

## Public Meeting Agenda

October 16, 2014

The Provincetown Zoning Board of Appeals will hold a Work Session in **Caucus Hall** starting at **6:00** and a Public Hearing at 7:00 p.m. on Thursday, October 16, 2014, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

### A. Work Session

- i. Pending Decisions
  - a) **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)**.
  - 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 15-8**  
**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)**
  - d) **Case #FY 15-12**  
**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)**.
  - e) **Case #FY 15-15**  
**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)**.
  - f) **Case #FY 15-21**  
**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)**.
- ii. Review and approve Minutes of the October 2, 2014 meeting
- iii. Any other business that may properly come before the Board

### B. Public Hearings

- i. **Case #FY 15-16 (Postponed from October 2)**  
**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)**.

(Public Hearings continued on next page)

- ii. **Case #FY 15-18 (Continued from October 2, Request to postpone to November 6)**  
**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)**.
- iii. **Case #FY 15-20**  
**Application by Julie Knapp dba Twisted Sisters** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning Bylaw to increase seating from 23 to 30 seats (all 7 additional seats are indoor seating) at the property located at **293 Commercial Street (TCC Zoning District)**.
- iv. **Case #FY 15-22**  
**Application by Joe Connolly and Robert J. Foy** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to construct two dormers on the rear cottage at the property located at **60A Commercial Street (Res2 Zoning District)**.
- v. **Case #FY 15-23**  
**Application by Ted Smith Architect LLC on behalf of Jim McGuire** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extension or Alteration, to redesign and raise the roof by 4 feet 10 inches within the front yard setback resulting in an overall increase in building volume at the property located at **4 West Vine Street (Res2 Zoning District)**.
- vi. **Case #FY 15-24**  
**Application by B+C Construction on behalf of Evelyn Gentemann** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct a new dormer and roof deck at the property located at **10 Telegraph Hill Road (Res1 Zoning District)**.

David Nicolau, Chair

Posted by the Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 10/10/14 8:30 am dj

Revised: 10/14/14 4:05 pm dv