

Public Meeting Agenda May 17, 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, May 17, 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 18-45 (Marianne)**

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

b) **ZBA 18-46 (Marianne)**

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

c) **ZBA 18-51 (Rob)**

Application by **Mark Kinnane, of Cape Associates**, 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 raise the foundation of a rear structure by 1' up a pre-existing, a non-conforming west elevation on the property located at **51 Commercial Street (Residential 2 Zone)**. **Jeff, Jeremy, Rob, Marianne and Daniel sat on the case.**

2) Approve minutes of the May 3, 2018 meeting.

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

B. Public Hearings

a) **ZBA 18-05** (*request to postpone to the meeting of June 7th*)

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 18-23** (*postponed from the meeting of May 2nd*)

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)**.

(Public Hearings continued on next page)

- c) [ZBA 18-39](#) (continued from the meeting of May 2nd)
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)**.
- d) [ZBA 18-53](#) (request to postpone to the hearing of June 7th)
Application by **George Tagaris** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to modify a condition related to the installation of a sprinkler system pursuant to an existing Special Permit, FY15-57, for the property located at **143 Commercial Street (Town Center Commercial Zone)**.
- e) [ZBA 18-54](#) (postponed from the meeting of May 2nd)
Application by **George Tagaris** requesting a Special Permit pursuant to Article 2, Section 2310, Harborfront Regulation, of the Zoning By-Laws to construct a boardwalk and stairs in the Harborfront Overlay District on the property located at **143 Commercial Street (Town Center Commercial Zone)**.
- f) [ZBA 18-55](#)
Application by **Don DiRocco**, of **Hammer Architects**, on behalf of **Mark Boucher** and **Peter Gherardi**, 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 two bays and a screened-in porch within a pre-existing, non-conforming southwest elevation on the structure and for an increase in building scale on the property located at **15 Atwood Avenue (Residential 2 Zone)**.
- g) [ZBA 18-56](#)
Application by **Gabriel Rivera Aquilar** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws for a change in a seating plan for the service of food on the property located at **331 Commercial Street, UB (Town Center Commercial Zone)**.
- h) [ZBA 18-57](#)
Application by **Christopher J. Snow, Esq.** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend a pre-existing, non-conforming structure southward by adding a deck along a non-conforming west elevation on the property located at **177 Commercial Street (Town Center Commercial Zone)**.
- i) [ZBA 18-58](#)
Application by **Christopher J. Snow, Esq.** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow 30 exterior flex seats for the service of food and alcohol on a deck at the property located at **177 Commercial Street (Town Center Commercial Zone)**.
- j) [ZBA 18-59](#) (request to withdraw without prejudice)
Application by **BPJC, LLC** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to deviate from building scale for the installation of pitched roof for the Building containing Units 9 & 10 on the property located at **350 Bradford Street (Residential 3 Zone)**.
- k) [ZBA 18-60](#) (request to withdraw without prejudice)
Application by **BPJC, LLC** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to deviate from building scale for the installation of pitched roof for the Building containing Units 7 & 8 on the property located at **350 Bradford Street (Residential 3 Zone)**.
- l) [ZBA 18-61](#) (request to withdraw without prejudice)
Application by **BPJC, LLC** requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to deviate from building scale for the installation of pitched roof for the Building containing Units 3 & 4 on the property located at **350 Bradford Street (Residential 3 Zone)**.

(Public Hearings continued on next page)

m) [ZBA 18-62](#)

Application by **Ted Smith, Architect, LLC**, on behalf of **Mark Albert**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws for an addition on the west elevation of a structure going up and along a pre-existing, non-conforming north elevation on the property located at **44 Franklin Street (Residential 3 Zone)**.

n) [ZBA 18-63](#)

Application by **336R Commercial St., LLC**, pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to revise a seating plan to add patio seats for the service of food and alcohol at the property located at **336R Commercial Street (Town Center Commercial Zone)**.

Jeffrey Gould, Chair

Posted by the Town Clerk: www.provincetown-ma.gov 5/11/18 10:30 am ar

REVISED: 5/14/18 4:10 pm dv