

Public Meeting Agenda December 15, 2016

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:45 P.M. followed by a Public Hearing at 7:00 P.M. on Thursday, December 15, 2016, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

A. Work Session

1) Pending Decisions:

a) **Case #FY17-27 (Rob)**

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)**.

b) **Case #FY17-39 (Bob)**

Application by **David Berarducci**, on behalf of **James F. McGuire**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations of the Zoning By-Laws to construct two pergolas in each of two side yard setbacks on the property located at **4 W. Vine Street (Residential 2 Zone)**.

c) **Case #FY17-42 (Jeff G.)**

Application by **Michael J. Buzel & Thomas R. Lane** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations of the Zoning By-Laws to allow an accessory building within a pre-existing, non-conforming dimension at the property located at **11 Tremont Street (Residential 3 Zone)**.

2) Review and approve minutes of the December 1, 2016 meeting

3) Any other business that may properly come before the Board

B. Public Hearings

1) **Case #FY17-22**

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)**.

2) **Case #FY17-36**

Application by **Provincetown Film Society** requesting a Special Permit pursuant to Article 3, Section 3230, Sign Size, of the Zoning By-Laws for the construction of an electronic cinema marquee advertising films, daily show times and/or special community events on the front exterior of the structure located at **237 Commercial Street, #37 (Town Center Commercial Zoning District)**.

3) **Case #FY17-40**

Application by **Don DiRocco, Hammer Architects**, on behalf of **Jay Anderson**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations of the Zoning By-Laws to increase the height of a roof dormer 10" up a pre-existing, non-conforming east side yard dimension and to construct a new roof dormer extending up and along a pre-existing, non-conforming west side yard dimension at the property located at **51 Commercial Street, Front (Residential 2 Zone)**.

- 4) [Case #FY17-41](#)
Application by **Don DiRocco, Hammer Architects**, on behalf of **Jay Anderson**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations of the Zoning By-Laws to relocate a structure 18' to the north and to construct an 11' by 14' 10" addition up and along a pre-existing, non-conforming west side yard dimension at the property located at **51 Commercial Street, Rear (Residential 2 Zone)**.

- 5) [Case #FY17-43](#)
Application by **Steven Latasa-Nicks**, on behalf of **Strangers and Saints, Inc.**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements of the Zoning By-Laws to allow the service of alcohol and to revise an existing flex-seating plan at the property located at **404 Commercial Street, (Residential Town Center Commercial Zone)**.

- 6) [Case #FY17-44](#)
Application by **Broken Wheel Farm, LLC**, on behalf of **Purple Point, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements of the Zoning By-Laws to allow the service of alcohol at the property located at **334 Commercial Street, (Residential Town Center Commercial Zone)**.

David Nicolau, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 12/9/16 9:45 am dv