

Public Meeting Agenda

November 6, 2014

The Provincetown Zoning Board of Appeals will hold a Work Session in starting at 6:00 and a Public Hearing at 7:00 p.m. on Thursday, November 6, 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 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)**.
 - c) **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)**.
- ii. Meet with applicants for ZBA membership: Rob Anderson and Bryan Armstrong
- iii. Review and approve Minutes of the October 16 and October 23, 2014 meetings
- iv. Any other business that may properly come before the Board

B. Public Hearings

- i. **Case #FY 15-24 (Continued from October 23)**
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)**.
- ii. **Case #FY 15-16 (Continued from October 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)**.
- iii. **Case #FY 15-18 (Continued from October 16)**
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)**.

(Public Hearings continued on next page)

- iv. **Case #FY 15-23 (Postponed to December 18)**
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)**.

- v. **Case #FY 15-26 (Postpone to November 20)**
Application by William N. Rogers on behalf of Frank Gaynor requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct an outdoor stair as a second means of egress at the property located at **17 Montello Street (Res 3 Zoning District)**.

- vi. **Case #FY 15-27 (Postpone to November 20)**
Application by Robin B. Reid on behalf of Ross' Grill, LLC requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to increase seating from 35 to 62 at the property located at **237-241 Commercial Street (TCC Zoning District)**.

- vii. **Case #FY 15-28**
Application by Hammer Architects on behalf of David A. Deckelbaum requesting a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, to construct a new egress stair on the front of the existing structure and therefore creating a new non-conformity at the property located at **101 Commercial Street (Res 3 Zoning District)**.

- viii. **Case #FY 15-29**
Application by Hammer Architects on behalf of David A. Deckelbaum requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to construct a two story addition with new roof dormers and elevate the entire structure to comply with FEMA code requirements at the property located at **101 Commercial Street (Res 3 Zoning District)**.

David Nicolau, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 10/28/14 11:35 am dv

Revised 11/3/14 9:15 am dv