

## Public Meeting Agenda November 15, 2018

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:30 P.M. followed by a Public Hearing at 7:00 P.M. on Thursday, November 15, 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 19-09 (Jeremy)**

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)**. **Jeremy Callahan, Rob Anderson, Daniel Wagner, Steven Latasa-Nicks and Peter Okun sat on the case.**

##### **ZBA 19-15 (Jeremy)**

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)**. **Jeremy Callahan, Rob Anderson, Daniel Wagner, Steven Latasa-Nicks and Peter Okun sat on the case.**

##### **ZBA 19-17 (Daniel)**

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)**. **Jeremy Callahan, Rob Anderson, Daniel Wagner, Steven Latasa-Nicks and Peter Okun sat on the case.**

##### **ZBA 19-20 (Steven)**

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, Rob Anderson, Daniel Wagner, Steven Latasa-Nicks and Peter Okun sat on the case.**

(Pending decisions continued on next page)

**ZBA 19-22 (Rob)**

Application by **William N. Rogers, II**, on behalf of **Christopher Pula et al.**, 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 extend an existing first floor deck with a 4' semi-circular addition and add a semi-circular, cantilevered 14 sq. ft. addition with a deck above to an existing second floor sunroom on the south elevation and to construct a 4' 6" doghouse dormer on the west elevation of the structure at **473 Commercial Street (Residential 3 Zone)**. **Jeremy Callahan, Rob Anderson, Daniel Wagner, Steven Latasa-Nicks and Peter Okun sat on the case.**

**ZBA 19-23 (Jeremy)**

Application by **BPJC, LLC**, requesting a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, of the Zoning By-Laws for the construction of a flat roof that exceeds the maximum allowed height of 23' by 6.2' on the Building containing Units 9 and 10 on the property located at **350 Bradford Street, (Residential 3 Zone)**. **Jeremy Callahan, Rob Anderson, Daniel Wagner, Steven Latasa-Nicks and Peter Okun sat on the case.**

**ZBA 19-24 (Rob)**

Application by **Katherine Braucher Adams, Esq.**, on behalf of **48 Shankpainter LLC et al.** requesting a Special Permit pursuant to Article 2, Section 2470, Parking Requirements, and Article 3, Section 3110, Change, Extensions and Alterations, of the Zoning By-Laws to increase pre-existing, non-conforming lot coverage and for relief from the parking requirements at the property located at **48 Shank Painter Road (General Commercial Zone)**. **Jeremy Callahan, Rob Anderson, Daniel Wagner, Steven Latasa-Nicks and Peter Okun sat on the case.**

**ZBA 19-26 (Steven)**

Application by **The Galley Catering** requesting a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow flex-seating by moving 9 seats from the backyard service area to the front outdoor service area during the holiday market and in the winter on the property located at **225 Commercial Street (Town Commercial Center Zone)**. **Jeremy Callahan, Daniel Wagner, Steven Latasa-Nicks and Peter Okun sat on the case.**

**ZBA 19-27 (Peter)**

Application by **Loic Rossignon** requesting a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, E3 e., Temporary Carnivals, Festivals & Fairs, of the Zoning By-Laws for an annual holiday festival to include temporary structures for artists and food, gift and craft vendors and a temporary synthetic ice skating rink on the property located at **225 Commercial Street (Town Commercial Center Zone)**. **Jeremy Callahan, Daniel Wagner, Steven Latasa-Nicks and Peter Okun sat on the case.**

- 2) Approve minutes of the November 1, 2018 meeting.
- 3) Any other business that may properly come before the Board.

**B. Public Hearings**

1) **ZBA 18-69** (*request to postpone to the meeting of February 21<sup>st</sup> 2019*)

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 19-18** (*continued to the meeting of November 1<sup>st</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)**.

- 3) [ZBA 19-19](#)  
Application by **David McMahon**, on behalf of **Marianne Colacray**, requesting a Special Permit pursuant to Article 2, Section 2640, Building Scale of the Zoning By-Laws to replace an existing wing of a structure with a slightly larger addition, thereby increasing its building scale, and to rebuild its failing foundation on the property located at **12 Franklin Street, #1 (Residential 3 Zone)**.
  
- 4) [ZBA 19-21](#) (*request to postpone to the meeting of December 6<sup>th</sup>*)  
Application by **Ted Smith**, on behalf of **Joshua Ronnebaum**, 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 lift a structure 3.5', add a shed dormer and egress stairs on a pre-existing, non-conforming east elevation, rebuild an existing porch in a pre-existing, non-conforming south elevation, convert a deck and dormer on a pre-existing, non-conforming west elevation into interior space and add two one-story additions on a north elevation of the structure on the property located at **122 Commercial Street, (Town Commercial Center Zone)**.

Jeremy Callahan, Chair

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