

## Public Meeting Agenda August 2, 2018

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:30 P.M. followed by a Public Hearing at 7:00 P.M. on Thursday, August 2, 2018, 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 Decisions:

##### a) **ZBA 18-70 (Daniel)**

Application by **William N. Rogers, II**, on behalf of **The Beach Bucket Trust, Lynn Saucier, Trustee**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a storage loft with dormers, increase the first floor by 3' towards the south and increase the roof height by 5' 4 3/4" on a structure with less than 9' of separation from an abutting structure on the property located at **963 Commercial Street, #15 (Residential 1 Zone)**.

##### b) **ZBA 18-73 (Rob)**

Application by **Ted Smith, Architect**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws, for the alteration of a second floor, including enclosing an existing deck to create a screened-in porch, that will increase the building scale of the structure located at **13 Creek Round Hill Road (Residential 1 Zone)**. **Rob, Daniel, Steven and Peter sat on the case.**

##### b) **ZBA 18-74 (Peter)**

Application by **Steven Cook, of Cotuit Bay Design**, on behalf of **Kenneth Hale & Steven Wetzler**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to add a second floor deck with stairs on the southwest elevation and to rebuild a deck with stairs on the southeast elevation and stairs in the pre-existing, non-conforming northwest elevation, thereby increasing the building scale of the structure located at **28 Cottage Street (Residential 3 Zone)**. **Rob, Daniel, Steven and Peter sat on the case.**

2) Approve minutes of the July 19, 2018 meeting.

3) Any other business that may properly come before the Board.

### B. Public Hearings

#### 1) **ZBA 18-05** (*request to postpone from the meeting of September 6<sup>th</sup>*)

Reconsideration of a **Notice of Appeal** by **BPJC, LLC**, regarding a July 12, 2017 decision by the Building Commissioner that a flat-roofed structure on the property located at **350 Bradford Street (Residential 3 Zone)** was in excess of 23' and was in violation of Article 2, Section 2560, Dimensional Schedule, of the Zoning By-Laws.

#### 2) **ZBA 18-23** (*request to postpone to the meeting of September 6<sup>th</sup>*)

Application by **KA Bazarian**, on behalf of **509 Commercial Street, LLC**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to raise a structure 9' to conform with FEMA regulations, going up and along east and west pre-existing, non-conforming elevations, to add and enclose the space below a deck on the south elevation and to add an egress stairway on the west elevation of the structure on the property located at **509 Commercial Street (Residential 3 Zone)**.

#### 3) **ZBA 18-53** (*continued from the meeting of July 19<sup>th</sup>*)

Application by **George Tagaris** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to modify a condition related to the installation of a sprinkler system pursuant to an existing Special Permit, FY15-57, for the property located at **143 Commercial Street (Town Center Commercial Zone)**.

- 4) [ZBA 18-58](#) (*postponed to the meeting of September 6<sup>th</sup>*)  
Application by **Christopher J. Snow, Esq.** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow 30 exterior flex seats for the service of food and alcohol on a deck at the property located at **177 Commercial Street (Town Center Commercial Zone)**.
- 5) [ZBA 18-69](#)  
Application by **Regina Binder** on behalf of **199 Bradford St., LLC** requesting a Special Permit pursuant to Article 2, Sections 2450, Permitted Accessory Uses, G17, Accessory Dwelling Unit, and 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to rebuild a foundation, renovate a structure by adding a balcony, a covered porch and stairs on a pre-existing, non-conforming south/southwest elevation, increase building scale by adding a covered porch on a pre-existing, non-conforming north elevation and add an accessory dwelling unit at the property located at **199 Bradford Street (Residential 3 Zone)**.
- 6) [ZBA 18-71](#) (*postponed from the meeting of July 19<sup>th</sup>*)  
Application by **Lisa Pacheco Robb** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend a deck along a pre-existing, non-conforming south elevation at the property located at **155 Bradford Street (Residential 3 Zone)**.
- 7) [ZBA 18-76](#) (*postponed from the hearing of July 19<sup>th</sup>*)  
Application by **Topknot, LLC** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to revise a seating plan for the property located at **225 Commercial Street (Town Center Commercial Zone)**.
- 8) [ZBA 18-77](#) (*postponed from the hearing of July 19<sup>th</sup>*)  
Application by **Riley Brothers Realty, LLC**, requesting a Special Permit pursuant to Article 3, Section 3432 c., Illumination Standards, of the Zoning By-Laws for the installation of exterior lighting fixtures mounted on lighting poles on the property located at **132 & 134 Bradford Street (Town Center Commercial Zone) and 10 Conwell Street (Residential 3 Zone)**.
- 9) [ZBA 18-78](#) (*postponed from the hearing of July 19<sup>th</sup>*)  
Application by **Mark Sellers** and **Najjia Mahmoud**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale and Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and rebuild a structure located in pre-existing, non-conforming southwest and northwest elevations and to increase its building scale on the property located at **25 Cottage Street (Residential 3 Zone)**.
- 10) [ZBA 19-01](#)  
Application by **Robin B. Reid, Esq.**, on behalf of **Jeanne and Richard Barry**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws, to increase the length of a porch on a south elevation and along a pre-existing, non-conforming east elevation on the property located at **10 Whorf's Court (Residential 3 Zone)**.
- 11) [ZBA 19-02](#)  
Application by **Ken Ross** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to increase building scale to construct a 136 sq. ft. addition on the west elevation of the structure located at **20 Court Street (Residential 3 Zone)**.
- 12) [ZBA 19-03](#)  
Application by **John Copell** requesting a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, of the Zoning By-Laws for the outside display of candles and art work at the gazebo located at **174 Commercial Street (Town Center Commercial Zone)**.

Jeremy Callahan, Chair

Posted by the Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov) 7/27/18 8:50 am dv

Revised 7/31/2018, 8:30 am AR