

Public Meeting Agenda September 15, 2016

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:30 P.M. followed by a Public Hearing at 7:00 P.M. on Thursday, September 15, 2016, Session in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA

A. Work Session

- 1) Pending Decisions:
 - a) **Case #FY16-60 (Jeremy)**
Application by **Ralph Santora, of Beach, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to revise a seating plan and establish a 110-seat restaurant at the property located at **193 Commercial Street, #6 (Town Center Commercial Zone)**.
 - a) **Case #FY17-06 (Bob)**
Application by **Roger E. Secours, Jr. and Kenneth D. Houk**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale of the Zoning By-Laws to increase building scale by re-configuring a deck and porch at the property located at **25 Tremont Street, #F2 (Residential 3 Zoning District)**.
 - b) **Case #FY17-07 (Jeff G.)**
Application by **One Hundred Twenty-Nine Commercial Street Corp.**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to alter and extend a pre-existing, non-conforming two-family structure and add exterior egress stairs pursuant to FEMA regulations at the property located at **129 Commercial Street (Town Center Commercial Zoning District)**.
 - c) **Case #FY17-08 (Rob)**
Application by **Glenn A. Enos** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to raze and replace an existing shed at the property located at **31 Conant Street (Residential 3 Zoning District)**.
 - d) **Case #FY17-09 (Bob)**
Application by **Robin B. Reid, Esq.**, on behalf of **Topknot Properties, Inc.**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to alter a restaurant service area at the property located at **225 Commercial Street (Town Center Commercial Zoning District)**.
- 2) Review and approve minutes of the September 1, 2016 meeting
- 3) Charter update – expanded description of the ZBA – update from Bob Littlefield
- 4) Any other business that may properly come before the Board

B. Public Hearings

- 1) **Case #FY 16-56** (*continued from September 1st*)
Application by **John DeSouza, on behalf of Daniel Judas and Daniel Luethi**, requesting a Special Permit pursuant to Article 2, Section 2630C, Roofs, of the Zoning By-Laws, to deviate from the roof configuration standards by exceeding 50% of the floor area coverage below the dormer at the property located at **6 Dyer Street (Residential 3 Zoning District)**.

(Public Hearings continued on next page)

- 5) [Case #FY17-11](#)
Application by **Thierry Tournier**, dba **French Feelings**, requesting a Special Permit pursuant to Article 3, Section 3420, Outside Display, of the Zoning By-Laws for the outside display of outdoor furniture and miscellaneous items on the property located at **220 Commercial Street (Town Center Commercial Zoning District)**.

- 6) **Case #FY17-12** (*request from applicant to withdraw without prejudice*)
Application by **KA Bazarian Construction**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a 22' dormer on the west elevation of a structure on the property located at **12 Howland Street, #12A (Residential 3 Zoning District)**.

- 7) [Case #FY17-13](#)
Application by **Michael J. Buzel** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to replace a pre-existing, non-conforming shed with a new shed in the same location at the property located at **11 Tremont Street (Residential 3 Zoning District)**.

David Nicolau, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 9/12/16 3:55 pm dv