

Public Meeting Agenda February 20, 2020

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 20, 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 20-49 (Robert)

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)**. **Jeremy, Daniel, Caleb, Peter and Robert sat on the case.**

ZBA 20-50 (Peter)

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)**. **Jeremy, Daniel, Caleb, Peter and Robert sat on the case.**

ZBA 20-51 (Jeremy)

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)**. **Jeremy, Daniel, Caleb, Peter and Robert sat on the case.**

ZBA 20-52 (Jeremy)

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)**.

- 2) Discussion regarding the Board's policy for reading decisions and applicants' recording requirements.
- 3) Approve minutes of the February 6, 2020 meeting.
- 4) 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 20-32** (continued from the meeting of February 6th)

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 20-53](#)
Application by **Christopher Page**, on behalf of **The Pilgrim House**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to expand an existing full service restaurant space, add a live music venue for entertainment and reconfigure seats at the property located at **336 Commercial Street (Town Center Commercial Zone)**.

- 4) [ZBA 20-54](#)
Application by **William N. Rogers, II**, on behalf of **Noho Properties, LLC**, seeking a Special Permit pursuant to Article 3, Section 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and reconstruct decks and stairs at the rear of the property located at **452 Commercial Street (Residential 3 Zone)**.

Jeremy Callahan, Chair,

Posted by the Assistant Town Clerk: www.provincetown-ma.gov , 02/14/2020, 9:15 am AR