

Public Meeting Agenda May 21, 2015

The Provincetown Zoning Board of Appeals will hold a Work Session starting at **6:45** pm and a Public Hearing at 7:00 pm on Thursday, May 21, 2015, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

- i. Pending Decisions
 - a) **Case #FY 15-64 (Bob)**
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)**.
 - b) **Case #FY 15-66 (Bob)**
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)**.
 - c) **Case #FY 15-69 (Peter)**
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)**.
- ii. Review and approve Minutes of the May 7, 2015 meeting
- iii. Any other business that may properly come before the Board

B. Public Hearings

- I. **Case #FY 15-57 (Continued from May 7)**
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 (Continued from May 7)**
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 hearings continued on next page)

- III. **Case #FY 15-68** (applicant requests to postpone to June 18; time waiver request needs to be signed) **Notice of Appeal by Jonathan Sinaiko** to appeal a decision of the Building Commissioner, 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 Bradford Street (Res 3 Zoning District)**.
- IV. **Case #FY 15-72** **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)**.

David Nicolau, Chair
Posted by the Town Clerk: www.provincetown-ma.gov