

Public Meeting Agenda May 7, 2015

The Provincetown Zoning Board of Appeals will hold a Work Session starting at **6:30** pm and a Public Hearing at 7:00 pm on Thursday, May 7, 2015, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

i. Pending Decisions

1) **Case #FY 15-59 (David)**

Application by Paul Melanson dba Tin Pan Alley requesting a renewal of a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow the continued operation of an 86 seat restaurant with a full liquor license, live entertainment and outdoor seating at the property located at **269 Commercial Street (TCC Zoning District)**.

2) **Case #FY 15-61 (Bob)**

Application by Sebastian Taffara on behalf of Bay Ocean Properties LLC dba Mac's Provincetown requesting a renewal of a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow the continued use of the 260 seat restaurant with full liquor license, live entertainment and outdoor seating at the property located at **85-87 Shank Painter Road (GC Zoning District)**.

3) **Case #FY 15-56 (Jeff)**

Application by William N. Rogers on behalf of James D. Epstein requesting a renewal of a Special Permit pursuant to Article 2, Section 2450(G12), Permitted Accessory Uses, to install a swimming pool at the property located at **5 Telegraph Hill Road (Res 1 Zoning District)**.

ii. Review and approve Minutes of the April 2, 2015 meeting

iii. Any other business that may properly come before the Board

B. Public Hearings

i. Case #FY 15-57

Application by Sean A. Curran on behalf of Nicholas G. Tagaris requesting a Special Permit pursuant to Article 2, Section 2310, Harborfront Regulation, Article 2, Section 2550, Multiple Buildings Per Lot, Article 3, Section 3110, Change, Extension or Alteration, and Article 3, Section 3115, Demolition and Reconstruction, to allow the demolition and reconstruction of two existing cottages and combine the two residential structures into one new principle residential structure with a change in foot print on a non-conforming lot and continue the use of a deck beyond the 195 foot harbor front setback at the property located at **143 Commercial Street (TCC Zoning District)**.

ii. Case #FY 15-58

Application by Sean A. Curran on behalf of Nicholas G. Tagaris requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to allow a deviation from scale for the construction a new residential structure outside of the districts setbacks to replace a structure that was demolished 14 years ago at the property located at **143 Commercial Street (TCC Zoning District)**.

(Public hearing continued on next page)

- iii. **Case #FY 15-64**
Application by Kevin A. Bazarian of B+C Construction on behalf of Lyn Plummer requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to allow the construction of a 6' x 22' farmers porch across the front and to construct a dormer upon the east side of the roof of the pre-existing non-conforming residential structure at the property located at **414 Commercial Street (Res 3 Zoning District)**.
- iv. **Case #FY 15-65**
Application by Chris Mathieson requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to allow a second floor deck to increase in size by 3 feet along a pre-existing non-conforming setback with no further encroachment into any setback at the property located at **1 Winthrop Street (Res 3 Zoning District)**.
- v. **Case #FY 15-66**
Application by Christopher Fiset on behalf of Four Bays, Inc. dba Queen Vic Guest House requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow the sale of alcoholic beverages to registered guests of the inn at the property located at **166 Commercial Street (TCC Zoning District)**.
- vi. **Case #FY 15-67**
Application by Edward Steblein dba Small Temptations requesting a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, to allow the display of merchandise hung upon the front of the building at the property located at **289 Commercial Street (TCC Zoning District)**.
- vii. **Case #FY 15-68**
Notice of Appeal by Jonathan Sinaiko to appeal a decision of the Building Commission as specified under M.G.L Chapter 40A, Section 15, regarding Building Permit #15-BPR-00260, which the applicant believes to be in violation of Article 2 Section 2640, Building Scale, of the Provincetown Zoning Bylaw, for the property located at **294 Commercial Street (Res 3 Zoning District)**.
- viii. **Case #FY 15-69 (Postpone to May 21)**
Application by Provincetown Pier Corporation requesting a renewal of a Special Permit pursuant to Article 2, Section 2450(G11), Permitted Accessory Uses, of the Zoning Bylaw to allow the sale of food from local vendors within the pier pavilion at the property located at **1 MacMillan Wharf (TCC/Harbor Overlay Zoning District)**.
- ix. **Case #FY 15-71 (Postpone to May 21)**
Application by Erica Gioka on behalf of Provincetown Theater Company requesting a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, of the Zoning Bylaw to allow the display of two sandwich boards at the property located at **244 Commercial Street (TCC Zoning District)**.

David Nicolau, Chair

Posted by the Town Clerk: www.provincetown-ma.gov