

Public Meeting Agenda

September 4, 2014

The Provincetown Zoning Board of Appeals will hold a Work Session at 5:30 p.m. and a Public Hearing at 6:00 p.m. on Thursday, September 4, 2014, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

a. **Work Session**

- i. **Case #FY 14-68**
Application by Marlene Janice Sawyer requesting a Special Permit pursuant to Article 2, Section 2440(B7), Permitted Principle Uses, of the Zoning Bylaw to reconfigure and add addition parking spaces at the property located at **152 Commercial St (TCC Zoning District)**.
- ii. **Case #FY 14-70 (David Nicolau to write decision)**
Application by William N. Rogers on behalf of Young's Court East Condominium requesting a Special Permit pursuant to Article 3, Section 3110, Nonconformancy – Change, Extensions or Alterations, of the Zoning Bylaw to construct a shed dormer and roof deck at the property located at **173 Bradford Street (Res3 Zoning District)**.
- iii. **Case #FY 14-71** Clarify special permit decision of Nancy Ann Meads to reflect the number of indoor seats increased from 53 to 65 and the total number of seats thereby increased from 69 to 81, as shown on the signed plans for Café Edwige, **333 Commercial Street (TCC Zoning District)**.
- iv. **Case #FY 14-74 (amend decision by adding deed book and page and 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)**.
- v. **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)**.
- vi. **Case #FY 14-79 (add p. 2 of SP application to file; need correction on first page and signature sheet)**
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)**.
- vii. Review and approve Minutes of the August 28, 2014 meeting
- viii. Sign approved Minutes of the August 7, 2014 meeting
- ix. Acting Chair (Bob) to sign copy of approved Minutes of the July 17, 2014 Executive Session
- x. Board reorganization – election of Chair, Vice Chair and any other officers of the Board
- xi. Application of Melinda Ancillo for Alternate Member of the ZBA
- xii. Any other business that may properly come before the Board

b. **Public Hearings (continued on next page)**

- i. **Case #FY 14-75 (Postponed from August 7)**
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)**.
- ii. **Case #FY 14-80 (Postponed from August 7)**
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)**.
- iii. **Case #FY 14-81 (Postponed from August 7)**
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)**.
- iv. **Case #FY 15-2 (Postponed to September 18th due to clerical error)**
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, at the property located at **910 Commercial Street (Res1 Zoning District)**.
- v. **Case #FY 15-5**
Application by Ted Smith Architects LLC on behalf of Jane Barker and Linda Rohler requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension and Alteration, to demolish an existing shed and reconstruct a smaller shed within the rear and side yard setbacks at the property located at **5 Nickerson Street (Res2 Zoning District)**.
- vi. **Case #FY 15-7**
Application by Christopher Stein dba Quintessential Cape Cod requesting a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, of the Zoning Bylaw to display merchandise on an outdoor patio, at the property located at **220A Commercial Street (TCC Zoning District)**.
- vii. **Case #FY 15-8**
Application by Don Di Rocco on behalf of Christine Barker requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning Bylaw to build an addition to the existing dwelling at **169 Bradford Street (Res3 Zoning District)**.
- viii. **Case #FY 15-9**
Application by Ted Smith Architects LLC on behalf of Richard O'Reagan and Richard Hanson requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension and Alteration, to construct a new entry stoop within the front yard setback at the property located at **69 Commercial Street (TCC Zoning District)**.
- ix. **Case #FY 15-10**
Application by William Needell requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension and Alteration, to remove an existing solarium and replace with a shed within the same footprint but with an increased height of two feet at the property located at **15 Cottage Street (Res3 Zoning District)**.
- x. **Case #FY 15-11**
Application by Ezra Block requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning Bylaw to build a dormer on the south facing roof, at the property located at **457 Commercial Street (Res3 Zoning District)**.
- xi. **Case #FY 15-13**
Application by Vincent Edwards requesting a Special Permit pursuant to Article 3, Section 3115, Demolition and Reconstruction, to demolish an existing brick staircase and reconstruct a wooden staircase in the same footprint at the property located at **12 Atlantic Avenue (Res3 Zoning District)**.

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 9/2/14 8:15 am dv