

Public Meeting Agenda February 6, 2020 REVISED

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, February 6, 2020, 260 Commercial Street, Provincetown, MA. 02657.

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

1) Pending Decisions:

ZBA 20-24 (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 20-41 (Robert)

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, Daniel, Steven, Peter, and Robert sat on the case.**

ZBA 20-47 (Jeremy)

Application by **Ted Smith, Architect, LLC**, on behalf of **Grant Hester**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a one-story addition and a deck on the rear of a structure to extend along a pre-existing, non-conforming front yard setback on the property located at **240½ Bradford Street (Residential 3 Zone)**. **Jeremy, Steven, Daniel and Peter sat on the case.**

ZBA 20-48 (Jeremy)

Application by **Ted Smith, Architect, LLC**, on behalf of **Steven Schnitzer**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend a pre-existing, non-conforming structure along a rear yard setback on the property located at **119 Bradford Street (Town Center Commercial Zone)**. **Jeremy, Steven, Daniel and Peter sat on the case.**

2) Discussion regarding the Board's policy for reading decisions and applicants' recording requirements.

3) Approve minutes of the January 16, 2020 meeting.

4) Any other business that may properly come before the Board: Corrected decision for ZBA 20-31 & ZBA 20-42

B. Public Hearings VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

1) **ZBA 20-32** (continued from the meeting of January 16th)

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 the building scale of a structure located at **26 Bradford Street (Residential 3 Zone)**.

- 2) [ZBA 20-43](#) (continued from the meeting of January 16th)
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)**.
- 3) [ZBA 20-49](#)
Application by **Michael Czyoski**, on behalf of **Marianne Colacray**, seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G14, Utility Garden Shed (96 sq. ft. max.), of the Zoning By-Laws to construct a shed on the property located at **12 Franklin Street, #1 (Residential 3 Zone)**.
- 4) [ZBA 20-50](#)
Application by **Robin B. Reid, Esq.**, on behalf of **James Savko**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B7, Parking Lots/Garages, of the Zoning By-Laws to create one parking space non-appurtenant to the structure on the property located at **446 Commercial Street (Residential 3 Zone)**.
- 5) [ZBA 20-51](#)
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **William Lampeter**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to construct a new dormer up and along a pre-existing, non-conforming east front yard setback and for an increase in the building scale of the structure located at **10 Atwood Avenue (Residential 2 Zone)**.
- 6) [ZBA 20-52](#)
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Michael Rose & Ruben Rodriguez**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to construct a new dormer and a second story addition on a pre-existing, non-conforming north side yard setback, a new deck on the south elevation, and for an increase in building scale of the structure located at **11 Pearl Street (Residential 3 Zone)**.

Jeremy Callahan, Chair,

Posted by the Town Clerk: www.provincetown-ma.gov , 01/31/2020, 9:15 am AR

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