

## Public Meeting Agenda

April 21, 2016

The Provincetown Zoning Board of Appeals will hold a Work Session starting at **6:30** pm and a Public Hearing at **7:00** pm on Thursday, April 21, 2016 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

### A. Work Session

- i. Pending Decisions
  - a) **Case #FY 16-31 (fill out Goldhirsch form and needs revised site plan for signatures)**  
**Application by Susan Pollack on behalf of Grace Rizk** requesting a Special Permit pursuant to Article 3, Section 3110, Change Extensions or Alterations, and Article 3, Section 3115, Demolition and Reconstruction, to demolish remaining portions of structure destroyed by fire and reconstruct the structure with a change in footprint and an increase in scale at the property located at **8 Kiley Court (Res 3 Zoning District)**.
  - b) **Case #FY 16-30 (Jeff G)**  
**Application by LeBlanc Jones Landscape Architects on behalf of 34 Commercial Street Trust** requesting a Special Permit pursuant to Article 2, Section 2450 (G12), Permitted Accessory Uses, to install 12.5' x 30.5' swimming pool at the property located at **34 Commercial Street (Res 2 Zoning District)**.
  - c) **Case #FY 16-32 (Rob)**  
**Application by Provincetown Airport Commission** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, to make improvements to the pre-existing non-conforming aircraft landing area and facilities with the scope of work to include; construct and relocate taxiways with improved lighting and electric vault; repair the sightseeing shack; improve access road to the approach light system; construct new service access road to weather station and equipment shelter; install perimeter fence; expand the parking lot and expand existing turf apron at the property located at **176 Race Point Road (Seashore Zoning District)**.
  - d) **Case #FY 16-34 (David)**  
**Application by Alan J Cullinane dba Café Heaven on behalf of Scott Barron** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to increase seating from 32 seat to 61 seats by expanding into adjacent retail space at the property located at **199 Commercial Street (TCC Zoning District)**.
- ii. Review and approve Minutes of the March 3 and March 17, 2016 meeting
- iii. Any other business that may properly come before the Board

### B. Public Hearings

- i. **Case #FY 16-29 (Postponed from March 3<sup>rd</sup> hearing)**  
**Application by BHC, LLC** requesting a Special Permit pursuant to Article 2, Section 2470, Parking Requirements, Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change Extensions or Alterations, to construct a dormer and outdoor stair on the east side of the structure and seeking relief from the parking requirement for a newly established residential unit at the property located at **338 Commercial Street (TCC Zoning District)**.
- ii. **Case #FY 16-33 (Postponed from March 17<sup>th</sup> hearing)**  
**Application by John Yingling dba Bubala's** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to increase the scale of the building by constructing a second floor on the rear portion

of the existing structure and installation of an outdoor stair with no change to existing footprint at the property located at **183-185 Commercial Street (TCC Zoning District)**.

- iii. **Case #FY 16-35**  
**Application by Michael Riley** requesting a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, to display bicycles along Bradford Street side of building at the property located at **132 Bradford Street (TCC Zoning District)**.
- iv. **Case #FY 16-36**  
**Application by Steve Riley** requesting a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, to operate a 405 space parking lot at the property located at **134 Bradford Street (TCC Zoning District)**.
- v. **Case #FY 16-37 (Postponed to June 16 hearing)**  
**Application by Steve Riley** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to allow public entertainment in a newly created theater space and the installation of a bar for the service of alcohol to patrons of the theater at the property located at **132 Bradford Street (TCC Zoning District)**.
- vi. **Case #FY 16-38**  
**Application by John R. A. Pears** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct a two family home exceeding the allowable maximum scale at the property located at **166 Bradford Street Ext. (Res 3 Zoning District)**.
- vii. **Case #FY 16-39**  
**Application by Michael Riley** requesting a Special Permit pursuant to Article 3, Section 3420, Outdoor Display, to display bicycles along Bradford Street side of building at the property located at **136 Bradford Street (TCC Zoning District)**.
- viii. **Case #FY 16-40**  
**Application by Tarrnum K. Williams d/b/a Kabob-E-Licious** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to increase the seating of the existing 19 seat restaurant with full liquor by 5 seats, for a total of 24 seats at the property located at **338 Commercial Street (TCC Zoning District)**.
- ix. **Case #FY 16-41**  
**Application by Peter Epstein** requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, to install a shed at the property located at **29 Tremont Street (Res 1 Zoning District)**.
- x. **Case #FY 16-42**  
**Application by Lyn Plummer for 509 Commercial Street LLC** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, to continue the east gable roof line and enclose the deck at the property located at **509 Commercial Street (Res 3 Zoning District)**.
- xi. **Case #FY 16-43**  
**Application by Kevin Bazarian for Devon Ruesch** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to change the restaurant seating layout at the property located at **31 Bradford Street (Res 3 Zoning District)**.
- xii. **Case #FY16-44**  
**Application by James DeRosier for Waterford Property LLC** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, to reconfigure bar and seating layout at the property located at **386 Commercial Street (TCC Zoning District)**.

David Nicolau, Chair

Posted by the Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov) 4/14/16 4:45 pm dj

REVISED: April 15, 2016 10:20 am dv