

Public Meeting Agenda

February 2, 2017

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:30 P.M. on Thursday, February 2, 2017, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

- 1) Annual Board Organizational Meeting
 - a) Election of Chair
 - b) Election of Vice Chair
 - c) Election of Clerk
- 2) Discussion regarding possible amendment to Section 3110
- 3) Pending Decisions:
 - a) **Case #FY17-31 (Joe – correct decision)**
Application by, **EH OP CO, LLC, dba Eben House**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow the sale of alcoholic beverages for the private consumption of registered guests and guests of registered guests at a guesthouse located on the property at **90 Bradford Street (Residential 3 Zoning District)**.
 - b) **Case #FY17-29 (Bob - correct decision)**
Application by **Jeffrey R. Larsen** requesting a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, of the Zoning By-Laws for the construction of a single family residence on a vacant lot at the property located at **29 Point Street (Residential 1 Zoning District)**.
 - c) **Case #FY17-40 (Jeremy)**
Application by **Don DiRocco, Hammer Architects**, on behalf of **Jay Anderson**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations of the Zoning By-Laws to increase the height of a roof dormer 10" up a pre-existing, non-conforming east side yard dimension and to construct a new roof dormer extending up and along a pre-existing, non-conforming west side yard dimension at the property located at **51 Commercial Street, Front (Residential 2 Zone)**.
 - d) **Case #FY17-43 (Jeff G.)**
Application by **Steven Latasa-Nicks**, on behalf of **Strangers and Saints, Inc.**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements of the Zoning By-Laws to allow the service of alcohol and to revise an existing flex-seating plan at the property located at **404 Commercial Street, (Town Center Commercial Zone)**.
 - e) **Case #FY17-45 (Jeremy)**
Application by **SGI 300A, LLC**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations of the Zoning By-Laws to construct a second floor addition up and along a pre-existing, non-conforming side yard elevation of the structure located at **300A Commercial Street (Town Center Commercial Zone)**.
 - c) **Case #FY17-46 (Bob)**
Application by **Tom Thompson**, on behalf of **Hal Z. Katzen**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to increase building scale for the construction of a 4' addition and a shed dormer up and along pre-existing, non-conforming south and west elevations of the structure located at **307 Bradford Street (Residential 2 Zone)**.
(Work Session Continued on Next Page)

d) **Case #FY17-48 (Bob)**

Application by **William N. Rogers, II**, on behalf of **Elizabeth S. Athineos**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to replace an existing retaining wall with a retaining wall greater than 4' in height on the property located at **63 Shank Painter Road (General Commercial Zone)**

e) **Case #FY17-49 (Bob)**

Application by **William N. Rogers, II**, on behalf of **Elizabeth S. Athineos**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to increase building scale for the construction of a second floor addition up and along a pre-existing, non-conforming elevation of the structure located at **63 Shank Painter Road (General Commercial Zone)**.

4) Review and approve minutes of the January 5 & 19, 2017 meetings

5) Any other business that may properly come before the Board

B) **Public Hearings**

1) **Case #FY17-47**

Application by **KA Bazarian Construction**, on behalf of **Jennifer Realty Trust**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a farmer's porch on the north elevation, to construct two 18' dormers up and along the east and west elevations and to extend a gable up and along the east and south elevations of the structure located at **12 Cudworth Street (Residential 3 Zone)**.

2) **Case #FY17-50**

Application by **Zachary Luster**, on behalf of **Larry Luster**, requesting a Special Permit pursuant to Article 3, Section 3420, Outside Display, of the Zoning By-Laws for the outdoor display of a sign advertising the restaurant located at **4 Kiley Court (Residential 3 Zone)**.

3) **Case #FY17-51**

Application by **Steve & B Company** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to continue the service of food and alcohol to the public and maintain a flex-seating plan at the restaurant located at **401½ Commercial Street (Town Center Commercial Zone)**.

VOTES MAY BE TAKEN ON ANY OF THE ABOVE AGENDA ITEMS

David Nicolau, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 1/27/17 10:00 am dv