

Public Meeting Agenda

October 20, 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, October 20, 2016, Session in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA

A. Work Session

1) Pending Decisions:

a) **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)**.

b) **Case #FY17-13 (Jeremy)**

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)**.

c) **Case #FY17-15 (Jeff G.)**

Application by **Coastal Custom Builders**, on behalf of **Diana Prideaux-Brune & Annie Mahoney**, requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming Pool, of the Zoning By-Laws for the installation of a new swimming pool on the property located at **226B Bradford Street (Residential 3 Zoning District)**.

d) **Case #FY17-16 (Joe)**

Application by **Stanley Sikorski** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow the service of alcoholic beverages to patrons of Land's End Inn on the premises located at **22 Commercial Street (Residential 1 Zoning District)**.

e) **Case #FY17-17 (Bob)**

Application by **Ted Smith, Architect, LLC**, on behalf of **Mitchell Baker**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend an existing structure up and along a pre-existing, non-conforming northwest rear dimension and construct a screened porch on the s

f) **Case #FY17-18 (Jeff G.)**

Application by **Ted Smith, Architect, LLC**, on behalf of **Paul Carter**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale of the Zoning By-Laws to connect two existing dormers on the west elevation of a structure on the property located at **595 Commercial Street (Residential 3 Zoning District)**.

g) **Case #FY17-20 (Bob)**

Application by **Ted Smith, Architect, LL**, on behalf of **Tom Tannariello**, requesting a Special Permit to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add an exterior staircase on the rear of a structure without extending further into the rear yard setback on the property located at **394 Commercial Street (Town Center Commercial Zoning District)**.

(Pending decisions continued on next page)

h) **Case #FY17-21 (Bob)**

Application by **Scott W. Grady**, on behalf of **Michael McCabe**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to expand dormers on the east and west side of the structure on the property located at **149A Commercial Street, #C3 (Town Center Commercial Zoning District)**.

- 2) Review and approve minutes of the October 6, 2016 meeting
- 3) Charter update – expanded description of the ZBA – update from Bob Littlefield
- 4) Mass. Citizen Planner Training Collaborative Fall 2016 [Workshops](#)
- 5) Any other business that may properly come before the Board

B. **Public Hearings**

1) **Case #FY 16-56** *(continued from October 6th)*

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)**.

2) **Case #FY17-19** *(postponed from October 6th)*

Application by **Ted Smith, Architect, LL**, on behalf of **Tom Tannariello**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to change the roof pitch and height of a structure by adding a second story at the property located at **12 Cudworth Street (Residential 3 Zoning District)**.

3) **Case #FY17-22** *(postponed from October 6th)*

Application by **William N. Rogers, II**, on behalf of **Russell C. Davies**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a second floor addition on a structure at the property located at **23 Winthrop Street, #E5 (Residential 3 Zoning District)**.

4) **Case #FY17-23**

Application by **Brian Dennis Hart** requesting a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, of the Zoning By-Laws for the outdoor display of a sandwich board on the property located at **258 Commercial Street (Town Center Commercial Zoning District)**.

5) **Case #FY17-25**

Application by **Christopher J. Snow, Esq.**, on behalf of **698 Commercial St. Realty, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-laws to provide entertainment at the property located at **698 Commercial Street (Residential 1 Zoning District)**.

6) **Case #FY17-27**

Application by the **Town of Provincetown** requesting a Special Permit pursuant to Article, Section 2440, Permitted Principal Uses, C3b, of the Zoning By-Laws for off-season boat storage of three or more boats on the property located at **3A Jerome Smith Road (Residential 3 Zoning District)**.

7) **Case #FY17-28**

Application by **Loic Rossignon** requesting a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, E3e, of the Zoning By-Laws to hold a temporary festival that will include a holiday market, vendors and entertainment for 5 weekends in December on the property located at **225 Commercial Street (Town Center Commercial Zoning District)**.

(Public Hearings continued on next page)

- 8) [Case #FY17-29](#)
Application by **Jeffrey R. Larsen** requesting a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, of the Zoning By-Laws for the construction of a single family residence on a vacant lot at the property located at **29 Point Street (Residential 1 Zoning District)**.

- 9) [Case #FY17-30](#)
Application by **Bowd Hotels, LLC, dba Salt House Inn**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow the sale of alcoholic beverages for the private consumption of registered guests and guests of registered guests at an inn located on the property at **6 Conwell Street (Residential 3 Zoning District)**.

- 10) [Case #FY17-31](#)
Application by, **EH OP CO, LLC, dba Eben House**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow the sale of alcoholic beverages for the private consumption of registered guests and guests of registered guests at a guesthouse located on the property at **90 Bradford Street (Residential 3 Zoning District)**.

David Nicolau, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 10/17/16 11:05 am dv