

Public Meeting Agenda September 20, 2018

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 20, 2018, in the Auditorium at Town Hall, 260 Commercial Street, Provincetown, MA.

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

- 1) Discussion re Board member liability.
- 2) Approve minutes of the September 6, 2018 meeting.
- 3) Any other business that may properly come before the Board.

B. Public Hearings

1) [ZBA 18-05](#) (*postponed from the meeting of August 2nd*)

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 18-53](#) (*continued from the meeting of September 6th*)

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)**.

3) [ZBA 18-58](#) (*postponed from the meeting of September 6th*)

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)**.

4) [ZBA 18-69](#) (*postponed from the meeting of August 2nd*)

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)**.

5) [ZBA 19-01](#) (*postponed from the meeting of September 6th*)

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)**.

(Public Hearings continued on next page)

6) [ZBA 19-06](#) (*postponed from the meeting of September 6th*)

Application by **Christopher J. Snow, Esq.** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to build a deck on the rear of the structure that will extend along a pre-existing, non-conforming west elevation and increase lot coverage from 57.4% to 72.5% at the property located at **177 Commercial Street (Town Commercial Center Zone)**.

7) [ZBA 19-07](#) (*postponed from the meeting of September 6th*)

Application by **Christopher J. Snow, Esq.** requesting a Variance pursuant to Article 2, Section 2540, Harbor Setback and Article 4, Section 4150, Green Area, of the Zoning By-Laws to build a deck on the rear of a structure that intrudes into the Harbor Setback and whose green area does meet the minimum required by the Zoning By-Laws on the property located at **177 Commercial Street (Town Commercial Center Zone)**.

8) [ZBA 19-08](#)

Application by **Don DiRocco, of Hammer Architects**, on behalf of **Steve Tait & Dave Cook**, requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming Pool, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws for changes to an existing structure within pre-existing, non-conforming east and west elevations and the installation of a pool at the property located at **425 Commercial Street (Residential 3 Zone)**.

9) [ZBA 19-09](#) (*postponed from the meeting of September 6th*)

Application by **Pavel Fiodarau**, on behalf of **PV Development, LLC**, requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming Pool, for the installation of a pool at the property located at **170 Bradford Street Extension (Residential 3 Zone)**.

10) [ZBA 19-10](#)

Application by **Don DiRocco, of 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 re-locate a permitted structure 42' 10" northward of its original pre-existing, non-conforming location at the property located at **51 Commercial Street, Rear (Residential 2 Zone)**.

11) [ZBA 19-11](#)

Application by **Alan R. Cabral, of ARC Designs, LLC**, on behalf of **Mark J. Doherty**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to construct a two-story 60 sq. ft. addition to an existing dwelling at the property located at **35B Franklin Street (Residential 3 Zone)**.

Jeremy Callahan, Chair

Posted by the Assistant Town Clerk www.provincetown-ma.gov 09/17/2018, 9:25 am AR