

## 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
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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)**.