

K. Dorling, Asst.

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Orleans Zoning Board of Appeals
Minutes
April 18, 2012

A meeting of the Orleans Zoning Board of Appeals was held in the Skaket Meeting Room at Town Hall. Present were Michael Marnik, Matthew Cole, D. Beth McCartney, Greg DeLory, and Rolf Soderstrom. Building Commissioner Brian Harrison and Board Secretary Sandy Stewart were also present. Chairman Michael Marnik called the meeting to order at 7:00 p.m.

Case #1894

Southside Realty Trust has applied to transfer its rights under Comprehensive Permit #1894, previously granted by this Board, to the Harwich Ecumenical Council for the Homeless (HECH). The property is located at 257 Route 6A, Orleans Map #46, Parcel #52.

Attorney Kevin Kirrane presented the details of the request. Documents reviewed include a letter from Attorney Kirrane dated March 22, 2012, held in the permanent Zoning Board of Appeals case file located at Town Hall. Mr. Rolf Soderstrom moved "that the Comprehensive Permit issued in Case #1894 be transferred from Southside Realty Trust to Harwich Ecumenical Council for the Homeless." The motion was seconded by Ms. D. Beth McCartney and unanimously approved by the Board.

Case #1937

Cynthia Granger has applied for a Special Permit as set forth in MGL Chapter 40A, Section 6, under Orleans Zoning Bylaw Section 164-21A (Note 5) to construct a shed resulting in building coverage in excess of 4,000 square feet. The property is located at 334 Tonset Road, Orleans Map #5, Parcel #5/51/0.

Special Permit granted. See attached Decision. Documents reviewed include the application of Cynthia Granger filed March 12, 2012, the Site Plan prepared by Soule Land Surveying, Brewster Massachusetts, dated January 30, 2012, and two pages of construction drawings filed with the application. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

Case #1938

Frank Csongor has applied for a Special Permit as set forth in MGL Chapter 40A, Section 9, under Orleans Zoning Bylaw Section 164-21A (Note 5) to construct a single family dwelling resulting in building coverage in excess of 4,000 square feet. The property is located at 47 Nauset Road, Orleans Map #22, Parcel #71.

Special Permit granted. See attached Decision. Documents reviewed include the original application of Frank Csongor filed March 23, 2012, the four elevation drawings prepared by Karen B Kempton AIA, dated September 26, 2011 (revised October 3, 2011), pages A-1 through A-4; Proposed Dwelling and on-Site Sewage Treatment and Disposal System drawn by Ryder & Wilcox, Inc., revised February 10, 2012; and Exhibit 1. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

Case #1939

Frank White has applied for a Special Permit as set forth in MGL Chapter 40A, Section 9, under Orleans Zoning Bylaw Sections 164-10A&B and 164-13 to construct a commercial building for

light industry in the general business district. The property is located at 31 Canal Road, Orleans Map #18, Parcel #25.

Special Permit granted. See attached Decision. Documents reviewed include the original application of Frank White filed March 23, 2012, the Site Plan, "Proposed Commercial Structure with Dwelling Unit" prepared by Ryder & Wilcox, PE & PLS, dated October 28, 2011, revised November 22, 2011; the elevation drawing, "Proposed Garage/Shop with Apartment for Frank White," number A1- 3, prepared by Ryder & Wilcox, dated November 28, 2011, revised December 6, 2011, the Notice of Decision of the Site Plan Review Committee dated December 7, 2011, the approval of the Architectural Review Committee by vote dated December 22, 2011, the Order of Conditions of the Orleans Conservation Commission dated December 6, 2011, recorded with Barnstable County Registry of Deeds in Book 25926, Page 317. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.


Case #1940

Joanne Liberles has applied for a Special Permit as set forth in MGL Chapter 40A, Section 9, under Orleans Zoning Bylaw to convert a first floor office/second floor residential condominium unit into a first floor art gallery/second floor residential condominium in the Limited Business District. The property is located at 148 Route 6A, Orleans Map #33, Parcel #53.

Special Permit granted. See attached Decision. Documents reviewed include the original application of Joanne Liberles, for Round Table Nominee Trust, filed March 23, 2012; the Site Plan, "Proposed Apartments and Commercial Building" prepared by Ryder & Wilcox, dated June 2, 2006, revised several times until October 5, 2007; the Site Plan "Edgewater Orleans Condominium" prepared by Ryder & Wilcox, dated June 23, 2009; Elevation drawings A1 and A2 prepared by Thomas A. Moore Design Company, dated September 13, 2006; and Decision No. 1794 of the Orleans Zoning Board of Appeals dated September 6, 2006. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

In other business, on motion by Mr. Cole and seconded by Mr. Soderstrom, the Board voted to approve minutes of the December 7, 2011 meeting.

On motion by Ms. McCartney, seconded by Mr. Cole and unanimously approved by the Board, the meeting was adjourned at 9:05 p.m.


Sandy Stewart
Board Secretary