

Public Meeting Agenda April 5, 2018

AMENDED

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, April 5, 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 18-37 (Rob)**

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)**. **Jeremy, Rob, Marianne, Daniel and Steven sat on the case.**

2) Approve minutes of the March 15 and 29, 2018 meetings.

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

B. Public Hearings

1) **ZBA 18-05** (*postponed to the meeting of April 19th*)

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.

2) **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)**.

3) **ZBA 18-23** (*postponed to the meeting of April 19th*)

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)**.

4) **ZBA 18-32** (*postponed from the meeting of March 1st*)

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)**.

(Public Hearings continued on next page)

- 5) [ZBA 18-39](#) (*postponed from the meeting of March 1st*)
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)**.
- 6) [ZBA 18-44](#) (*postponed from the meeting of March 1st*)
Application by **Tom Thompson**, on behalf of **Bruce Heron**, 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 west and south elevations to construct a second floor on the structure located at **18 Priscilla Alden Road (Residential 3 Zone)**.
- 7) [ZBA 18-45](#) (*postponed from the meeting of March 15th*)
Application by **Eliot Parkhurst**, on behalf of **Thomas Walter and David Sanford, dba Crowne Pointe**, requesting a Special Permit pursuant to Article 2, Sections 2440, Permitted Principal Uses, 2460, Special Permit Requirements, and 2470, Parking Requirements, of the Zoning By-Laws to change the use of a structure to commercial accommodations serving alcoholic beverages and for relief from parking requirements on the property located at **78 Bradford Street (Town Commercial Center Zone)**.
- 8) [ZBA 18-46](#) (*postponed from the meeting of March 15th*)
Application by **Eliot Parkhurst** requesting a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, of the Zoning By-Laws to construct emergency egress stairs into and along a pre-existing, non-conforming west elevation on the property located at **78 Bradford Street (Town Commercial Center Zone)**.
- 9) [ZBA 18-47](#)
Application by **White Porch Inn, LLC** requesting a Special Permit Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws for the service of alcohol for private consumption by registered guests of the White Porch Inn located at **7 Johnson Street (Residential 3 Zone)**.
- 10) [ZBA 18-48](#)
Application by **Mary Ann Bragg** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to rebuild a retaining wall in a pre-existing, non-conforming east elevation on the property located at **304 Bradford Street (Residential 3 Zone)**.
- 11) [ZBA 18-49](#)
Application by **Jay Abbiuso**, requesting a Special Permit pursuant to Article 2, Section 2640 Building Scale, of the Zoning By-Laws to add a garage to the structure on the property located at **15 Race Road (Residential 3 Zone)**.

Jeffrey Gould, Chair

Posted by the Town Clerk: www.provincetown-ma.gov 3/30/18 10:15 am dv

Reposted 04/03/2018 10:10 am AR