

## Public Meeting Agenda

May 5, 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, May 5, 2016 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA

### 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, April 21 and May 4, 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)**.
- 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)**.

(Public Hearings continued on next page)

- 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)**.
- xii. **Case #FY 16-45**  
**Application by Tom Thompson on behalf of Clyde Mellert** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to increase building scale for a dormer at the property located at **389 Commercial Street (TCC Zoning District)**.
- xiii. **Case #FY16-46**  
**Application by Jonathan Sinaiko** requesting a Special Permit pursuant to Article 5, Section 5300, Special Permits, and Article 2, Section 2440, Permitted Principal Uses, to authorize two single-family dwellings on one lot at the property located at **295 Bradford Street**.
- xiv. **Case #FY16-47**  
**Application by Robin Reid on behalf of Marcus Builders LLC** requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, to install a swimming pool at the property located at **164 Bradford Street Extension**.