

Public Meeting Agenda

March 17, 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, March 17, 2016 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

i. Pending Decisions

i. **Case #FY 16-17 (Needs Joes signature)**

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)**.

ii. **Case #FY 16-25 (Stamp and sign revised drawing to match special permit decision)**

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)**.

iii. **Case #FY 16-27 (David)**

Application by William N. Rogers on behalf of Todd C. Blais requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct two dog house dormers on front of the structure and one shed dormer on rear of the structure at the property located at **17 Montello Street (Res 3 Zoning District)**.

iv. **Case #FY 16-23 (Needs Joes signature)**

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)**.

Case #FY 16-31 (Goldhirsch – needs revised site plan and non-conforming checklist)

Application by Susan Pollack on behalf of Grace Rizk requesting a Special Permit pursuant to Article 3, Section 3110, Change Extensions or Alterations, and Article 3, Section 3115, Demolition and Reconstruction, to demolish remaining portions of structure destroyed by fire and reconstruct the structure with a change in footprint and an increase in scale at the property located at **8 Kiley Court (Res 3 Zoning District)**.

ii. Review and approve Minutes of the March 3, 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

(Public Hearings on next page)

B. Public Hearings

Case #FY 16-26 (Applicant Request to Withdraw without prejudice)

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)**.

Case #FY 16-29 (Postponed from March 3rd hearing)

Application by BHC, LLC requesting a Special Permit pursuant to Article 2, Section 2470, Parking Requirements, Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change Extensions or Alterations, to construct a dormer and outdoor stair on the east side of the structure and seeking relief from the parking requirement for a newly established residential unit at the property located at **338 Commercial Street (TCC Zoning District)**.

Case #FY 16-30 (Continued from March 3rd hearing)

Application by LeBlanc Jones Landscape Architects on behalf of 34 Commercial Street Trust requesting a Special Permit pursuant to Article 2, Section 2450 (G12), Permitted Accessory Uses, to install 12.5' x 30.5' swimming pool at the property located at **34 Commercial Street (Res 2 Zoning District)**.

Case #FY 16-32 (Continued from March 3rd)

Application by Provincetown Airport Commission requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, to make improvements to the pre-existing non-conforming aircraft landing area and facilities with the scope of work to include; construct and relocate taxiways with improved lighting and electric vault; repair the sightseeing shack; improve access road to the approach light system; construct new service access road to weather station and equipment shelter; install perimeter fence; expand the parking lot and expand existing turf apron at the property located at **176 Race Point Road (Seashore Zoning District)**.

Case #FY 16-33

Application by John Yingling dba Bubala's requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to increase the scale of the building by constructing a second floor on the rear portion of the existing structure and installation of an outdoor stair with no change to existing footprint at the property located at **183-185 Commercial Street (TCC Zoning District)**.

Case #FY 16-34

Application by Alan J Cullinadne dba Café Heaven on behalf of Scott Barron requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to increase seating from 32 seat to 61 seats by expanding into adjacent retail space at the property located at **199 Commercial Street (TCC Zoning District)**.

David Nicolau, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 3/10/16 3:35 pm dv