

Public Meeting Agenda

August 4, 2016

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:30 P.M. followed by a Public Hearing at 7:00 P.M. on Thursday, August 4, 2016, followed by a Work Session in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA

A. Work Session

1) Pending Decisions:

a) **Case #FY 16-55 (Bob)**

Application by **William N. Rogers, II, P.E., P.L.S., on behalf of Jason Truluck-Williams et ux.**, requesting a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning Bylaws, to demolish and reconstruct a pre-existing non-conforming structure with increases to building height and scale at the property located at **31 Conwell Street (Residential 3 Zoning District)**.

b) **Case #FY 16-57 (Jeff G.)**

Application by **Revere Guest House, LLC** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Provincetown Zoning Bylaws, to allow the sale of alcoholic beverages to registered guests and guests of guests of the Inn for private consumption at the property located at **14 Court Street (Residential 3 Zoning District)**.

c) **Case #FY 16-58 (Jeff G.)**

Application by **Tom Thompson, on behalf of Janet G. Beattie and Karen M. Jaspar**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning Bylaws, to create a bump-out along a pre-existing, non-conforming line for a second floor bedroom and closet expansion and to increase the allowable building scale at the property located at **262 Bradford Street (Residential 3 Zoning District)**.

d) **Case #FY16-60 (Jeremy)**

Application by **Ralph Santora, of Beach, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to revise a seating plan and establish a 110-seat restaurant at the property located at **193 Commercial Street, #6 (Town Center Commercial Zone)**.

2) Review and approve minutes of the July 21, 2016 meeting.

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

B. Public Hearings

1) **Case #FY 16-56** (*continued to August 4th*)

Application by **John DeSouza, on behalf of Daniel Judas and Daniel Luethi**, requesting a Special Permit pursuant to Article 2, Section 2630C, Roofs, of the Zoning By-Laws, to deviate from the roof configuration standards by exceeding 50% of the floor area coverage below the dormer at the property located at **6 Dyer Street (Residential 3 Zoning District)**.

2) **Case #FY16-61**

Application by **Gary Reinhardt, on behalf of R. McCamant & J. Croucher**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to enclose an existing second floor deck at the property located at **72 Commercial Street (Residential 2 Zoning District)**.

(Public Hearings continued on next page)

3) **Case #FY17-01**

Application by **Ted Smith, Architect, LLC, on behalf of Thomas Tannariello**, requesting a Special Permit pursuant to Article 2, Section 2550, Multiple Buildings Per Lot, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend a pre-existing, non-conforming structure up and along the rear and side yard setbacks at the property located at **600 Commercial Street (Residential 2 Zoning District)**.

Case #FY17-02

Application by **KA Bazarian Construction, on behalf of Maria Cirino**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws alter a pre-existing, non-conforming structure by enclosing a deck and extending two dormers at the property located at **16 Carver Street (Residential 3 Zoning District)**.

David Nicolau, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 7/29/16 9:30 am dv

REVISED: 8/1/16 8:25 am dv