

## Public Meeting Agenda October 18, 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, October 18, 2018, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA.

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

#### 1) Pending Decisions:

##### **ZBA 19-12 (Marianne)**

Application by **Tom Thompson**, on behalf of **347 Commercial, LLC**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a shed dormer along a pre-existing, non-conforming east elevation, change a roof slope within a pre-existing, non-conforming southeast elevation and add a roof deck within a pre-existing, non-conforming southwest elevation on the property located at **347 Commercial Street (Town Center Commercial Zone)**. **Jeremy Callahan, Marianne Clements, Rob Anderson, Daniel Wagner and Steven Latasa-Nicks sat on the case.**

##### **ZBA 19-14 (Jeremy)**

Application by **Tom Thompson**, on behalf of **JMC Family Limited Partnership**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to reconstruct a multi-level deck and egress stairs at the property located at **411 Commercial Street (Residential 3 Zone)**. **Jeremy Callahan, Marianne Clements, Rob Anderson, Daniel Wagner and Steven Latasa-Nicks sat on the case.**

2) Approve minutes of the October 4, 2018 meeting.

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

### B. Public Hearings

#### 1) [ZBA 18-69](#) (*postponed to the meeting of November 15<sup>th</sup>*)

Application by **Regina Binder** on behalf of **199 Bradford St., LLC** requesting a Special Permit pursuant to Article 2, Sections 2450, Permitted Accessory Uses, G17, Accessory Dwelling Unit, and 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to rebuild a foundation, renovate a structure by adding a balcony, a covered porch and stairs on a pre-existing, non-conforming south/southwest elevation, increase building scale by adding a covered porch on a pre-existing, non-conforming north elevation and add an accessory dwelling unit at the property located at **199 Bradford Street (Residential 3 Zone)**.

#### 2) [ZBA 19-09](#) (*postponed from the meeting of October 4<sup>th</sup>*)

Application by **Pavel Fiodarau**, on behalf of **PV Development, LLC**, requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming Pool, for the installation of a pool at the property located at **170 Bradford Street Extension (Residential 3 Zone)**.

#### 3) [ZBA 19-15](#)

Application by **William N. Rogers, II**, on behalf of **Enco 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 construct a second floor addition over an existing storage and loading area, and match, to add 3 one-story cottages located in 2 structures along a northwest property line and to enclose existing loading dock areas, adding a new garage door, on the property located at **20 Province Road (General Commercial Zone)**.

4) [ZBA 19-16](#)

Application by **Derik Burgess**, of **Cape Associates, Inc.** on behalf of **Martha R. Davis Declaration Trust**, requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to elevate an existing structure pursuant to FEMA regulations on the property located at **8D Commercial Street, UB (Residential 1 Zone)**.

5) [ZBA 19-17](#)

Application by **Stephen Hooper** requesting a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G10, Artist Studio, of the Zoning By-Laws to change the use of an existing shed to an artist studio on the property located at **7 Anthony Street (Residential 3 Zone)**.

6) [ZBA 19-18](#)

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)**.

7) [ZBA 19-20](#)

Application by the **Michelle Jarusiewicz**, on behalf of the **Provincetown Year-Round Market Rate Rental Housing Trust**, requesting a Special Permit pursuant to Article 2, Section 2470, Parking Requirements, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to provide two new accessible rental units to a pre-existing, non-conforming use, to increase the pre-existing, non-conforming density of a lot and for relief from the residential parking requirements on the properties located at **3, 4, & 8 Harbor Hill Road & 37 Bradford Street Extension (Residential 1 Zone)**.

Jeremy Callahan, Chair

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Posted by the Assistant Town Clerk [www.provincetown-ma.gov](http://www.provincetown-ma.gov) 10/12/2018, 9:45 am AR