

Public Meeting Agenda

May 19, 2016

The Provincetown Zoning Board of Appeals will hold a Work Session starting at **6:00** pm and a Public Hearing at **7:00** pm on Thursday, May 19, 2016 in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA

A. Work Session

1) 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)**.

c) Case #FY 16-29 (Bob)

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)**.

d) Case #FY 16-33 (Bob)

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)**.

e) Case #FY 16-36 (Jeff H)

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)**.

f) Case #FY 16-38 (Joe)

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)**.

g) Case #FY 16-40 (Jeff G)

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)**.

(Work Session continued on next page)

h) Case #FY 16-42 (Bob)

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)**.

i) **Case #FY 16-43 (Jeff G)**

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)**.

j) **Case #FY16-44 (Joe)**

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)**.

k) **Case #FY 16-45 (David)**

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)**.

l) **Case #FY16-46 (Bob)**

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**.

m) **Case #FY16-47 (Jeff G)**

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**.

2) Review and approve Minutes of the May 4 and May 5, 2016 meetings

3) Any other business that may properly come before the Board

B. Public Hearings

1) **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)**.

2) **Case #FY 16-48**

Application by Happy Camper LLC on behalf of Scott Ravelson requesting a Special Permit pursuant to Article 3, Section 3420, Outside Display, to place a sandwich board at the property located at **227 Commercial Street (TCC Zoning District)**.

3) **Case #FY16-49**

Application by William N Rogers on behalf of Sean Burke requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to construct a covered porch at the property located at **5 Tiny's Way (Res 3 Zoning District)**.

4) **Case #FY16-50**

Application by Seth Kaplowitz and Elena Ende requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to enlarge a previously approved shed dormer at the property located at **457 Commercial Street (Res 3 Zoning District)**.

(Public Hearings continued on next page)

5) **Case #FY16-51**

Application by Kurt Raber/Brown Lindquist Fenuccio and Raber Architects on behalf of Provincetown Marina LLC requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses; Article 2, Section 2640, Building Scale; and Article 3, Section 3110, Change, Extension or Alterations, to renovate three buildings and add a second dwelling unit at the property located at **9 Ryder Street Extension (TCC Zoning District)**.

David Nicolau, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 5/13/16 10:40 am dv