

# Public Meeting Agenda

December 4, 2014

The Provincetown Zoning Board of Appeals will hold a Work Session in starting at 5:45 and a Public Hearing at 7:00 p.m. on Thursday, December 4, 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 – correction on p.1 of decision – allowable scale #)**  
**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 (need Amy's signature on everything)**  
**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)**.
  - d) **Case #FY 15-27 (Joe)**  
**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)**.
  - e) **Case #FY 15-28 (Bob)**  
**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)**.
  - f) **Case #FY 15-29 (Bob)**  
**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)**.
  - g) **Case #FY 15-30 (Jeff)**  
**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)**.
  - h) **Case #FY 15-31 (Bob)**  
**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**
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District).

i) **Case #FY 15-32 (Peter)**

**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 Way (ResB Zoning District)**.

j) **Case #FY 15-33 (Bob)**

**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)**.

- ii. Review and approve Minutes of the November 20, 2014 meeting
- iii. Correspondence from Town Counsel regarding Sections 3110 and 5330
- iv. Vacation Schedule – any updates?
- 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 (applicant request to withdraw without prejudice)**

**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 15-34 (applicant request to withdraw without prejudice)**

**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)**.

vi. **Case #FY 15-1**

**Application by Wellfleet Harbor Seafood Company dba Mac's Provincetown** requesting a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, to display two sandwich boards at the property located at **85-87 Shank Painter Road (GC Zoning District)**.

(Public Hearings continued on next page)

vii. **Case #FY 15-35**

**Application by DKR Developers** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct an addition on the rear of the structure and new egress stairs at the property located at **29 Conant Street (Res 3 Zoning District)**.

**viii. Case #FY 15-37**

**Application by Devon Ruesch dba Devons Deep Sea Dive** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to install a new bar, resulting in a reconfigured seating plan with no seats being added at the property located at **31 Bradford Street (Res 3 Zoning District)**.

**ix. Case #FY 15-38**

**Application by James Turner** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to enlarge a second floor deck at the property located at **11 Bradford Acres Road (Res 3 Zoning District)**.

**x. Case #FY 15-39**

**Application by Regina Binder on behalf of Guy Busa** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, to construct a second story on an existing single-story house at the property located at **2 Conway Street (Res 2 Zoning District)**.

**xi. Case #FY 15-40**

**Application by Tupper Construction Co on behalf of Kathy Kecergis** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct a mudroom and breezeway at the property located at **42 Pleasant Street (Res 3 Zoning District)**.

David Nicolau, Chair

Posted by the Assistant Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 11/25/14 2:40 pm dv

Revised: 12/1/14 8:40 am dv