

Public Meeting Agenda September 19, 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. in the Judge Welsh Room on Thursday, September 19, 2019, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA. 02657.

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

1) Pending Decisions:

1) **ZBA 19-79 (Jeremy)**

Application by **Lisa Pacheco Robb**, on behalf of **Travis & Wendy Connors**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alterations, of the Zoning By-Laws to extend two bays along pre-existing, non-conforming front and side yard setbacks and to add a widow's walk on the structure located at **14 Thistlemore Road (Residential 1 Zone)**. **Jeremy, Daniel, Caleb and Robert sat on the case.**

ZBA 20-03 (Robert)

Application by **William Lord** seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to add a sunroom to the structure located at **5 Nelson Avenue (Residential 3 Zone)**. **Jeremy, Daniel, Caleb and Robert sat on the case.**

ZBA 20-05 (Peter)

Application by **Design Matters, LLC, Doug Dolezal**, on behalf of **Miriam Gallardo & Courtney Spitz**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Changes, Extensions or Alterations, of the Zoning By-Laws to construct a two-story, 180 sq. ft. addition on the rear, northwest corner, along a pre-existing, non-conforming west side yard elevation, and to increase the building scale of the structure located at **62 Mayflower Avenue (Residential 1 Zone)**. **Steven, Peter, Caleb and Robert sat on the case.**

ZBA 20-08 (Steven)

Application by **PV Development** seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G11, Other Customary Accessory Uses, of the Zoning By-Laws to construct a gazebo on the property located at **170 Bradford Street Extension (Residential 3 Zone)**. **Jeremy, Steven, Daniel, Peter and Caleb sat on the case.**

2) Approve minutes of the August 15 and September 5, 2019 meetings.

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

2) **ZBA 19-78** (continued from the meeting of July 18th)

Application by **Dol-Fin Development, LLC** seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B7, Parking Lots, garages, of the Zoning By-Laws to establish a parking lot on the premises located at **3 Cudworth Street (Residential 3 Zone)**.

3) **ZBA 20-09** (continued from the meeting of September 5th)

Application by **Ted Smith, Architect, LLC**, on behalf of **Jonathan Price**, seeking 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 raze an existing dwelling unit and to build a new garage and single-family structure on the property located at **21 Off-Cemetery Road (Residential 3 Zone)**.

4) [ZBA 20-10](#)

Application by **Ted Smith, Architect, LLC**, on behalf of **Adam Rogers**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to convert a garage to a studio, adding a half story up and along pre-existing, non-conforming south front and west side yard setbacks, on the property located at **10-12 West Vine Street (Residential 2 Zone)**.

5) [ZBA 20-11](#)

Application by **Ted Smith, Architect, LLC**, on behalf of **Tom Tannariello**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to renovate a structure and increase its footprint by adding a new basement and a second story up and along pre-existing, non-conforming west side and north rear yard setbacks on the property located at **420 Commercial Street (Residential 3 Zone)**.

6) [ZBA 20-12](#)

Application by **John D. Corcoran** seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to add a dormer to, and increase the scale of, a structure on the property located at **26 Pleasant Street, U2 (Residential 3 Zone)**.

7) [ZBA 20-13](#)

Application by **Ezra Block**, on behalf of **Matthew Metivier & Ricardo Gessa**, seeking 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, relocate, and rebuild an existing cottage up and along a pre-existing, non-conforming west side yard setback on the property located at **7 Bradford Street (Residential 3 Zone)**.

Jeremy Callahan, Chair,

Posted by the Assistant Town Clerk: www.provincetown-ma.gov , 09/12/2019, 11:20 am AR