

Public Meeting Agenda

October 2, 2014

The Provincetown Zoning Board of Appeals will hold a Work Session in **Caucus Hall** starting at **6:15** and a Public Hearing at 7:00 p.m. on Thursday, October 2, 2014, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

a. Work Session

- i. **Case #FY 15-2**
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)**.
- ii. **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 (Res2 Zoning District)**.
- iii. **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)**.
- iv. Review and approve Minutes of the September 18, 2014 meeting
- v. Review Elton Cutler application for board membership. Votes may be taken.
- vi. Any other business that may properly come before the Board

b. Public Hearings

- i. **Case #FY 14-80 (Postponed from September 4)**
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)**.
 - ii. **Case #FY 15-8 (continued from September 4; request to continue to October 2)**
Application by Don Di Rocco on behalf of Christine Barker requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extension and Alteration, of the Zoning Bylaw to build an addition to the existing dwelling and construct a dormer within a side yard setback at the property located at **169 Bradford Street (Res3 Zoning District)**
 - iii. **Case #FY 15-12 (Postponed from September 18)**
Application by Scott Grady Architects on behalf of Stan Sikorsky requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning Bylaw to build a dormer upon the existing dwelling, at the property located at **1 Fortuna Road (Res1 Zoning District)**.
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(Public Hearings continued on next page)

- iv. **Case #FY 15-15 (Postponed from September 18)**
Application by Stephen Rome dba Kung Fu Dumplings requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning Bylaw to increase seating from 8 seats to 20 seats, at the property located at **293 Commercial Street (TCC Zoning District)**.
- v. **Case #FY 15-16**
Application by Ted Smith Architect LLC on behalf of Jim McGuire requesting a Special Permit pursuant to Article 2, Section 2560, Permitted Accessory Uses, to construct an 8'x12' shed at the property located at **4 West Vine Street (Res2 Zoning District)**.
- vi. **Case #FY 15-18**
Application by Deborah Sanders & James Rosenfield requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to construct a second floor addition on the rear portion of the structure and construct a dormer along the entire east side of the roof at the property located at **474 Commercial Street (Res3 Zoning District)**.
- vii. **Case #FY 15-19**
Application by Carol Wells and William Browne requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct a second floor addition, a new second floor deck and a new roof deck at the property located at **963 Commercial Street (Res1 Zoning District)**.
- viii. **Case #FY 15-20**
Application by Joseph Kaye requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to reconstruct the roof resulting in an increase in building height within the front yard setback at the property located at **8 Cudworth Street (Res3 Zoning District)**.

David Nicolau, Chair

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