

# Public Meeting Agenda

January 21, 2016

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, January 21, 2016 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

## A. Work Session

- i. Pending Decisions
  - a. **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)**.
  - b. **Case #FY 16-17 (Jeff)**  
**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 (Joe)**  
**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 (Jeff)**  
**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)**.
- ii. Review and approve Minutes of the January 7, 2016 meeting
- iii. Board reorganization – election of Chair, Vice Chair and any other officers of the Board
- iv. Any other business that may properly come before the Board

## B. Public Hearings

- i. **Case #FY 16-10 (Continued from January 7)**  
**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 16-23**  
**Application by 20 Pleasant Street LLC** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct a roof dormers on the north and south roof planes at the property located at **20 Pleasant Street (Res 3 Zoning District)**.

(Public Hearings Continued on next page)

- iii. **Case #FY 16-24 (Applicant requests case to be postponed to the February 4<sup>th</sup> hearing)**  
**Application by John De Souza on behalf of Beverly Serabian** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alteration, extension of the structure up and along pre-existing non-conforming setbacks to create a ½ story on the rear ell, add second story to existing garage and connect the existing principle structure to the garage with a breezeway at the property located at **18 West Vine Street (Res 1 Zoning District)**.
  
- iv. **Case #FY 16-25**  
**Application by Steve and B Company** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow the continued operation of the 37 seat restaurant with outdoor seating, and full liquor license at the property located at **401 1/2 Commercial Street (TCC Zoning District)**.
  
- v. **Case #FY 16-26**  
**Application by Steve Riley** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow public entertainment in a newly created theater space and the installation of a bar for the service of alcohol to patrons of the theater at the property located at **132 Bradford Street (TCC Zoning District)**.

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