

Public Meeting Agenda March 1, 2018

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, March 1, 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 Decision:

a) **ZBA 18-30 (Steven)**

Application by **PMC Realty, LLC**, requesting a Special Permit pursuant to Article 2, Sections 2470, Parking Requirements, of the Zoning By-Laws for relief from the parking requirements on the property located at **212 Bradford Street (Residential 3 Zone)**.

2) Approve minutes of the February 1, 2018 meeting.

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

B. Public Hearings

b) **ZBA 18-05** (*postponed from the meeting of February 1st*)

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.

c) **ZBA 18-21** (*postponed from the meeting of February 1st*)

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)**.

d) **ZBA 18-23** (*postponed from the meeting of February 1st*)

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)**.

e) **ZBA 18-29** (*continued to the meeting of March 15th*)

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)**.

f) **ZBA 18-31** (*rescheduled from the meeting of February 15th*)

Application by **KA Bazarian**, on behalf of **Joanne Canco & Charlene Allen**, 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 expand a deck on a pre-existing, non-conforming south elevation and to increase the building scale of the structure on the property located at **8D Commercial Street, UA (Residential 1 Zone)**.

(Public Hearings continued on next page)

- g) [ZBA 18-32](#) (*rescheduled from the meeting of February 15th*)
Application by **Ted Smith**, on behalf of **Karl Broussard**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to demolish and rebuild a structure with an expanded footprint and an increased building scale on the property located at **57A Pleasant Street (Residential 3 Zone)**.
- h) [ZBA 18-33](#) (*rescheduled from the meeting of February 15th*)
Application by **Don DiRocco**, of **Hammer Architects**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a dormer on a pre-existing, non-conforming east elevation on the structure located at **9 Arch Street (Residential 3 Zone)**.
- i) [ZBA 18-34](#) (*rescheduled from the meeting of February 15th*)
Application by **Mark Kinnane**, of **Cape Associates**, on behalf of **Barry Peskin**, requesting a Special Permit pursuant to Article 2, Sections 2560, Dimensional Schedule, and 2640, Building Scale, and Article 3, Sections 3110, Change, Extensions or Alterations and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and rebuild a structure up and along a pre-existing, non-conforming west elevation and to increase building scale on a pre-existing, non-conforming lot on the property located at **11 Brewster Street (Residential 3 Zone)**.
- j) [ZBA 18-35](#) (*rescheduled from the meeting of February 15th*)
Application by **336R Commercial Street, LLC** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to convert a second floor guest gallery back into a cocktail lounge in the structure located at **336R Commercial Street (Town Center Commercial Zone)**.
- k) [ZBA 18-36](#)
Application by **Tom Thompson**, on behalf of **George Rogers, III**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend up and along pre-existing, non-conforming east, west elevations to install shed dormers and to enclose a screened-in porch on the north elevation of the structure located at **3 Atkins Lane (Residential 3 Zone)**.
- l) [ZBA 18-37](#) (*rescheduled from the meeting of February 15th*)
Application by **Tom Thompson** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, to increase building scale for the reconstruction of a roof deck and emergency egress stairs on the north elevation and the reconstruction of an egress landing and stairs on the east elevation on the structure located at **166 Commercial Street (Town Center Commercial Zone)**.
- m) [ZBA 18-38](#)
Application by **Kevin A. Bazarian** requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming pool, of the Zoning By-Laws to install a swimming pool on the property located at **118 Bradford Street (Residential 3 Zone)**.
- n) [ZBA 18-39](#) (*postponed to the meeting of April 5th*)
Application by **Steven Cook**, of **Cotuit Bay Design** on behalf of **Matthew Metivier & Ricardo Gessa Abreus**, requesting a Special Permit pursuant to 2640, Building Scale, and Article 3, Sections 3110, Change, Extensions or Alterations and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and rebuild a cottage up and along a pre-existing, non-conforming east elevation and to increase building scale on an existing principal structure by adding an addition on the property located at **7 Bradford Street (Residential 3 Zone)**.
- o) [ZBA 18-40](#)
Application by **Top Knot Properties, LLC** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to remove a stairway on the west elevation and re-locate it to the pre-existing, non-conforming east elevation of a second floor deck on the south elevation, extend a first floor deck on the south elevation and to shorten a second floor deck on the west elevation to line up with the side of the structure on the property located at **225 Commercial Street (Town Commercial Center Zone)**.

(Public Hearings continued on next page)

- p) [ZBA 18-41](#)
Application by **Pavel Fiodarau**, on behalf of **Wareham Investment Group, LLC**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend a deck into a pre-existing, non-conforming east elevation on the property located at **352 Commercial Street (Residential 3 Zone)**.
- q) [ZBA 18-42](#)
Application by **William Ned Munroe & Garry Sabatini** requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming pool, of the Zoning By-Laws to install a swimming pool on the property located at **21 Pilgrim Heights Road (Residential 1 Zone)**.

Jeffrey Gould, Chair

Posted by the AssistantTown Clerk: www.provincetown-ma.gov 02/23/2018 9:30 am AR

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