

Public Meeting Agenda December 17, 2020

The Provincetown Zoning Board of Appeals will hold a Public Hearing at 6:00 P.M. followed by a Work Session on Thursday, December 17, 2020.

NOTE: THIS IS A REMOTE PARTICIPATION MEETING

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Provincetown Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on the Provincetown website, at <https://www.provincetown-ma.gov/>.

For this meeting, members of the public who wish to watch/listen and participate in the meeting may do so in the following manner:

1. Watch on PTV GOV Channel 18, as well as an online livestream of PTV GOV at <http://www.provincetowntv.org/watch.html>
2. To listen and participate in this meeting, dial **(833) 579-7589**. When prompted, enter the following conference number: 527 883 807, followed by the # key. Please do not speak until the chair asks for public comments or questions. Please mute your phone until you are called upon to speak.

No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Provincetown website an audio or video recording or other comprehensive record of proceedings as soon as possible after the meeting.

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

- 1) **ZBA 20-43** (*request to postpone to the meeting of January 7th*)
Application by **Christine Barker** seeking Special Permit pursuant to Article 2, Section 2470, Parking Requirements, of the Zoning By-Laws to construct a building containing 31 hotel units, 4 condominium units, and a restaurant/bar, with a parking area beneath, on the property located at **227R Commercial Street (Town Center Commercial Zone)**.
- 2) **ZBA 20-53** (*request to postpone to the meeting of January 7th*)
Application by **Christopher Page**, on behalf of **The Pilgrim House**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to expand an existing full service restaurant space, add a live music venue for entertainment and reconfigure seats at the property located at **336 Commercial Street (Town Center Commercial Zone)**.

- 3) [ZBA 20-2015](#) (*postponed from the meeting of December 3rd*)
Application by **Robin B. Reid, Esq.**, on behalf of **Foxberry Inn, LLC**, seeking a Special Permit pursuant to Article 3, Section 31110, Change, Extensions or Alterations, of the Zoning By-Laws to increase the size of 4 existing rooms and to add a new deck to 3 of those rooms on the property located at **29 Bradford Street Extension (Residential 1 Zone)**.
- 4) [ZBA 20-2043](#)
Application by **Robin B. Reid, Esq.**, on behalf of **Victor's Restaurant**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, and Article 2, Section 2471, Parking Requirements, of the Zoning By-Laws to add an 18-seat outdoor service area of less than 300 sq. ft. and to waive the parking requirement of 6 spaces on the property located at **175 Bradford Street Extension, UC1 (Residential 1 Zone)**.
- 5) [ZBA 20-2044](#)
Application by **Robin B. Reid, Esq.**, on behalf of **Victor's Restaurant**, seeking a Variance pursuant to Article 5, Section 5222 of the Zoning By-Laws to install an awning that will encroach into a pre-existing, non-conforming side yard setback on the property located at **175 Bradford Street Extension, UC1 (Residential 1 Zone)**.
- 6) [ZBA 20-2045](#)
Application by **Robin B. Reid, Esq.**, on behalf of **The Bradford House and Motel**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements and Article 2, Section 2471, Parking Requirements, of the Zoning By-Laws to establish an 11-seat bar on the first floor of an existing guesthouse and to waive the parking requirement of 6 spaces at the property located at **41 Bradford Street (Residential 3 Zone)**.
- 7) [ZBA 20-2046](#)
Application by **Kurt Raber**, on behalf of **Riley Brothers Realty, LLC**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to remodel and improve an existing bike shop with a residential use above, including expanding an interior bike shop storage and adding new residential units, thereby increasing the scale of the building above the allowed neighborhood average scale on the property located at **136 Bradford Street (Town Center Commercial Zone)**.
- 8) [ZBA 20-2047](#)
Application by **Lyn Plummer**, on behalf of **18 Bangs Street, LLC**, seeking 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 increase the scale of a structure that is already above the allowed neighborhood average scale to accommodate new decks and stairways for egress on the west elevation of a structure on a pre-existing, non-conforming lot located at **18 Bangs Street (Residential 3 Zone)**.
- 9) [ZBA 20-2048](#)
Application by **Ginny Binder**, on behalf of **419 Commercial St. Partners, LLC**, seeking a Special Permit pursuant to Article 2, Section 2630 D, Building Height, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws for a change from a three-family to a two-family residential use and for an increase in the height of that structure above the maximum allowed for a mansard roof on the property located at **419 Commercial Street (Residential 3 Zone)**.

10) [ZBA 20-2049](#)

Application by **Lester J. Murphy, Esq.**, on behalf of **ERM Trust 2014, Edmond R. Macri, Trustee**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to deviate from the allowed neighborhood scale by constructing an addition to a single-family and a detached garage/artist studio accessory structure on the property located at **32 Point Street (Residential 2 Zone)**.

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

- 1) Pending Decisions: None.
- 2) Approve minutes of the December 3, 2020 meeting.
- 3) Any other business that may properly come before the Board

Jeremy Callahan, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 12/14/2020 12:07pm, AR