

Public Meeting Agenda October 3, 2019

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:00 P.M. followed by a Public Hearing at 6:30 P.M. in the Judge Welsh Room on Thursday, October 3, 2019, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA. 02657.

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

1) Pending Decisions:

ZBA 19-79 (Jeremy)

Application by **Lisa Pacheco Robb**, on behalf of **Travis & Wendy Connors**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extension or Alterations, of the Zoning By-Laws to extend two bays along pre-existing, non-conforming front and side yard setbacks and to add a widow's walk on the structure located at **14 Thistlemore Road (Residential 1 Zone)**. **Jeremy, Daniel, Caleb and Robert sat on the case.**

ZBA 20-09 (Steven)

Application by **Ted Smith, Architect, LLC**, on behalf of **Jonathan Price**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to raze an existing dwelling unit and to build a new garage and single-family structure on the property located at **21 Off-Cemetery Road (Residential 3 Zone)**. **Steven, Daniel, Peter, Caleb and Susan sat on the case.**

ZBA 20-11 (Peter)

Application by **Ted Smith, Architect, LLC**, on behalf of **Tom Tannariello**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to renovate a structure and increase its footprint by adding a new basement and a second story up and along pre-existing, non-conforming west side and north rear yard setbacks on the property located at **420 Commercial Street (Residential 3 Zone)**. **Daniel, Peter, Caleb, Susan, and Robert sat on the case.**

ZBA 20-12 (Daniel)

Application by **John D. Corcoran** seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to add a dormer to, and increase the scale of, a structure on the property located at **26 Pleasant Street, U2 (Residential 3 Zone)**. **Steven, Daniel, Peter, Caleb and Susan sat on the case.**

ZBA 20-13 (Susan)

Application by **Ezra Block**, on behalf of **Matthew Metivier & Ricardo Gessa**, seeking a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish, relocate, and rebuild an existing cottage up and along a pre-existing, non-conforming west side yard setback on the property located at **7 Bradford Street (Residential 3 Zone)**. **Steven, Daniel, Peter, Caleb and Susan sat on the case.**

2) Approve minutes of the September 19, 2019 meeting.

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

B. Public Hearings VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

- 1) **ZBA 19-78** *(continued from the meeting of September 19th)*
Application by **Dol-Fin Development, LLC** seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B7, Parking Lots, garages, of the Zoning By-Laws to establish a parking lot on the premises located at **3 Cudworth Street (Residential 3 Zone)**. **Steven, Daniel, Caleb and Susan sat on the case.**
- 2) **ZBA 20-10** *(request to postpone to the meeting of October 17th)*
Application by **Ted Smith, Architect, LLC**, on behalf of **Adam Rogers**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to convert a garage to a studio, adding a half story up and along pre-existing, non-conforming south front and west side yard setbacks, on the property located at **10-12 West Vine Street (Residential 2 Zone)**.
- 3) **ZBA 20-14**
Application by **Edward Dusek & Paul Kelly**, on behalf of **Ross Dube & Michael Lynch**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a dormer up and along a pre-existing, non-conforming side yard setback and add a second level over an existing addition and construct a small deck with a stairway up and along pre-existing, non-conforming front and side yard setbacks on the property located **7 Conway Street (Residential 2 Zone)**.
- 4) **ZBA 20-15**
Application by **Juergen Zimmermann** seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to change a seating plan for the restaurant located at **334 Commercial Street (Town Center Commercial Zone)**.

Jeremy Callahan, Chair,

Posted by the Assistant Town Clerk: www.provincetown-ma.gov , 09/27/2019, 8:55 am AR