

K. Delory, Assx

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Orleans Zoning Board of Appeals
Minutes
June 20, 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 #1936 (Continued from May 16, 2012)

Kathi Whitaker applied to revise the Special Permit previously granted in Case #1936. The property is located at 176 Quanset Road.

Modification to Special Permit granted. See attached Amended Decision. Documents reviewed include the original application of Kathi Whitaker, the Plan entitled "Site Plan Sketch - Building Coverage Calculations" prepared by Ryder & Wilcox, Inc., dated August 11, 2011; the Town of Orleans Conservation Commission Order of Conditions dated October 19, 2011, Mass DEP file 54-2115, as modified and approved by the acceptance of revised plans on April 24, 2012; Plans entitled "Whitaker Residence" drawn by Architectural Design Incorporated, revised April 5, 2012, sheets A3 through A6; Floor Plans entitled "176 Quanset LLC" drawn by Architectural Design Incorporated, issues May 22, 2012, sheets A0 through A2; Letter of David A. Lyttle, Ryder & Wilcox, dated June 1, 2012, explaining the changes which included the reduction in size of the addition foundation, the reduction in the size of the porch, the addition of three cantilevered extensions, the reduction in the building coverage of 41 square feet, and the reduction in the height of the ridge of the addition; Site Plan Showing Proposed Dwelling Renovation & Addition, Ryder & Wilcox, Inc., dated September 15, 2011, revised October 11, 2011 Sheet 1 of 2; and a Land Management Plan prepared by Wilkinson Ecological Design dated September 15, 2011, Mr. Marnik, on December 7, 2011. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

Case #1942

Jeff & Gretel Norgeot 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 barn/garage addition resulting in greater than 4,000 square feet of building coverage. The property is located at 46 Tar Kiln Road, Orleans Map #18, Parcel #25.

Special Permit granted. See attached Decision. Documents reviewed include the original application of Jeff and Gretel Norgeot, filed May 12, 2012, the Plot Plan prepared by Ryder & Wilcox dated April 4, 2012, and construction drawings prepared by Ryder & Wilcox, dated March 28, 2012, 4 pages. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

Case #1943

Douglas & Jennie Jacoby applied for a Special Permit as set forth in MGL Chapter 40A, Section 6, under Orleans Zoning Bylaw Section 164-3C(1), 164-21A, and 164-43 to raze and rebuild a pre-existing, nonconforming single family dwelling in violation of side and rear set back requirements. The property is located at 10 Nauset Road, Orleans Map #22, Parcel #52.

Special Permit granted. See attached Decision. Voting were Mr. Marnik, Ms. McCartney, Mr. Delory, and Mr. Soderstrom. Mr. Cole recused himself and left the room. Documents reviewed

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Minutes of June 20, 2012

include the original application of Douglas Jacoby and Jennie Jacoby (proposed owners under agreement), filed May 11, 2012, the Site Plan prepared by Ryder & Wilcox, Inc. , dated May 7, 2012, revised May 21 2012, floor plans, roof plans and elevations prepared by John Dvorsak, Architect, dated May 7, 2012, drawing numbers A-00, A-01, A-02 A-03 A-04 and A-05, and 6 additional pages of drawings depicting the proposed house. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

Case #1944

Philip and Janine Howarth 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 residential dwelling and associated structures resulting in greater than 4,000 square feet of building coverage. The property is located at 20 Snow Way, Orleans Map #5, Parcel #22.

Special Permit granted. See attached Decision. Voting were Mr. Marnik, Ms. McCartney, Mr. Delory, and Mr. Soderstrom. Mr. Cole recused himself and left the room. Documents reviewed include the original application of Philip and Janine Howarth filed May 11, 2012; the Site Plan entitled "Site Plan-Showing Existing Conditions" prepared by Ryder & Wilcox, Inc. , dated October 20, 2011; the Site Plan entitled "Proposed Dwelling, Guest House, Boat Barn & On-Site Sewage Treatment and Disposal" prepared by Ryder & Wilcox, Inc., dated April 9, 2012, revised May 3, 2012; floor plans and elevations drawn by Brown Lindquist Fenuccio & Raber Architects, Inc., sheets A1.0, A1.1, A1.2, A2.0, A2.1, A3.0, A3.1, and A4.0; Land Management Plan drawn by Wilkinson Ecological Design dated April 13, 2012; Restoration Plan drawn by Wilkinson Ecological Design dated April 9, 2012, revised May 8, 2012; and Orleans Conservation Commission Order of Conditions dated May 9, 2012, recorded with Barnstable County Registry of Deeds on May 25, 2012, in Book 26363, Page 48. Documents are held in the permanent Zoning Board of Appeals case file located at Town Hall.

In other business, on motion by Mr. Marnik and seconded by Mr. Soderstrom, the Board voted unanimously to approve minutes of the May 16, 2012 meeting.

On motion by Mr. Marnik, seconded by Ms. McCartney and unanimously approved by the Board, the meeting was adjourned at 8:46 p.m.



Sandy Stewart
Board Secretary