

Public Meeting Agenda

September 3, 2015

The Provincetown Zoning Board of Appeals will hold a Work Session starting at **6:30** pm and a Public Hearing at **7:00** pm on Thursday, September 3, 2015, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

i. Pending Decisions

a. **Case #FY 15-57 (Bob)**

Application by Sean A. Curran on behalf of Nicholas G. Tagaris requesting a Special Permit pursuant to Article 2, Section 2310, Harborfront Regulation, Article 2, Section 2550, Multiple Buildings Per Lot, Article 3, Section 3110, Change, Extension or Alteration, and Article 3, Section 3115, Demolition and Reconstruction, to allow the demolition and reconstruction of two existing cottages and combine the two residential structures into one new principle residential structure with a change in foot print on a non-conforming lot and continue the use of a deck beyond the 195 foot harbor front setback at the property located at **143 Commercial Street (TCC Zoning District)**.

b. **Case #FY 15-58 (Bob)**

Application by Sean A. Curran on behalf of Nicholas G. Tagaris requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to allow a deviation from scale for the construction a new residential structure outside of the districts setbacks to replace a structure that was demolished 14 years ago at the property located at **143 Commercial Street (TCC Zoning District)**.

c. **Case #FY 15-68 (Bob)**

Notice of Appeal by Jonathan Sinaiko to appeal a decision of the Building Commissioner, as specified under M.G.L Chapter 40A, Section 15, regarding Building Permit #15-BPR-00260, which the applicant believes to be in violation of Article 2 Section 2640, Building Scale, of the Provincetown Zoning Bylaw, for the property located at **294 Bradford Street (Res 3 Zoning District)**.

d. **Case #FY 15-73 (needs Rob's signature on drawings)**

Application by Derik Burgess requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to construct a second floor addition upon the north portion of the residential structure at the property located at **506 Commercial Street (Res 3 Zoning District)**.

e. **Case #FY 15-76 (Bryan)**

Application by Salt Spray Sheds on behalf of Gary Danko requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, and Article 3, Section 3115, Demolition and Reconstruction, to demolish a pre-existing non-conforming shed and reconstruct a new shed in same footprint at the property located at **0 Conway Street (Res 2 Zoning District)**.

f. **Case #FY 15-78 (Joe)**

Application by Lora Papetsas requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to reconfigure and reduce seating from 135 to 100 at the property located at **99 Commercial Street (Res 3 Zoning District)**.

g. **Case #FY 15-79 (Rob)**

Application by Gary Reinhardt on behalf of Jon Goode & Cary Raymond requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct a 12'x15' addition on the south side of the structure at the property located at **73 Franklin Street (Res 3 Zoning District)**.

(Work Session continued on next page)

- h. **Case #FY 15-81 (Bryan)**
Application by Scott William Grady Architect on behalf of Dwight P. Russell requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to construct a second floor upon the Northwest portion of the residential structure within the required front and side yard setback at the property located at **19 Bangs Street (Res 3 Zoning District)**.
 - i. **Case #FY 15-84 (David)**
Application by Regina Binder on behalf of Guy Busa requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, Article 3, Section 3110, Change, Extension or Alteration, and Article 3, Section 3115, Demolition and Reconstruction to demolish and replace the existing structure and construct a second floor at the property located at **2 Conway Street (Res 2 Zoning District)**.
 - j. **Case #FY 16-2 (David)**
Application by Audray Mostaghim dba Joon Bar requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to renew a special permit to continue the restaurant use at the property located at **133 Commercial Street (TCC Zoning District)**.
- ii. Review and approve Minutes of the June 2, July 16, August 6 and August 25, 2015 meetings
 - iii. Any other business that may properly come before the Board

B. **Public Hearings**

- a. **Case #FY 16-1 (postponed from August 6)**
Application by Tom Thomson on behalf of Nicola Vichert requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct a 12'x13' covered porch on the west side of the structure and a 2'x11' addition on the north at the property located at **16 Ship's Way Road (Res 1 Zoning District)**.
- b. **Case #FY 16-03**
Application by Don Di Rocco of Hammer Architects on behalf of Frank Pantano requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to construct an addition and two dormers upon the residential structure within front yard setbacks at the property located at **11 Bradford Street (Res 3 Zoning District)**.
- c. **Case #FY 16-04**
Application by Robin Reid on behalf of Paul and Marilyn DeRuyter requesting a Special Permit pursuant to Article 2, Section 2440, Permitted Principle Uses, to create a second dwelling unit within the existing accessory garage structure at the property located at **34 Commercial Street (Res 2 Zoning District)**.
- d. **Case #FY 16-05 (applicant requests case be continued to the September 17th hearing)**
Application by Ted Smith Architect LLC on behalf of Brad Fowler and Anthony Lofrumento requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, Article 3, Section 3110, Change, Extension or Alteration, and Article 3, Section 3115, Demolition and Reconstruction, to demolish and reconstruct an existing accessory structure with a second floor and construct a breezeway to connect the accessory structure to the principle structure at the property located at **26 Montello Street (Res 3 Zoning District)**.
- e. **Case #FY 16-06**
Application by Ted Smith Architect LLC on behalf of Paul Schofield and Andrew Jorgensen requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct an addition and second floor upon the existing single story residential structure at the property located at **4 Maple Court (Res B Zoning District)**.