

Public Meeting Agenda

February 5, 2015

The Provincetown Zoning Board of Appeals will hold a Work Session in starting at 6:30 and a Public Hearing at 7:00 p.m. on Thursday, February 5, 2015, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

i. Pending Decisions

- a. **Case #FY 15-27 (need revised plans per Building Commissioner request)**
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)**.
- b. **Case #FY 15-35 (Bryan)**
Application by DKR Developers requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct an addition on the rear of the structure and new egress stairs at the property located at **29 Conant Street (Res 3 Zoning District)**.
- c. **Case #FY 15-38 (Rob)**
Application by James Turner requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to enlarge a second floor deck at the property located at **11 Bradford Acres Road (Res 3 Zoning District)**.
- d. **Case #FY 15-39 (Bryan)**
Application by Regina Binder on behalf of Guy Busa requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, to construct a second story on an existing single-story house at the property located at **2 Conway Street (Res 2 Zoning District)**.
- e. **Case #FY 15-43 (Bryan)**
Application by Ted Smith Architect LLC on behalf of Mark Oldham requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct a covered porch and addition to the front of the structure at the property located at **37 Pleasant Street (Res 3 Zoning District)**.
- f. **Case #FY 15-44 (Bob) (need Building Commissioner review of seating)**
Application by Jason P. Aubee requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, and Article 2, Section 2440(B8), Permitted Principle Uses, to change a former retail use to a fast order food establishment use (self-serve frozen yogurt shop) at the property located at **293 Commercial Street Unit C (TCC Zoning District)**.
- g. **Case #FY 15-45 (Bryan)**
Application by Ted Smith Architect LLC on behalf of David High requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to reconfigure an existing deck and reconstruct as a new covered porch at the property located at **50 Commercial Street (Res 2 Zoning District)**.

ii. Review and approve Minutes of the January 15, 2015 meeting

iii. Any other business that may properly come before the Board

B. **Public Hearings**

- i. **Case #FY 15-46**
Application by William N. Rogers on behalf of EH Realty LLC requesting a Special Permit pursuant to Article 2, Section 2450(G12), Permitted Accessory Uses, to construct a 10'x18' swimming pool at the property located at **90 Bradford Street (Res 3 Zoning District)**.
- ii. **Case #FY 15-47**
Application by Marlene Janice Sawyer requesting a renewal of a Special Permit pursuant to Article 2, Section 2440(B7), Permitted Principle Uses, to allow a parking lot for 18 parking spaces at the property located at **152 Commercial Street (TCC Zoning District)**.
- iii. **Case #FY 15-48**
Application by Christopher J. Snow Esq. on behalf of Souza, LLC requesting a Special Permit pursuant to Article 2, Section 2440(B4e), Permitted Principle Uses, to convert an existing neighborhood retail use to a package store use at the property located at **252 Commercial Street (TCC Zoning District)**.
- iv. **Case #FY 15-49**
Application by Regina Binder on behalf of Hank Hitopolous requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extension or Alteration, and Article 3, Section 3115, Demolition and Reconstruction to construct a new covered porch at the property located at **8 Cook Street (Res 3 Zoning District)**.
- v. **Case #FY 15-50**
Application by Christian P. Dittrich on behalf of Lee Giroux requesting a Special Permit pursuant to Article 2, Section 2450(G12), Permitted Accessory Uses, to construct a new 16'x12' swimming pool at the property located at **75 Franklin Street (Res 3 Zoning District)**.
- vi. **Case #FY 15-51**
Application by Ben deRuyter on behalf of New Art Realty Corp requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to relocate the bar and create a new seating layout with no increase in seating at the property located at **214 Commercial Street (TCC Zoning District)**.
- vii. **Case #FY 15-52**
Application by B+C Construction on behalf of Russell A. Friedman & Wayne E. Briggs requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, and Article 3, Section 3115, Demolition and Reconstruction, to demolish an existing shed and reconstruct a new shed that is two feet taller within the same footprint at the property located at **8 Fishburn Court (Res 3 Zoning District)**.
- viii. **Case #FY 15-53**
Application by Ron Robin requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to create a new seating layout at the property located at **429 Commercial Street (Res 3 Zoning District)**.
- ix. **Case #FY 15-54**
Application by William N. Rogers on behalf of 368 Commercial Street LLC requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to raise the roof of the existing retail space by 1'7", construct a 10'x10' addition to east side of the retail space, and construct two dormers at the property located at **368 Commercial Street (TCC + Res 3 Zoning District)**.

David Nicolau, Chair

Posted by the Town Clerk: www.provincetown-ma.gov 1/29/15 4:45 pm dj