

AGENDA
DENNIS ZONING BOARD OF APPEALS
Monday, December 11, 2017 – 6:30 PM
Dennis Town Hall, 685 Route 134, Stone Hearing Room, S. Dennis, MA

1. **Colbea Enterprises, L.L.C., 497 Route 134, 499 Route 134, and 4 Market Place, South Dennis, MA,** is seeking a Special Permit in accordance with Sections 2.4.1.2, 2.3.2, and 3.1 of the Dennis Zoning By-Law and M.G.L. Chapter 40A, Section 6, in order to redevelop the existing Shell Station/Convenience Store/Car Wash site. The property is located in the GC III Zoning District at 497 Route 134, 499 Route 134, and 4 Market Place, South Dennis, MA (Assessor's Map 151, Parcels 1-0, 28-0 and 29-0).
2. **Colbea Enterprises, L.L.C., 497 Route 134, 499 Route 134, and 4 Market Place, South Dennis, MA,** is seeking a Variance in accordance with Sections 151-8, 151-13, and 151-14 of the Dennis Sign Code as necessary to replace the pre-existing, nonconforming signage at the Property (including without limitation, freestanding, wall, canopy, directional, pump island, menu, and fuel price signage) with the replacement sign package shown on the submitted plans at the existing Shell Station/Convenience Store/Car Wash site. The property is located in the GC III Zoning District at 497 Route 134, 499 Route 134, and 4 Market Place, South Dennis, MA (Assessor's Map 151, Parcels 1-0, 28-0 and 29-0).
3. **Robert & Mary Evans, Unit 4, 43 Pond Street, W. Dennis, MA** are seeking a Special Permit in accordance with Section 2.4.1.2 of the Dennis Zoning By-law to enclose an existing deck for a 3-season porch and add an addition to the landward side of the existing structure on a property in the R-40 Zoning District at 43 Pond Street, Unit 4, West Dennis, MA (Assessor's Map 46, Parcel 1).
4. **Helen Dresner, 4975 Washington Street, #409, West Roxbury, MA** is seeking to modify Board of Appeals Variance A-421 to remove the requirement that Lot 3, the subject parcel, be removed from the requirement to make use of a common driveway on a property located in the R-40 Zoning District at 171 Searsville Road, South Dennis, MA (Assessor's Map 121, Parcel 19).

ADDITIONAL BUSINESS

1. Review Minutes of November 27, 2017.

The items listed are those reasonably anticipated by the Chair, which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Distributed to: Board Members, Health Department, Building Department, Town Clerk, Town Engineer, Selectmen, Conservation Commission, Police, Applicant, Posting.