

# Public Meeting Agenda

January 5, 2017

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:45 P.M. followed by a Public Hearing at 7:00 P.M. on Thursday, January 5, 2017, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

## A. Work Session

### 1) Pending Decisions:

#### a) **Case #FY17-36 (Jeff G.)**

Application by **Provincetown Film Society** requesting a Special Permit pursuant to Article 3, Section 3230, Sign Size, of the Zoning By-Laws for the construction of an electronic cinema marquee advertising films, daily show times and/or special community events on the front exterior of the structure located at **237 Commercial Street, #37 (Town Center Commercial Zoning District)**.

#### b) **Case #FY17-40 (Jeremy)**

Application by **Don DiRocco, Hammer Architects**, on behalf of **Jay Anderson**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations of the Zoning By-Laws to increase the height of a roof dormer 10" up a pre-existing, non-conforming east side yard dimension and to construct a new roof dormer extending up and along a pre-existing, non-conforming west side yard dimension at the property located at **51 Commercial Street, Front (Residential 2 Zone)**.

#### c) **Case #FY17-44 (Bob)**

Application by **Broken Wheel Farm, LLC**, on behalf of **Purple Point, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements of the Zoning By-Laws to allow the service of alcohol at the property located at **334 Commercial Street, (Town Center Commercial Zone)**.

### 2) Review and approve minutes of the December 15, 2016 meeting

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

## B) Public Hearings

### 1) **Case #FY17-41** (*postponed to January 19th*)

Application by **Don DiRocco, Hammer Architects**, on behalf of **Jay Anderson**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations of the Zoning By-Laws to relocate a structure 18' to the north and to construct an 11' by 14' 10" addition up and along a pre-existing, non-conforming west side yard dimension at the property located at **51 Commercial Street, Rear (Residential 2 Zone)**.

### 2) **Case #FY17-43** (*postponed to January 5th*)

Application by **Steven Latasa-Nicks**, on behalf of **Strangers and Saints, Inc.**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements of the Zoning By-Laws to allow the service of alcohol and to revise an existing flex-seating plan at the property located at **404 Commercial Street, (Town Center Commercial Zone)**.

### 3) **Case #FY17-45**

Application by **SGI 300A, LLC**, 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 up and along a pre-existing, non-conforming side yard elevation of the structure located at **300A Commercial Street (Town Center Commercial Zone)**.

**(Public Hearings continued on next page)**

- 4) [Case #FY17-46](#)  
Application by **Tom Thompson**, on behalf of **Hal Z. Katzen**, 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 increase building scale for the construction of a 4' addition and a shed dormer up and along pre-existing, non-conforming south and west elevations of the structure located at **307 Bradford Street (Residential 2 Zone)**.
- 5) [Case #FY17-47](#)  
Application by **KA Bazarian Construction**, on behalf of **Jennifer Realty Trust**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a farmer's porch on the north elevation, to construct two 18' dormers up and along the east and west elevations and to extend a gable up and along the east and south elevations of the structure located at **12 Cudworth Street (Residential 3 Zone)**.
- 6) [Case #FY17-48](#)  
Application by **William N. Rogers, II**, on behalf of **Elizabeth S. Athineos**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to replace an existing retaining wall with a retaining wall greater than 4' in height on the property located at **63 Shank Painter Road (General Commercial Zone)**.
- 7) [Case #FY17-49](#)  
Application by **William N. Rogers, II**, on behalf of **Elizabeth S. Athineos**, 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 increase building scale for the construction of a second floor addition up and along a pre-existing, non-conforming elevation of the structure located at **63 Shank Painter Road (General Commercial Zone)**.

David Nicolau, Chair

Posted by the Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 12/30/16 10:50 am dv