

# Public Meeting Agenda

December 17, 2015

The Provincetown Zoning Board of Appeals will hold a Work Session starting at **6:00** pm and a Public Hearing at **7:00** pm on Thursday, December 17, 2015, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

## A. Work Session

- i. Discussion with Ilana Quirk of Kopelman and Paige
- ii. Pending Decisions
  - a. **Case FY 16-12**  
**Application by Siobhan Carew** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow the continued use of the existing restaurant with full liquor license but under new management and with no change to seating layout or increase in seating at the property located at **99 Commercial Street (Res 3 District)**.
  - b. **Case #FY 16-13**  
**Application by Kevin Bazarian on behalf of Zoltan's Landing LLC** requesting a Special Permit pursuant to 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 demolish an existing single story building and reconstruct a two story building within the existing footprint and to preserve the two principle structures on the lot without the required square footage at the property located at **401 1/2 Commercial Street (TCC District)**.
  - c. **Case #FY 16-15**  
**Application by Bay Ocean Properties LLC dba Mac's Provincetown** requesting a renewal of a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow the continued use of the 260 seat restaurant with full liquor license, live entertainment and outdoor seating at the property located at **85-87 Shankpainter Road (GC Zoning District)**.
- iii. Review and approve Minutes of the December 3, 2015 meeting
- iv. Discussion regarding the reading of letters
- v. Any other business that may properly come before the Board

## B. Public Hearings

- i. **Case #FY 16-10 (Continued from November 5)**  
**Application by Lester Jay Murphy Esq. on behalf of 3 Cottages LLC** requesting a Special Permit pursuant to Article 2, Section 2550, Multiple Buildings Per Lot, and Article 3, Section 3110, Change, Extension or Alteration, to demolish three existing single family structures and construct two duplex structures at the property located at **52 Creek Road (Res 3 Zoning District)**.
- ii. **Case #FY 16-18**  
**Application by John DeSouza on behalf of Daniel Judas and Daniel Luethi** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extension or Alteration, to construct a roof dormer on the north elevation within the required front yard setback at the property located at **6 Dyer Street (Res 3 District)**.

- iii. [Case #FY 16-19](#)  
**Application by Provincetown Public Pier Corporation** requesting a Special Permit pursuant to Article 2, Section 2450 (G11), Permitted Accessory Uses, and Article 2, Section 2460, Special Permit Requirements, to allow the service of food and alcohol and public entertainment in the existing trap shed area and the pavilion at the property located at **1 MacMillan Wharf (TCC and Harbor Overlay Zoning Districts)**.
  
- iv. [Case #FY 16-20](#)  
**Application by Richard Flores on behalf of John Krajovic** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to construct a one story addition along a pre-existing non-conforming line within a side yard setback on the east elevation at the property located at **8 Young's Court Unit 5(Res 3 Zoning District)**.

David Nicolau, Chair  
Posted by the Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov)