

Public Meeting Agenda

November 20, 2014

The Provincetown Zoning Board of Appeals will hold a Work Session in starting at 6:00 and a Public Hearing at 7:00 p.m. on Thursday, November 20, 2014, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

- i. Pending Decisions
 - a) **Case #FY 15-11 (David)**
Application by Ezra Block requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning Bylaw to build a dormer on the south facing roof, at the property located at **457 Commercial Street (Res3 Zoning District)**.
 - b) **Case #FY 15-24 (Bob)**
Application by B+C Construction on behalf of Evelyn Gentemann requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct a new dormer and roof deck at the property located at **10 Telegraph Hill Road (Res1 Zoning District)**.
 - c) **Case #FY 15-18 (sign Goldhirsch Decision pending receipt of revised site plan and non-conforming checklist)**
Application by Deborah Sanders & James Rosenfield requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to construct a second floor addition on the rear portion of the structure and construct a dormer along the entire east side of the roof at the property located at **474 Commercial Street (Res3 Zoning District)**.
- ii. Review and approve Minutes of the November 6, 2014 meeting
- iii. Correspondence from Town Counsel regarding Sections 3110 and 5330
- iv. Vacation Schedule
- v. Any other business that may properly come before the Board

B. Public Hearings

- i. **Case #FY 15-16 (Continued to December 18)**
Application by Ted Smith Architect LLC on behalf of Jim McGuire requesting a Special Permit pursuant to Article 2, Section 2560, Permitted Accessory Uses, to construct an 8'x12' shed at the property located at **4 West Vine Street (Res2 Zoning District)**.
- ii. **Case #FY 15-23 (Postponed to December 18)**
Application by Ted Smith Architect LLC on behalf of Jim McGuire requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extension or Alteration, to redesign and raise the roof by 4 feet 10 inches within the front yard setback resulting in an overall increase in building volume at the property located at **4 West Vine Street (Res2 Zoning District)**.
- iii. **Case #FY 15-25**
Application by Cape Associates on behalf of Peter Portney requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, and Article 3, Section 3115, Demolition and Reconstruction, and of the Zoning Bylaw to renovate an existing sunroom and add a roof deck, resulting in an increase of height within a front yard setback at the property located at **39 Pearl Street (Res3 Zoning District)**.

- iv. **Case #FY 15-26**
Application by William N. Rogers on behalf of Frank Gaynor requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct an outdoor stair as a second means of egress at the property located at **17 Montello Street (Res 3 Zoning District)**.
- v. **Case #FY 15-27 (Postpone to December 4)**
Application by Robin B. Reid on behalf of Ross' Grill, LLC requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to increase seating from 35 to 62 at the property located at **237-241 Commercial Street (TCC Zoning District)**.
- vi. **Case #FY 15-28**
Application by Hammer Architects on behalf of David A. Deckelbaum requesting a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, to construct a new egress stair on the front of the existing structure and therefore creating a new non-conformity at the property located at **101 Commercial Street (Res 3 Zoning District)**.
- vii. **Case #FY 15-29**
Application by Hammer Architects on behalf of David A. Deckelbaum requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to construct a two story addition with new roof dormers and elevate the entire structure to comply with FEMA code requirements at the property located at **101 Commercial Street (Res 3 Zoning District)**.
- viii. **Case #FY 15-30**
Application by George Van Dereck Haunstrup & Sandra L. Haunstrup requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, and Article 3, Section 3115, Demolition and Reconstruction, to demolish a pre-existing shed and reconstruct the shed with a basement resulting in an increase in overall height and construct a dormer within a side and front yard setbacks, and construct an access stair to the basement at the property located at **29 Alden Street (Res3 Zoning District)**.
- ix. **Case #FY 15-31**
Application by Trevor's Tide LLC requesting a Special Permit pursuant to Article 2, Section 2470, Parking Requirements, to waive the parking requirements from two required parking spaces to zero parking spaces for a new two bedroom apartment at the property located at **344-346 Commercial Street (TCC Zoning District)**.
- x. **Case #FY 15-32**
Application by William N. Rogers on behalf of Demetrios Daphins requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning Bylaw for relief from the building scale requirement for two of the four new buildings proposed at the property located at **67 Harry Kemp Road (ResB Zoning District)**.
- xi. **Case #FY 15-33**
Application by William Z. Bayba requesting a Special Permit pursuant to Article 2, Section 2450(G12), Permitted Accessory Uses, of the Zoning Bylaw for the installation of an in-ground swimming pool at the property located at **12 Prince Street (Res 3 Zoning District)**.
- xii. **Case #FY 15-34**
Application by William N. Rogers on behalf of Frank Gaynor requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to construct a roof deck, resulting in an increase in height within a front yard setback at the property located at **17 Montello Street (Res3 Zoning District)**.

David Nicolau, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 11/14/14 9:50 am dv