

Public Meeting Agenda December 6, 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, December 6, 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) Vote on changing starting time for ZBA Public Hearings and approve 2019 Meeting Schedule.
- 2) 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 19-19 (Steven)

Application by **David McMahon**, on behalf of **Marianne Colacray**, 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 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)**. **Jeremy Callahan, 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 19-26 (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.**

- 2) Approve minutes of the November 15, 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 February 21st 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 19-21](#) (*postponed from the meeting of November 15th*)

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)**.

3) [ZBA 19-28](#)

Application by **Don DiRocco**, of **Hammer Architects**, 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 renovate and convert a pre-existing, non-conforming three-story structure located within a pre-existing, non-conforming east elevation setback into a two-story structure, making it less non-conforming and reducing its scale, on the property at **53 Commercial Street, Rear (Residential 2 Zone)**.

Jeremy Callahan, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 11/30/18 10:00 am ar

REVISED: 12/3/18 8:40 am dv