

Public Meeting Agenda

October 6, 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, October 6, 2016, Session in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA

A. Work Session

- 1) Pending Decisions:
 - a) **Case #FY17-08 (Rob)**
Application by **Glenn A. Enos** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to raze and replace an existing shed at the property located at **31 Conant Street (Residential 3 Zoning District)**.
 - b) **Case #FY17-13 (Jeremy)**
Application by **Michael J. Buzel** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to replace a pre-existing, non-conforming shed with a new shed in the same location at the property located at **11 Tremont Street (Residential 3 Zoning District)**.
- 2) Review and approve minutes of the September 15, 2016 meeting
- 3) Charter update – expanded description of the ZBA – update from Bob Littlefield
- 4) Any other business that may properly come before the Board

B. Public Hearings

- 1) **Case #FY 16-56** (*continued from September 15th*)
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 #FY17-15**
Application by **Coastal Custom Builders**, on behalf of **Diana Prideaux-Brune & Annie Mahoney**, requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming Pool, of the Zoning By-Laws for the installation of a new swimming pool on the property located at **226B Bradford Street (Residential 3 Zoning District)**.
- 3) **Case #FY17-16**
Application by **Stanley Sikorski** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow the service of alcoholic beverages to patrons of Land's End Inn on the premises located at **22 Commercial Street (Residential 1 Zoning District)**.
- 4) **Case #FY17-17**
Application by **Ted Smith, Architect, LLC**, on behalf of **Mitchell Baker**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend an existing structure up and along a pre-existing, non-conforming northwest rear dimension and construct a screened porch on the southeast elevation on the property located at **174 Bradford Street (Residential 3 Zoning District)**.

(Public Hearings continued on next page)

- 5) [Case #FY17-18](#)
Application by **Ted Smith, Architect, LLC**, on behalf of **Paul Carter**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale of the Zoning By-Laws to connect two existing dormers on the west elevation of a structure on the property located at **595 Commercial Street (Residential 3 Zoning District)**.
- 6) [Case #FY17-19](#)
Application by **Ted Smith, Architect, LL**, on behalf of **Tom Tannariello**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to change the roof pitch and height of a structure by adding a second story at the property located at **12 Cudworth Street (Residential 3 Zoning District)**.
- 7) [Case #FY17-20](#)
Application by **Ted Smith, Architect, LL**, on behalf of **Tom Tannariello**, requesting a Special Permit to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add an exterior staircase on the rear of a structure without extending further into the rear yard setback on the property located at **394 Commercial Street (Town Center Commercial Zoning District)**.
- 8) [Case #FY17-21](#)
Application by **Scott W. Grady**, on behalf of **Michael McCabe**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to expand dormers on the east and west side of the structure on the property located at **149A Commercial Street, #C3 (Town Commercial Center Zoning District)**.
- 9) [Case #FY17-22](#)
Application by **William N. Rogers, II**, on behalf of **Russell C. Davies**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a second floor addition on a structure at the property located at **23 Winthrop Street, #E5 (Residential 3 Zoning District)**.

David Nicolau, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 10/3/16 9:05 am dv