

## Public Meeting Agenda

February 7, 2019

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:00 P.M. followed by a Public Hearing at 6:30 P.M. on Thursday, February 7, 2019, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

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

#### 1) Pending Decisions:

##### **ZBA 19-30 (Jeremy)**

Application by **Ted Smith Architect, LLC**, on behalf of **Matthew Patsky**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to add a dormer and convert an attic area into livable space in the structure located at **16 Pilgrim Heights Road Rear (Residential 1 Zone)**. **Jeremy, Rob, Daniel, Steven and Peter sat on the case.**

##### **ZBA 19-33 (Rob)**

Application by **Kevin O'Shea** seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, and Section 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and rebuild a portion of the structure up and along a pre-existing, non-conforming west elevation on the property located at **157 Commercial Street (Town Commercial Center Zone)**. **Jeremy, Rob, Daniel, Steven and Peter sat on the case.**

##### **ZBA 19-34 (Peter)**

Application by **Doug Dolezal**, of **Design Matters, LLC**, on behalf of **Brian O'Malley**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to add multiple affordable housing units to a structure resulting in an increase over the allowable neighborhood building scale on the property located at **30 Shank Painter Road (General Commercial Zone)**. **Jeremy, Rob, Daniel, Steven and Peter sat on the case.**

##### **ZBA 19-38 (Jeremy)**

Application by the **Town of Provincetown** seeking a Special Permit pursuant to Article 2, Sections 2560, Dimensional Schedule, footnote 5, and 2640, Building Scale, of the Zoning By-Laws to construct a two-story police station that exceeds both building scale and height requirements on the property located at **16 Jerome Smith Road (Residential 3 Zone)**.

2) Approve minutes of the January 17, 2019 meeting.

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

### B. Public Hearings

#### 1) **ZBA 18-69** (*request to withdraw without prejudice*)

Application by **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)**.

#### 2) **ZBA 19-29** (*continued to the meeting of February 21<sup>st</sup>*)

Application by **509 Commercial St., LLC** seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to raise a structure by 9', alter it up and along pre-existing, non-conforming east and west elevations and move it 15' to the south of its existing location on the property at **509**

**Commercial Street (Residential 3 Zone).**

3) **ZBA 19-31** (*request to withdraw without prejudice*)

Application by **William N. Rogers, II**, on behalf of **Enco Realty, Inc.**, 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 renovate a structure by adding a residential unit to an attic floor, constructing two dormers; one along a northeast elevation and one along a pre-existing, non-conforming southwest elevation, and increasing its building scale on the property located at **32 Bradford Street (Residential 3 Zone)**.

4) **ZBA 19-35** (*request to postpone to the meeting of March 7<sup>th</sup>*)

Application by **Mark Legere**, of **Marolima East, LLC**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to construct a single-family house where a neighborhood average scale has not yet been established on the property located at **806 Commercial Street (Residential 1 Zone)**.

5) **ZBA 19-36** (*request to postpone to the meeting of March 7<sup>th</sup>*)

Application by **Mark Legere**, of **Marolima East, LLC**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to construct a single-family house where a neighborhood average scale has not yet been established on the property located at **820 Commercial Street (Residential 1 Zone)**.

6) **ZBA 19-37** (*request to postpone to the meeting of February 21<sup>st</sup>*)

Application by **Topknot Properties, LLC** for a Notice of Appeal of a decision by the Building Commissioner, dated November 21, 2018, regarding the calculation of a front yard setback on the property located at **225 Commercial Street (Town Commercial Center Zone)** for which the applicant is aggrieved.

7) **ZBA 19-41** (*request to postpone to the meeting of February 21<sup>st</sup>*)

Application by **Ted Smith, Architect**, on behalf of **Thomas Tannariello**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to construct a new single-family structure that will have a volume greater than the maximum allowable scale for the neighborhood on the property located at **6 Commercial Street (Residential 1 Zone)**.

8) **ZBA 19-42**

Application by the **Fine Arts Work Center** seeking a Special Permit pursuant to Application by the **Fine Arts Work Center** seeking 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 renovate a common room, increasing pre-existing, non-conforming lot coverage and building scale on the property located at **24 Pearl Street (Residential 3 Zone)**.

Jeremy Callahan, Chair

Posted by the Assistant Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov). 02/01/2019, 9:25 am AR