

Public Hearing December 7, 2017

The Provincetown Zoning Board of Appeals will hold a Public Hearing at 7:00 p.m. on Thursday, December 7, 2017, in the Judge Welsh Hearing Room, 260 Commercial Street, Provincetown, MA on the following cases:

ZBA 18-05

Reconsideration of a **Notice of Appeal** by **BPJC, LLC**, regarding a July 12, 2017 decision by the Building Commissioner that a flat-roofed structure on the property located at **350 Bradford Street (Residential 3 Zone)** was in excess of 23' and was in violation of Article 2, Section 2560, Dimensional Schedule, of the Zoning By-Laws.

ZBA 18-17

Application by **Lisa Pacheco Robb**, on behalf of **Deborah Graeber**, 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 with a dormer on the south elevation of the structure, going up and along pre-existing, non-conforming east and north dimensions on the structure located at **15 Hobson Avenue (Residential 1 Zone)**.

ZBA 18-21

Application by **Don DiRocco, Hammer Architects**, on behalf of **Jay Anderson**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, Article 3, Section 3110, Change, Extensions or Alterations, and Article 3, Section 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish an existing structure and construct a new structure within a pre-existing, non-conforming east elevation and for an increase in building scale on the property located at **53 Commercial Street, Rear (Residential 2 Zone)**.

ZBA 18-22

Application by **Don DiRocco, Hammer Architects**, on behalf of **Jay Anderson**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to separate an addition from the south elevation of a structure and re-attach it via a breezeway, to add roof dormers and to increase the building scale of the structure on the property located at **51 Commercial Street, Front (Residential 2 Zone)**.

ZBA 18-23

Application by **KA Bazarian**, on behalf of **509 Commercial Street, LLC**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to raise a structure 9' to conform with FEMA regulations, going up and along east and west pre-existing, non-conforming elevations, to add and enclose the space below a deck on the south elevation and to add an egress stairway on the west elevation of the structure on the property located at **509 Commercial Street (Residential 3 Zone)**.

ZBA 18-24

Application by **Ed Dusek**, on behalf of **Scott Shields and Jim Woods**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to add an 18' wide shed dormer on a northeast elevation of the structure on the property located at **51 Harry Kemp Way, #UR1 (Residential 3 Zone)**.

ZBA 18-25

Application by **Lisa Pacheco-Robb**, on behalf of **Miriam Gallardo** and **Courtney Spitz**, 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 construct an addition up and along a pre-existing, non-conforming north and west elevation and a small addition on the east elevation and to increase the building scale of the structure on the property located at **62 Mayflower Avenue (Residential 1 Zone)**.

(Public Hearings continued on next page)

ZBA 18-27

Application by **William N. Rogers, II**, on behalf of **Luco Realty, Inc.**, 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 restore a fire-damaged structure, including re-locating a second floor dwelling unit, constructing a roof structure for a new second floor restaurant/bar and seating area and adding two egress decks and stairways on the east elevation of the structure on the property located at **315A Commercial Street (Town Center Commercial Zone)**.

Jeffrey Gould, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 11/15/17 12:10 pm dv
The Banner: November 23 and 30, 2017