

Public Meeting Agenda September 17, 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 17, 2015, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

i. Pending Decisions

- a) **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)**.
- b) **Case #FY 15-73 (Revise Decision to reflect conditions)**
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)**.
- c) **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)**.
- d) **Case #FY 15-78 (Joe - read and sign corrected decision)**
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)**.
- e) **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)**.
- f) **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)**.
- g) **Case #FY 16-1 (Jeff)**
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)**.
- h) **Case #FY 16-03 (David)**
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)**.
(Work Session continued on next page)

- 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

- i. **Case #FY 16-05**
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 the pre-existing non-conforming cottage structure containing a dwelling unit and reconstruct with a larger footprint and a second floor and construct a breezeway to connect the cottage to the main principle structure resulting in a single principle structure containing two dwelling units at the property located at **26 Montello Street (Res 3 Zoning District)**.
- ii. **Case #FY 16-06 (postponed from September 3)**
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)**.
- iii. **Case #FY 16-07**
Application by David Bararducci on behalf of the Nathaniel Hopkins Condominium at Union Wharf Trust requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, and Article 3, Section 3115, Demolition and Reconstruction, to demolish and reconstruct the pier with an increase in height of 3.7 feet and no structural change to the 3 existing dwelling units at the property located at **99 Commercial Street (Res 3 Zoning District)**.
- iv. **Case #FY 16-08**
Application by Barry Pike and Paul J. Carey requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to connect two decks on the south of the residential structure at the property located at **25 Tremont Street, Units E1 & E2 (Res 3 Zoning District)**.

David Nicolau, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 9/11/15 12:00 pm dv