

Public Meeting Agenda

September 18, 2014

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:00 p.m. and a Public Hearing at 7:00 p.m. on Thursday, September 18, 2014, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

a. Work Session

- i. **Case #FY 14-68 (sign plans)**
Application by Marlene Janice Sawyer requesting a Special Permit pursuant to Article 2, Section 2440(B7), Permitted Principle Uses, of the Zoning Bylaw to reconfigure and add addition parking spaces at the property located at **152 Commercial St (TCC Zoning District)**.
- ii. **Case #FY 14-75 (Postponed from August 7)**
Application by John DeSouza on behalf of Thomas Thompson requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to deviate from neighborhood average building scale to extend two porches, one of which to be enclosed to create a mudroom, at the property located at **3 Fishburn Court (Res3 Zoning District)**.
- iii. **Case #FY 15-5**
Application by Ted Smith Architects LLC on behalf of Jane Barker and Linda Rohler requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension and Alteration, to demolish an existing shed and reconstruct a smaller shed within the rear and side yard setbacks at the property located at **5 Nickerson Street (Res2 Zoning District)**.
- iv. **Case #FY 15-10**
Application by William Needell requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension and Alteration, to remove an existing solarium and replace with a shed within the same footprint but with an increased height of two feet at the property located at **15 Cottage Street (Res3 Zoning District)**.
- v. **Case #FY 15-11**
Application by Ezra Block requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning Bylaw to build a dormer on the south facing roof, at the property located at **457 Commercial Street (Res3 Zoning District)**.
- vi. **Case #FY 15-13**
Application by Vincent Edwards requesting a Special Permit pursuant to Article 3, Section 3115, Demolition and Reconstruction, to demolish an existing brick staircase and reconstruct a wooden staircase in the same footprint at the property located at **12 Atlantic Avenue (Res3 Zoning District)**.
- vii. Review and approve Minutes of the September 4, 2014 meeting
- viii. Any other business that may properly come before the Board

b. Public Hearings

- i. **Case #FY 14-80 (Postponed from September 4)**
Application by John Pompeii requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension and Alteration, to add a second floor and a dormer within the side yard setback at the property located at **10 Young's Court (Res3 Zoning District)**.

(Public Hearings continued on next page)

- ii. **Case #FY 15-2**

Application by Carolyn Collins and Dorothy Varon requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change Extension and Alteration, to deviate from neighborhood average building scale and build up and along a pre-existing non-conforming setback to construct two dormers, at the property located at **910 Commercial Street (Res1 Zoning District)**.

- iii. **Case #FY 15-7 (continued from September 4)**
Application by Christopher Stein dba Quintessential Cape Cod requesting a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, of the Zoning Bylaw to display merchandise on an outdoor patio, at the property located at **220A Commercial Street (TCC Zoning District)**.
- iv. **Case #FY 15-8 (continued from September 4; request to continue to October 2; need a waiver of time constraints)**
Application by Don Di Rocco on behalf of Christine Barker requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning Bylaw to build an addition to the existing dwelling at **169 Bradford Street (Res3 Zoning District)**.
- v. **Case #FY 15-9 (postponed from September 4)**
Application by Ted Smith Architects LLC on behalf of Richard O'Reagan and Richard Hanson requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extension and Alteration, to construct a new entry stoop within the front yard setback at the property located at **69 Commercial Street (TCC Zoning District)**.
- vi. **Case #FY 15-12**
Application by Scott Grady Architects on behalf of Stan Sikorsky requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning Bylaw to build a dormer upon the existing dwelling, at the property located at **1 Fortuna Road (Res1 Zoning District)**.
- vii. **Case #FY 15-14 (request to withdraw)**
Application by Deborah Paine requesting a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, of the Zoning Bylaw to change the use of an existing structure from art gallery to a professional services office, at the property located at **53 Bradford Street (Res3 Zoning District)**.
- viii. **Case #FY 15-15**
Application by Stephen Rome dba Kung Fu Dumplings requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning Bylaw to increase seating from 8 seats to 20 seats, at the property located at **293 Commercial Street (TCC Zoning District)**.
- ix. **Case #FY 15-17**
Application by B+C Construction on behalf of Evelyn M. Genteman requesting a Special Permit pursuant to Article 3, Section 3110, Change Extension and Alteration, to construct a stair on the east side of the building within a side yard setback, at the property located at **351 Commercial Street (TCC Zoning District)**.

David Nicolau, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 9/12/14 9:50 am dv