

Public Meeting Agenda August 7, 2014

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:15 p.m. and Public Hearings at 7:00 p.m. on Thursday, August 7, 2014, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

a. Work Session

a. Pending Decisions

- i. **Case #FY14-64 (amend: add deed book and page; to be signed by Amy)**
Application by William N. Rogers II on behalf of Robert R. McBride Et Al requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, of the Zoning Bylaw for the installation of an in-ground swimming pool at the property located at **3 Creek Round Hill Road (Res1 Zoning District)**.
 - ii. **Case #FY14-67**
Application by William N. Rogers II on behalf of Neil Hanscomb requesting a Special Permit pursuant to Article 3, Section 3110, Nonconformancy – Change, Extensions or Alterations, of the Zoning Bylaw to demolish and reconstruct a 12 foot by 21 foot deck at the property located at **11A Mermaid Avenue (Res1 Zoning District)**.
 - iii. **Case #FY 14-74 (amend: add deed book and page, 24-month lapse condition; to be signed by Bob)**
Application by Provincetown Public Pier Corp requesting a Special Permit pursuant to Article 2, Section 2450(G11), Permitted Accessory Uses, of the Zoning Bylaw to allow the sale of food from local vendors within the pier pavilion at the property located at **1 MacMillan Wharf (TCC/Harbor Overlay Zoning District)**.
 - iv. **Case #FY 14-78**
Application by 26 Alden LLC requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension and Alteration, to demolish and reconstruct two pre-existing non-conforming stairways within the front yard setback at the property located at **26 Alden Street (Res3 Zoning District)**.
 - v. **Case #FY 14-79**
Application by 26 Alden LLC requesting a Special Permit pursuant to Article 4, Section 4170, Change of Use/Non-Residential to Residential Use Conversions, to convert the existing municipal use to a 9 unit multi-family use, including 3 affordable units at the property located at **26 Alden Street (Res3 Zoning District)**.
- b. Clarify special permit decision of Nancy Ann Meads to reflect number of indoor seats increased and total number of seats at Café Edwige, 333 Commercial Street.
 - c. Review and approve Minutes of the July 23, 2014 meeting
 - d. Acting Chair to sign copy of approved Minutes of the July 17, 2014 Executive Session
 - e. Board reorganization – election of Chair, Vice Chair and any other officers of the Board
 - f. Application of Melinda Ancillo for Alternate Member of the ZBA
 - g. Any other business that may properly come before the Board

b. **Public Hearings**

(Public hearings continued on next page)

a. **Case #FY 14-75**

Application by John DeSouza on behalf of Thomas Thompson requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to deviate from neighborhood average building scale to extend two porches, one of which to be enclosed to create a mudroom, at the property located at **3 Fishburn Court (Res3 Zoning District)**.

b. **Case #FY 14-80**

Application by John Pompeii requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension and Alteration, to add a second floor and a dormer within the side yard setback at the property located at **10 Young's Court (Res3 Zoning District)**.

c. **Case #FY 14-76**

Application by Gary Reinhardt on behalf of Cindy Binder requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension and Alteration, to extend an existing cottage within the footprint of a pre-existing above ground septic structure at the property located at **242 Bradford Street (Res3 Zoning District)**.

d. **Case #FY 14-81**

Application by Julie Trembley requesting a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, of the Zoning Bylaw to display art work at the property located at **277 Commercial Street (TCC Zoning District)**.

e. **Case #FY 15-2 (Postponed to September 4th)**

Application by Carolyn Collins and Dorothy Varon requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change Extension and Alteration, to deviate from neighborhood average building scale and build up and along a pre-existing non-conforming setback to construct two dormers to deviate from neighborhood average building scale to construct two dormers, at the property located at **910 Commercial Street (Res1 Zoning District)**.

f. **Case #FY 15-3 (Application Withdrawn)**

Application by Regina Binder on behalf of Andrew Leonard requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension and Alteration, of the Zoning Bylaw to construct an inset roof deck and replace existing windows with a door to access the deck, at the property located at **353B Commercial Street (TCC Zoning District)**.

g. **Case #FY 15-4**

Application by Ryan Burns Campbell requesting a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, of the Zoning Bylaw to place a sandwich board adjacent to the street at the property located at **199 Commercial Street (TCC Zoning District)**.

David Nicolau, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 8/1/14 11:50 am dj

Revised 8/4/14 10:25 am dv