

Public Meeting Agenda

December 18, 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, 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 15-18 (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)**.
 - b) **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)**.
 - c) **Case #FY 15-30 (Jeff – need corrected decision)**
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)**.
 - d) **Case #FY 15-25 (Bob)**
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)**.
 - e) **Case #FY 15-35 (Bryan)**
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)**.
 - f) **Case #FY 15-37 (Peter)**
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)**.
 - g) **Case #FY 15-38 (Rob)**
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)**.
 - h) **Case #FY 15-39 (Bryan)**
Application by Regina Binder on behalf of Guy Busa requesting a Special Permit pursuant to Article 2,
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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)**.

i) **Case #FY 15-40 (Jeff)**

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)**.

- ii. Review and approve Minutes of the December 4, 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 (request to withdraw without prejudice)**

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 from October 16)**

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 15-36**

Application by Edward Malone on behalf of Community Housing Resource, Inc. requesting an amendment to a previously approved Special Permit (#2004-096) pursuant to Article 2, Section 2400, Use Regulations, and Article 3, Section 3100, Nonconformancy, to allow expanded and flexible office, art studio and neighborhood retail use within existing buildings and to allow woodworking within the existing stable under the F4 use category (a use having externally observable attributes similar to uses permitted) at the property located at **43 Race Point Road (Res 3 Zoning District)**.

iv. **Case #FY 15-41**

Application by Ted Smith Architect LLC on behalf of Jeff Larsen requesting a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, to construct a new single-family residence within the front yard setback at the property located at **29 Point Street (Res 1 Zoning District)**.

v. **Case #FY 15-42**

Application by Ted Smith Architect LLC on behalf of Jeff Larsen requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct a new single-family residence at the property located at **29 Point Street (Res 1 Zoning District)**.

David Nicolau, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 12/10/14 2:40 pm dv

Revised: 12/11/14 2:35 pm dv