

Public Meeting Agenda

Wednesday May 4, 2016

Special Meeting

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 Wednesday, May 4, 2016 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA, to hear cases that could not be heard on April 21 due to a lack of quorum.

A. Work Session

- i. Pending Decisions
 - a) [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)**.
 - b) **Case #FY 16-41 (Bob)**
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)**.
- ii. Review and approve Minutes of the March 3, March 17 and April 21, 2016 meetings
- iii. Any other business that may properly come before the Board

B. Public Hearings

- i. [Case #FY 16-29](#)
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](#)
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)**.

(Public Hearings continued on next page)

- 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 16-42**
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)**.
- x. **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)**.
- xi. **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 Assistant Town Clerk: www.provincetown-ma.gov, 4/29/16 10:30 am dv