

Wellfleet Zoning Board of Appeals Legal Notice:

Pursuant to Massachusetts General Laws, Chapter 40-A, The Zoning Act and to The Wellfleet Zoning Bylaw (4/28/03), the Wellfleet Zoning Board of Appeals will hold public hearings on **Thursday, October 27, 2022 at 7:00 pm. This meeting will be held virtually via Zoom Video Conference**

Join Zoom Meeting

<https://zoom.us/j/93805453361?pwd=U0t3WXVWVWt0VXdzcFJTtjNNamFIQT09>

Meeting ID: 938 0545 3361; Passcode: 509325; Phone: +1 929 205 6099 US (New York)

**22-21 Behan**, 265 Ridgeway Road, Map 24, Parcel 146: Application for a NSP Special Permit pursuant to G.L. c. 40A, ss. 6 and 9 and WZB 6.1.5 and 8.4.2 and a variance from bylaws s. 5.4.2 (minimum yard requirements) pursuant to M.G.L.c. 40A, s. 10 and Bylaws s. 8.4.3 to relocate a pre-existing, non-conforming structure on a pre-existing, non-conforming lot at a location with a 2' setback from the westerly property line and a 5' setback from the northerly property line. Cont'd from 10/13)

**22-23 Coates and Scheibler**, 10 First Avenue, Map 30, Parcel 120, Application for a Special Permit under WZB 6.1.5.1(b) for an addition of 10' x 21' at the north end of the garage within the setback Cont'd from 10/13

**22-24 Ruehli & Haggerty**, 30 Lookout Road, Map 35, Parcel 3, Application for a Special Permit under WZB 6.1.5 to renovate within the existing footprint of a single-family dwelling which is pre-existing, nonconforming as to height (31') and floor count (3) by raising the lower level to meet FEMA standards, adjusting the roof line to make the proposed height less non-conforming (29' proposed, 31' existing) and merging the existing 2<sup>nd</sup> and 3<sup>rd</sup> floors to make the proposed number of floors (3) no more non-conforming. (ZBL aaaa6.1.5.1(b) and 5.4.4