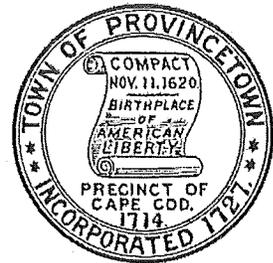


FILE#

20-53

Town of Provincetown
ZONING BOARD OF APPEALS



APPLICATION FOR A HEARING

TO THE TOWN CLERK, PROVINCETOWN, MASSACHUSETTS: (Complete 1, 2, 3 and 4 below; please print legibly)

1. Property located at: 336 Commercial St Assessors Map & Parcel 12-1-142-001 Zoning District

Title Reference: Deed Book Page Land Court Certificate of Title Plan and Lot#

Present use of premises: Proposed use of premises:

2. Prior zoning relief granted to the property: [] Special Permit [] Variance [] Unknown

3. The undersigned hereby files (check ONE of the following):

[X] SPECIAL PERMIT

Applicant seeks a Special Permit under Article(s) 2 Section(s) 246D of the Provincetown Zoning By-law (Please attach a descriptive narrative of the project with this application):

[] If application is being filed under Article 3, Section 3110 AND is a one or two family home, check if you wish decision to be rendered as a Goldhirsh decision. If box is not checked, decisions shall be rendered and processed according to standard procedure.

[] PETITION FOR VARIANCE

Applicant requests a Variance from the terms of the Provincetown Zoning By-law as set forth in Article(s) Section (s) (Please attach a descriptive narrative of the project with this application).

[] NOTICE OF APPEAL

- a. Applicant is aggrieved by his inability to obtain enforcement action from the Building Commissioner on (date)
b. Applicant is aggrieved by order or decision of the Building Commissioner on (date) which applicant believes to be a violation of the Provincetown Zoning By-law or the Massachusetts Zoning Act.

4. Applicant Christopher Page 336 R Commercial St Provincetown MA 02657
(email) chriz@pilgrimhouseptown.com (telephone number) 508-487-0424

Applicant is: (check one) [X] Owner [] Tenant [] Licensee [] Prospective Buyer [X] Other Interested Party

Owner (if other than applicant) [Signature] 102 COMMERCIAL ST PROVINCETOWN MA 02657

APPLICATION CONTINUES ON THE BACK OF THE PAGE

TOWN CLERK
2010/12/09

MASSACHUSETTS STATE EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 06-30-2017 @ 12:12pm
Ct1#: 764 Doc#: 33009
Fee: \$3,762.00 Cons: \$1,100,000.00

BARNSTABLE COUNTY EXCISE TAX
BARNSTABLE COUNTY REGISTRY OF DEEDS
Date: 06-30-2017 @ 12:12pm
Ct1#: 764 Doc#: 33009
Fee: \$3,366.00 Cons: \$1,100,000.00

CONDOMINIUM UNIT DEED SUBJECT TO
GENERAL LAWS CHAPTER 183A

I, DONALD RAY EDWARDS, Trustee of The Governor William Bradford Realty Trust, under Declaration of Trust dated December 18, 1972, recorded with the Barnstable County Registry of Deeds in Book 1778, Page 330, with an address of 312-314 Commercial Street, Provincetown, MA 2657

in consideration of ONE MILLION ONE HUNDRED THOUSAND and no/100 (\$1,100,000.00) DOLLARS, paid

grants to 336 COMMERCIAL STREET LLC, a Massachusetts Limited Liability Company, with an address of 336R Commercial Street, Provincetown, MA 02657

with QUITCLAIM COVENANTS

The land with the buildings and improvements thereon, situated in Provincetown, Barnstable County, Massachusetts, bounded and described as follows:

UNIT 2 in Building B, in THE PILGRIM HOUSE CONDOMINIUM created under Master Deed dated May 4, 2004, and recorded with the Barnstable County Registry of Deeds on May 10, 2004, in Book 18567, Page 323. Said condominium is located at 334-336 Commercial Street, Provincetown, Barnstable County, Massachusetts, and the Unit conveyed hereunder is further identified as containing approximately 5,383 square feet, and is laid out as shown on the plans of THE PILGRIM HOUSE CONDOMINIUM recorded with the Barnstable County Registry of Deeds in Plan Book 590, Page 77, and the Floor Plans of THE PILGRIM HOUSE CONDOMINIUM, recorded with said Registry in Plan Book 590, Pages 78, 79, 80 and 81 which plans contain a verified statement in the form provided in General Laws Chapter 183A, Section 9.

There is incorporated herein by reference the description of the land upon which the building containing said Unit is built, as set forth in the aforesaid Master Deed.

The undivided interests of the unit conveyed hereunder (a) in the common areas and facilities of THE PILGRIM HOUSE CONDOMINIUM as described in the Master Deed, and (b) in THE PILGRIM HOUSE CONDOMINIUM TRUST, recorded with said Registry of Deeds in Book 18568, Page 1 is 34.8%.

This conveyance is made subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in General Laws Chapter 183A, the aforesaid Master Deed, any amendments thereto, and THE PILGRIM HOUSE CONDOMINIUM TRUST, the By-Laws and Rules and Regulations from time to time enacted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the Unit which are not yet due and payable.

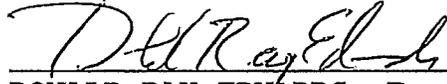
There is also conveyed as appurtenant to Unit 2 an exclusive use easement for the walkway located on the southwest side of the second floor of the Unit all as shown on the site and floor plans. With respect to said exclusive use grants, the same are subject to the provisions of Section 22 of the Master Deed.

Property Address: 334-336 Commercial Street, Unit 2
Provincetown, MA 02657

For Grantor's title see the Master Deed hereinabove referred to.

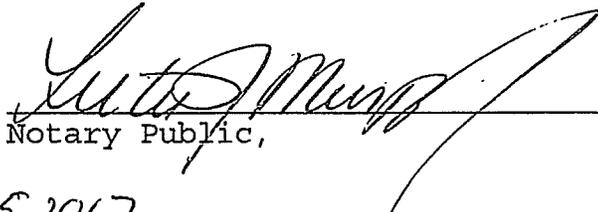
REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE TO IMMEDIATELY FOLLOW

WITNESS my hand and seal this 23rd day of June, 2017

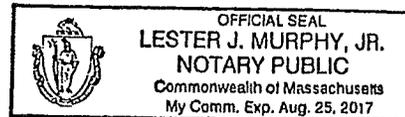

DONALD RAY EDWARDS, Trustee

State of Massachusetts
County of Barnstable

On this 23rd day of June 2017, before me, the undersigned notary public, personally appeared Donald Ray Edwards, Trustee, proved to me through satisfactory evidence of identification which was *personal knowledge*, to be the person whose name is signed on the preceding or attached document, and who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief, and acknowledged to me that he signed it as his free act and deed as Trustee of The Governor William Bradford Realty Trust

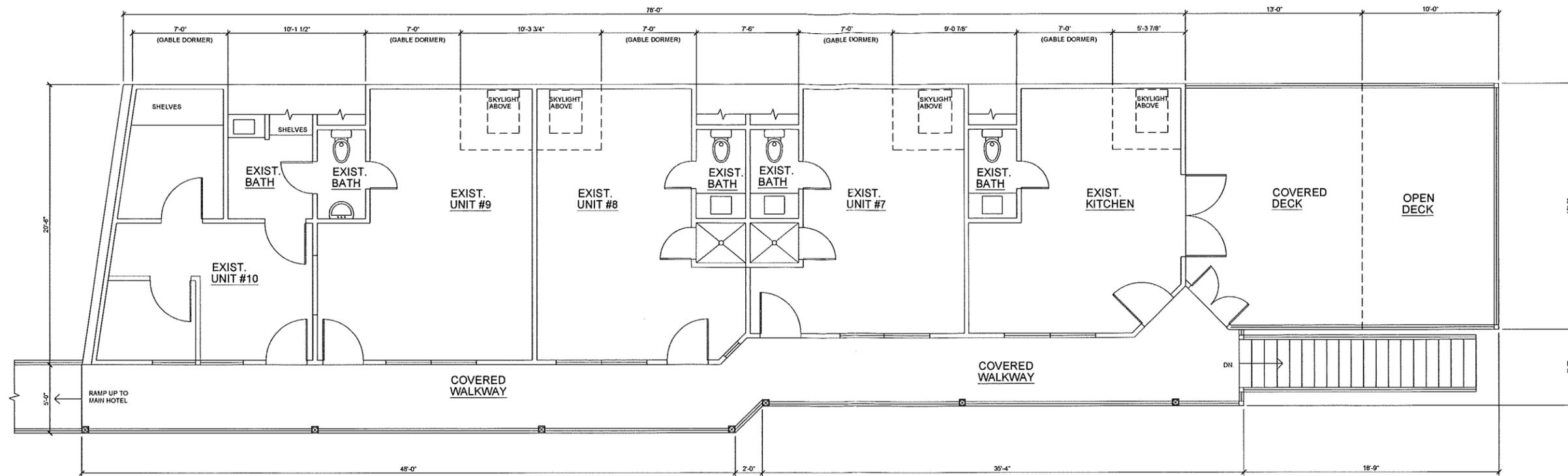

Notary Public,

My Commission expires: *Aug 25, 2017*

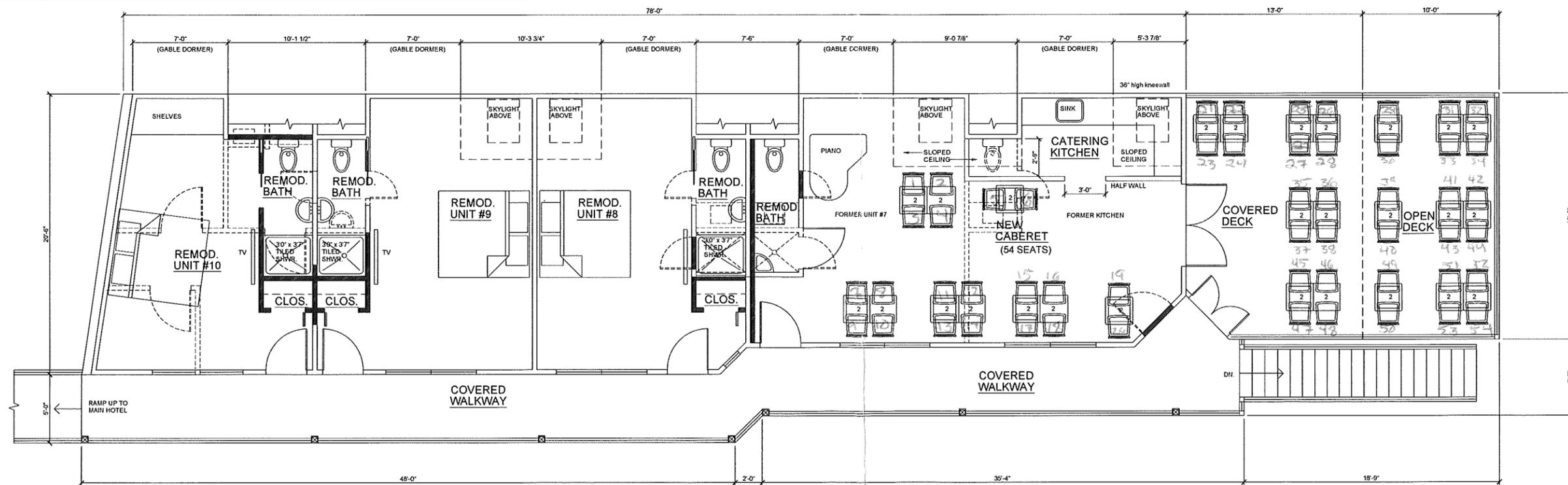


\\L-MURPHY1-PC\office\clients\Edwards, Donald\unit.2.deed.docx

BARNSTABLE REGISTRY OF DEEDS
John F. Meade, Register



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

- LEGEND:**
- EXISTING WALLS
 - CONSTRUCTION TO BE REMOVED
 - NEW CONSTRUCTION

COTUIT BAY DESIGN, LLC
 43 BREWSTER ROAD
 MASHPEE, MA. 02649
 PH. (508) 274-1166

Giampietro Architects
 354 Gifford Street
 Falmouth, MA 02540
 Tel: 508-540-7400
 Fax: 508-540-0220

ARCHITECT

NEW REMODELING FOR:
 336 COMMERCIAL STREET, LLC
 336 COMMERCIAL STREET PROVINCETOWN, MA

THE DESIGNER SHALL BE NOTIFIED IF ANY ERRORS OR OMISSIONS ARE FOUND ON THESE DRAWINGS PRIOR TO START OF CONSTRUCTION. THE BUILDING CONTRACTOR WILL BE RESPONSIBLE FOR THE CONTENT IN THESE DRAWINGS IF CONSTRUCTION COMMENCES WITHOUT NOTIFYING THE DESIGNER OF ANY ERRORS OR OMISSIONS. THESE DRAWINGS ARE SOLELY FOR THE USE OF THE OWNER NOTED. ANY OTHER USE OF THESE DRAWINGS REQUIRES THE WRITTEN CONSENT OF THE DESIGNER UNDER THE ARCHITECTURAL COPYRIGHT PROTECTION ACT OF 1990.

SCALE:
 1/4" = 1'-0"
DATE:
 1/15/2020

DRAWING NO.:
A1

