

Public Meeting Agenda December 5, 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, December 5, 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:

ZBA 20-22 (Peter)

Application by **KA Bazarian Construction and Development**, on behalf of the **Steven Ballerini**, seeking a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws remove and renovate 200 sq. ft. of a structure located along a pre-existing, non-conforming east side setback on the property located at **72B Commercial Street (Residential 2 Zone)**. **Jeremy, Peter, Caleb, and Robert sat on the case.**

ZBA 20-24 (Caleb)

Application by **Chris Hartley**, of **Provincetown Brewing Company**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow indoor entertainment on the property located at **141 Bradford Street (Town Center Commercial Zone)**. **Jeremy, Peter, Caleb, and Robert sat on the case.**

ZBA 20-26 (Steven)

Application by **William N. Rogers, II**, on behalf of **Enco Realty, Inc.**, 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 reconfigure interior space to create a third unit, add two dormers on pre-existing, non-conforming northeast and southwest dimensions and construct a 20' by 5' covered entry deck with stairs and a shed roof on the structure located at **32 Bradford Street, Bldg. 1 (Residential 3 Zone)**.

ZBA 20-27 (Peter)

Application by **William N. Rogers, II**, on behalf of the **New Hop Holdings, LLC**, 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 increase building scale by constructing a first floor addition over an existing outdoor kitchen and storage area, incorporating a new enclosed entrance space to replace existing outdoor stairs, creating a new deck access over an existing first floor deck along a pre-existing, non-conforming east elevation, and adding a second floor dormer with an inset deck on a south elevation of the structure on the property located at **429 Commercial Street (Residential 3 Zone)**.

ZBA 20-28 (Daniel)

Application by **Sean Curran**, on behalf of **Michael Goff**, 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 construct dormers along an east and a pre-existing, non-conforming west elevation on the front building and add a new foundation with flood vents, construct a single-story addition on the second level, expand a roof deck and add a stairway with access to the roof deck above the addition on the rear building on the property located at **120 Commercial Street (Town Center Commercial Zone)**.

ZBA 20-29 (Caleb)

Application by **Robin B. Reid, Esq.**, on behalf of **Foxberry Inn, LLC**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, A3, Employee Housing, of the Zoning By-Laws to renovate an existing basement space to create two suites with non-permanent kitchens for employee housing in the structure on the property located at **29 Bradford Street Extension (Residential 1 Zone)**.

- 2) Approve minutes of the November 21, 2019 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) [ZBA 20-30](#) *(continued from the meeting of November 21st)*
Application by **Christine Barker** seeking a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, of the Zoning By-Laws to increase the maximum building height allowed for a proposed structure containing 31 hotel units, 4 condominium units, and a restaurant/bar, with a parking area beneath, on the property located at **227R Commercial Street (Town Center Commercial Zone)**.
- 2) [ZBA 20-31](#) *(continued from the meeting of November 21st)*
Application by **Christine Barker** seeking Special Permits pursuant to Article 2, Sections 2334, "V" Zones, 2560, Dimensional Schedule, 2630E2, Roofs, 2640, Building Scale, and Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to construct a building containing 31 hotel units, 4 condominium units, and a restaurant/bar, with a parking area beneath, on the property located at **227R Commercial Street (Town Center Commercial Zone)**.
- 3) [ZBA 20-42](#) *(continued from the meeting of November 21st)*
Application by **Christine Barker** seeking Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to construct a building containing 31 hotel units, 4 condominium units, and a restaurant/bar on the property located at **227R Commercial Street (Town Center Commercial Zone)**.
- 4) [ZBA 20-43](#) *(continued from the meeting of November 21st)*
Application by **Christine Barker** seeking Special Permit pursuant to Article 2, Section 2470, Parking Requirements, of the Zoning By-Laws to construct a building containing 31 hotel units, 4 condominium units, and a restaurant/bar, with a parking area beneath, on the property located at **227R Commercial Street (Town Center Commercial Zone)**.
- 5) [ZBA 20-32](#)
Application by **Ted Smith** on behalf of **Mitchell Klein**, seeking a Special Permit pursuant to Article 2, Sections 2470, Parking Requirements, and 2640, Building Scale, of the Zoning By-Laws for relief from parking requirements and an increase in building scale due to the addition of a new dwelling unit in a structure located at **26 Bradford Street (Residential 3 Zone)**.
- 6) [ZBA 20-33](#)
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Delft Haven II Condominium Association**, 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 increase the building height up and along a pre-existing, non-conforming north front yard setback and an east side yard setback on the property located at **7 Commercial Street, U1-5 (Residential 1 Zone)**.
- 7) [ZBA 20-34](#)
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Delft Haven II Condominium Association**, seeking a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, of the Zoning By-Laws to for the construction of a new landing and egress stairs on a structure that will encroach farther into a pre-existing, non-conforming north front yard setback and an east side yard setback located at **7 Commercial Street, U1-5 (Residential 1 Zone)**.
- 8) [ZBA 20-35](#)
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Delft Haven II Condominium Association**, Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to increase the building height up and along a pre-existing, non-conforming north front yard setback on the property located at **7 Commercial Street, U2 (Residential 1 Zone)**.

- 9) [ZBA 20-36](#)
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Delft Haven II Condominium Association**, seeking a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, of the Zoning By-Laws for the construction of a new landing and egress stairs on a structure that will encroach farther into a pre-existing, non-conforming north front yard setback on the property located at **7 Commercial Street, U2 (Residential 1 Zone)**.
- 10) [ZBA 20-37](#)
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Delft Haven II Condominium Association**, 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 increase the height of a structure and deck, within their existing footprint, up and along a pre-existing, non-conforming west side yard setback on the property located at **7 Commercial Street, U3-4 (Residential 1 Zone)**.
- 11) [ZBA 20-38](#)
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Delft Haven II Condominium Association**, 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 increase the height of a structure and deck, within their existing footprint, and to construct a new egress stair up and along a pre-existing, non-conforming west side yard setback on the property located at **7 Commercial Street, U7-8 (Residential 1 Zone)**.
- 12) [ZBA 20-39](#)
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Delft Haven II Condominium Association**, 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 increase the height of a structure and deck, within their existing footprint, and to construct a new egress stair up and along a pre-existing, non-conforming east side yard setback on the property located at **7 Commercial Street, U17 (Residential 1 Zone)**.
- 13) [ZBA 20-40](#)
Application by **Tom Thompson**, on behalf of **Luis & Vanessa Ruelas**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, and Section 3115, Demolition and Reconstruction, of the Zoning By-Laws to construct a deck extension and an addition up and along pre-existing, non-conforming east side and south rear elevations and to extend a porch up and along a pre-existing, non-conforming north elevation, thereby increasing the building scale of a structure, and to demolish a shed on the property located at **419 Commercial Street (Residential 3 Zone)**.
- 14) [ZBA 20-41](#)
Application by **William N. Rogers, II**, on behalf of **Sandmark Management, LLC**, 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 construct a 20' by 46' retractable awning over an existing outdoor seating area (deck) on the property located at **328 Commercial Street (Town Center Commercial Zone)**.

Jeremy Callahan, Chair,

Posted by the Assistant Town Clerk: www.provincetown-ma.gov , 11/20/2019, 11:40 am AR