lot in District F (Cape Cod National Seashore), construction of a dwelling and accessory space in excess of the maximum permitted habitable and/or accessory space limits for District F, pursuant to *Eastham Zoning By-Laws, Section V - Uses, Seashore District F, Subparagraph #8 and Massachusetts General Laws, Ch 40A, Section 8*, for property located at **2080 State Highway, Map 15, Parcel 117.**

3. Approval of Minutes

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

5. Adjournment