

Public Meeting Agenda

January 7, 2016

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, January 7, 2016 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

i. Pending Decisions

a. **Case #FY 16-13 (Bob)**

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)**.

b. **Case #FY 16-15 (David)**

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 Shank Painter Road (GC Zoning District)**.

c. **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)**.

d. **Case #FY 16-19 (Joe)**

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)**.

e. **Case #FY 16-20 (Bryan)**

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 west elevation at the property located at **8 Young's Court Unit 5(Res 3 Zoning District)**.

ii. Review and approve Minutes of the December 17, 2015 meeting

iii. Discussion regarding the definition of principle structure with acting Building Commissioner, Anne Howard.

iv. Board reorganization – election of Chair, Vice Chair and any other officers of the Board

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

(Public Hearings Continued on next page)

B. **Public Hearings**

a. **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)**.

b. **Case #FY 16-17**

Application by Don Di Rocco of Hammer Architects on behalf of Kevin Huvane requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, to construct a roof dormer on the west elevation of studio/garage structure within existing side and front yard setbacks at the property located at **34 Commercial Street (Res 2 Zoning District)**.

c. **Case #FY 16-21**

Application by 3 Old Dogs, LLC dba Harbor Lounge, Inc. requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow the continued use of the 55 seat bar with full alcohol license at the property located at **359 Commercial Street Unit H(TCC Zoning District)**.

d. **Case #FY 16-22**

Application by Ted Smith Architect LLC on behalf of Strangers and Saints Inc requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow the continued use of the 80 seat restaurant with outdoor seating, and full liquor license at the property located at **404 Commercial Street (TCC Zoning District)**.

David Nicolau, Chair

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