

## Public Meeting Agenda July 19, 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, July 19, 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 18-54 (Jeremy)**

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

#### 2) Approve minutes of the July 5, 2018 meeting.

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

### B. Public Hearings

#### b) **ZBA 18-05** (*postponed to the meeting of August 2<sup>nd</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.

#### c) **ZBA 18-23** (*postponed from the meeting of July 5<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 18-53** (*continued from the meeting of July 5<sup>th</sup>*)

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 18-58** (*postponed to the meeting of September 6<sup>th</sup>*)

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)**.

#### f) **ZBA 18-70**

Application by **William N. Rogers, II**, on behalf of **The Beach Bucket Trust, Lynn Saucier, Trustee**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a storage loft with dormers, increase the first floor by 3' towards the south and increase the roof height by 5' 4 3/4" on a structure with less than 9' of separation from an abutting structure on the property located at **963 Commercial Street, #15 (Residential 1 Zone)**.

g) **ZBA 18-71** (*postponed from the meeting of July 5<sup>th</sup>*)

Application by **Lisa Pacheco Robb** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend a deck along a pre-existing, non-conforming south elevation at the property located at **155 Bradford Street (Residential 3 Zone)**.

h) **ZBA 18-73**

Application by **Ted Smith, Architect**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws, for the alteration of a second floor, including enclosing an existing deck to create a screened-in porch, that will increase the building scale of the structure located at **13 Creek Round Hill Road (Residential 1 Zone)**.

i) **ZBA 18-74**

Application by **Steven Cook, of Cotuit Bay Design**, on behalf of **Kenneth Hale & Steven Wetzler**, 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 add a second floor deck with stairs on the southwest elevation and to rebuild a deck with stairs on the southeast elevation and stairs in the pre-existing, non-conforming northwest elevation, thereby increasing the building scale of the structure located at **28 Cottage Street (Residential 3 Zone)**.

j) **ZBA 18-75**

Application by **Inna Litvinova**, on behalf of **Mama Matcha Bar**, requesting a Special Permit pursuant to Article 3, Section 3420, Outside Display, of the Zoning By-Laws to display a sandwich board on the property located at **258 Commercial Street (Town Center Commercial Zone)**.

k) **ZBA 18-76**

Application by **Topknot, LLC** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to revise a seating plan for the property located at **225 Commercial Street (Town Center Commercial Zone)**.

l) **ZBA 18-77**

Application by **Riley Brothers Realty, LLC**, requesting a Special Permit pursuant to Article 3, Section 3432 c., Illumination Standards, of the Zoning By-Laws for the installation of exterior lighting fixtures mounted on lighting poles on the property located at **132 & 134 Bradford Street (Town Center Commercial Zone) and 10 Conwell Street (Residential 3 Zone)**.

m) **ZBA 18-78**

Application by **Mark Sellers** and **Najjia Mahmoud**, requesting a Special Permit pursuant to Article 2, Section 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 located in pre-existing, non-conforming southwest and northwest elevations and to increase its building scale on the property located at **25 Cottage Street (Residential 3 Zone)**.

Jeremy Callahan, Chair

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