

# Zoning Board of Appeals

## Public Meeting Agenda November 16, 2017

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, November 16, 2017, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

### A. Work Session VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

1) Pending Decisions:

a) **ZBA 18-05 (Jeff)**

Application for an appeal by **BPJC, LLC**, aggrieved by a July 12, 2017 decision of the Building Commissioner regarding the height of a structure located at **350 Bradford Street (Residential 3 Zone)**. **Jeff, Steven, Rob, Marianne and Daniel sat on the case.**

b) **ZBA 18-11 (Rob)**

Application by **Paul Fiore & David Foley**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to replace a retaining wall on the properties located at **22 Bangs Street and 6 Upper Miller Hill Road (Residential 3 Zone)**. **Jeff, Steven, Rob, Marianne and Daniel sat on the case.**

c) **ZBA 18-12 (Rob)**

Application by **Paul Fiore & David Foley**, requesting a Special Permit pursuant to Article 2, Section 2550, Multiple Buildings Per Lot, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to renovate a cottage up and along pre-existing, non-conforming south and west elevations on the property located at **22 Bangs Street (Residential 3 Zone)**. **Jeff, Steven, Rob, Marianne and Daniel sat on the case.**

d) **ZBA 18-13 (Marianne)**

Application by **David Silva**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to continue to allow public entertainment at the Red Inn located at **15 Commercial Street (Residential 1 Zone)**. **Jeff, Steven, Rob, Marianne and Daniel sat on the case.**

e) **ZBA 18-16 (Daniel)**

Application by **Wesley Price**, of **C.H. Newton-Builders**, on behalf of **Neil Jacobs** and **Eric Ganz**, requesting a Special Permit pursuant to Article 2, Section 2450, G12, Permitted Accessory Uses, Swimming Pool, of the Zoning By-Laws to install a pool on the property located at **6 Cottage Street (Residential 2 Zone)**. **Jeff, Jeremy, Daniel and Steven sat on the case.**

f) **ZBA 18-18 (Jeremy)**

Application by **Christopher Rego**, of **Rego Construction & Remodeling, LLC**, on behalf of **Studio Realty Trust**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to replace a deck on a pre-existing, non-conforming west elevation and construct a second floor deck and stairway to the third floor as a second means of egress on a pre-existing, non-conforming south elevation on the property located at **353 Commercial Street (Town Center Commercial Zone)**. **Jeff, Jeremy, Daniel and Steven sat on the case.**

2) Review and approve minutes of the November 2, 2017 meeting.

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

C) **Public Hearings VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW**

1) **ZBA 18-19**

Application by **William N. Rogers, II**, on behalf of **Brendan P. O'Brien et al.**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to remove an existing cottage and reconstruct a new two-story structure with an expanded footprint up and along pre-existing, non-conforming side yard dimensions on the property located at **2 Schueler Boulevard (Residential 1 Zone)**.

2) **ZBA 18-20**

Application by **Rick Murray**, on behalf of **Crown & Anchor, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to amend a seating plan for an outdoor dining area at the property located at **247 Commercial Street (Town Center Commercial Zone)**.

Jeffrey Gould, Vice Chair

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Posted by the Assistant Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov) 11/09/2017 1:25 pm AR

Revised & posted by the Assistant Town Clerk 11/13/2017 8:55 am AR