

# Zoning Board of Appeals

## Public Meeting Agenda January 4, 2018

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, January 4, 2018, in the Judge Welsh Hearing Room, Town Hall, 260 Commercial Street, Provincetown, MA.

### A. Work Session VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

#### 1) Pending Decisions:

##### a) **ZBA 18-19 (Jeremy)**

Application by **William N. Rogers, II**, on behalf of **Brendan P. O'Brien et al.**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to remove an existing cottage and reconstruct a new two-story structure with an expanded footprint up and along pre-existing, non-conforming side yard dimensions on the property located at **2 Schueler Boulevard (Residential 1 Zone)**.

##### b) **ZBA 18-20 (Jeremy)**

Application by **Rick Murray**, on behalf of **Crown & Anchor, LLC**, requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to amend a seating plan for an outdoor dining area at the property located at **247 Commercial Street (Town Center Commercial Zone)**.

##### c) **ZBA 18-22 (Jeff)**

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)**.

##### d) **ZBA 18-24 (Daniel)**

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)**.

##### e) **ZBA 18-25 (Rob)**

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)**.

##### f) **ZBA 18-27 (Jeff)**

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)**.

- 2) Review and approve minutes of the December 7, 2017 meeting.
- 3) Any other business that may properly come before the Board.

**B. Public Hearings VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW**

- a) [ZBA 18-05](#) (*postponed from the meeting of December 7<sup>th</sup>*)  
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.
- b) [ZBA 18-21](#) (*postponed from the meeting of December 7<sup>th</sup>*)  
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)**.
- c) [ZBA 18-23](#) (*postponed from the meeting of December 7<sup>th</sup>*)  
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)**.
- d) [ZBA 18-26](#)  
Application by **Ted Smith Architect, LLC**, on behalf of **Brad Fowler**, requesting a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to raze an accessory dwelling unit and rebuild it going up and along pre-existing, non-conforming north and west elevations on the property located at **26 Montello Street (Residential 3 Zone)**.
- e) [ZBA 18-28](#)  
Application by **Mark Kinnane**, of **Cape Associates, Inc.**, on behalf of **Sharon Pollack** and **Corinne LeGoff**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to renovate a structure up and along pre-existing, non-conforming front and side yard setbacks, including constructing a garage under an entry deck on the side yard setback and extending a deck and an addition up and along the front yard setback on the property located at **16 Creek Round Hill Road (Residential 1 Zone)**.
- f) [ZBA 18-29](#) (*request by staff to postpone t the meeting of January 18<sup>th</sup>*)  
Application by **Ellen** and **Robert Blood** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws for the service of alcohol to guests and guests of guests at the Inn at the Moors located at **59 Province Lands Road (Residential 1 Zone)**.

Jeffrey Gould, Chair

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Posted by the Assistant Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov) 12/27/2017 9:15 am AR