

Public Meeting Agenda September 7, 2017

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:45 P.M. followed by a Public Hearing at 7:00 P.M. on Thursday, September 7, 2017, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

- 1) Pending Decision:

ZBA 18-02 (Jeff G.)

Application by **Pamela W. Barter, Trustee**, on behalf of **Realty Acquisition Trust**, requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G14, Utility/Garden Shed (96 sq. ft. max), of the Zoning By-Laws to allow a 96 sq. ft. shed to be located in pre-existing, non-conforming side yard setbacks on the property located at **6 Tiny's Way (Residential 3 Zone)**. **Jeffrey Gould, Jeffrey Haley, Jeremy Callahan, Marianne Clements and Daniel Wagner sat on the case.**

- 2) Review and approve minutes of the August 3, 2017 meeting
- 3) Any other business that may properly come before the Board

B. Public Hearings VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

- 1) [ZBA17-64](#) (*postponed from the meeting of July 20th*)

Application by **KA Bazarian**, on behalf of **Maria Cirino**, requesting a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish a garage and rebuild in the same footprint, adding dormers on the east and west elevations on the property located at **3 Cudworth Street (Residential 3 Zone)**.

- 2) [ZBA 18-03](#)

Application by **Stephen Baker** 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 construct a two-story atrium on the rear of the structure, to increase building scale and to enlarge and enclose an existing open storage area under a second floor deck at the property located at **39 Pearl Street (Residential 3 Zone)**.

- 3) [ZBA 18-04](#)

Application by **Tom Thompson**, on behalf of **Robert Sanborn**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend up and along a pre-existing, non-conforming southwest and northwest elevation to construct a shed dormer on the structure located at **3 Atlantic Avenue (Residential 3 Zone)**.

- 4) [ZBA 18-05](#)

Application for an appeal by **BBJC, LLC**, aggrieved by a July 12, 2017 decision of the Building Commissioner regarding the height of a structure located at **350 Bradford Street (Residential 3 Zone)**.

- 5) [ZBA 18-06](#)

Application by **Ryan Campbell**, on behalf of **Pamela Cyr & Joyce Holupka**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to remove and reconstruct two decks and extend a roof on the south elevation and to remove and replace a wooden walkway on the pre-existing, non-conforming east elevation of the structure on the property located at **487 Commercial Street (Residential 3 Zone)**.

- 6) [ZBA 18-07](#) (*postponed to be re-noticed for the meeting of October 5th*)
Application by **Linda E. Salmon** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to vertically extend a cottage up pre-existing, non-conforming dimensions on the property located at **963 Commercial Street, #28 (Residential 1 Zone)**.

- 7) [ZBA 18-08](#)
Application by **Michael McIntyre**, on behalf of **PMR Realty, LLC**, 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 construct a second floor dormer up and along pre-existing, non-conforming dimensions and to increase building scale on the structure located at **212 Bradford Street (Residential 3 Zone)**.

- 8) [ZBA 18-09](#)
Application by **Michael McIntyre**, on behalf of **PMR Realty, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to revise a seating plan in the structure located at **212 Bradford Street (Residential 3 Zone)**.

VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS ABOVE

David Nicolau, Chair

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