

LEGAL NOTICE

TOWN OF YARMOUTH ZONING BOARD OF APPEALS

You are hereby notified that the Yarmouth Zoning Board of Appeals will hold a public hearing on the following petitions/appeals on **Thursday, March 23, 2023 at 6:00 p.m.** at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA 02664 in the Selectman’s Hearing Room.

Request for Appeal – Property Location: 1272, 1276 & 1282 Route 28, South Yarmouth, MA – Vote to Dismiss.

PETITION 4999: John P. Hamel, Trustee of the Hamel Realty Trust of 2014. Property Location: 108 Breezy Point Road, South Yarmouth, MA. Map & Lot #: 34.228; Zoning District: R-25. The Applicant seeks a Special Permit per §104.2.2 to raze and replace a pre-existing, nonconforming single family dwelling.

PETITION 5007: Ekaterina & Family LLC/Jay Imad, Trustee of the Cedars of Lebanon Trust. Property Location: 1272, 1276 & 1282 Route 28, South Yarmouth, MA. Map & Lot #: 60.130, 131 and 132; Zoning District: B-2 and R.O.A.D. The Applicant seeks a Special Permit per §202.5, 203.5, 301.4.1, 301.4.4, 301.4.6, 301.8, 303.5.5 (individually) or in the alternative Section 411 (R.O.A.D.) for H2, H6, H10 and A12 use to redevelop the property and demolish all existing 8 buildings on site and construct a gasoline filling station with 4 dispensers, overhead steel canopy, 2 fuel storage tanks, and an 8,000 sq ft mixed use building with convenience store and drive-thru on the first floor, and 4 residential apartments on the second floor.

SPECIAL PERMIT 4883: Jason Frazier, Trustee of Platinum Realty Trust. Property Location: 27 & 29 Commercial Street and 20 & 24 Delivery Road, South Yarmouth, MA. Map & Lot #: 60.177.1, 178, 182, 183. Zoning District: B-1. Request for extension to Special Permit No. 4883 certified by the Town Clerk on March 29, 2021.

PETITION 4984: (continued from 9/22/22; 2/9/23) Aleksandr Nemanov, Trustee of The 2 Buttercup Realty Trust. Property Location: 2 Buttercup Lane, South Yarmouth, MA. Map & Lot #: 119.33. Zoning District: R-40. The Applicant seeks a Special Permit per §104.3.2(2) and/or Variance from §203.5 for front and side setback relief to raze and replace a pre-existing, non-conforming structure.

Other Business:

- Meeting Minutes from 02.23.23; 03.09.23

Posted By (Name):	Dolores Fallon
Signature:	<i>Dolores Fallon</i>

LEGAL NOTICE

TOWN OF YARMOUTH ZONING BOARD OF APPEALS

You are hereby notified that the Yarmouth Zoning Board of Appeals will hold a public hearing on the following petitions/appeals on **Thursday, March 23, 2023 at 6:00 p.m.** at Yarmouth Town Hall, 1146 Route 28, South Yarmouth, MA 02664 in the Selectman's Hearing Room.

Request for Appeal – Property Location: 1272, 1276 & 1282 Route 28, South Yarmouth, MA – Vote to Dismiss.

PETITION 4999: John P. Hamel, Trustee of the Hamel Realty Trust of 2014. Property Location: 108 Breezy Point Road, South Yarmouth, MA. Map & Lot #: 34.228; Zoning District: R-25. The Applicant seeks a Special Permit per §104.2.2 to raze and replace a pre-existing, nonconforming single family dwelling.

PETITION 5007: Ekaterina & Family LLC/Jay Imad, Trustee of the Cedars of Lebanon Trust. Property Location: 1272, 1276 & 1282 Route 28, South Yarmouth, MA. Map & Lot #: 60.130, 131 and 132; Zoning District: B-2 and R.O.A.D. The Applicant seeks a Special Permit per §202.5, 203.5, 301.4.1, 301.4.4, 301.4.6, 301.8, 303.5.5 (individually) or in the alternative Section 411 (R.O.A.D.) for H2, H6, H10 and A12 use to redevelop the property and demolish all existing 8 buildings on site and construct a gasoline filling station with 4 dispensers, overhead steel canopy, 2 fuel storage tanks, and an 8,000 sq ft mixed use building with convenience store and drive-thru on the first floor, and 4 residential apartments on the second floor.

SPECIAL PERMIT 4883: Jason Frazier, Trustee of Platinum Realty Trust. Property Location: 27 & 29 Commercial Street and 20 & 24 Delivery Road, South Yarmouth, MA. Map & Lot #: 60.177.1, 178, 182, 183. Zoning District: B-1. Request for extension to Special Permit No. 4883 certified by the Town Clerk on March 29, 2021.

PETITION 4984: (continued from 9/22/22; 2/9/23) Aleksandr Nemanov, Trustee of The 2 Buttercup Realty Trust. Property Location: 2 Buttercup Lane, South Yarmouth, MA. Map & Lot #: 119.33. Zoning District: R-40. The Applicant seeks a Special Permit per §104.3.2(2) and/or Variance from §203.5 for front and side setback relief to raze and replace a pre-existing, non-conforming structure.

Other Business:

- Meeting Minutes from 02.23.23; 03.09.23

Posted By (Name):	Dolores Fallon
Signature:	<i>Dolores Fallon</i>