

## Public Meeting Agenda November 21, 2019

The Provincetown Zoning Board of Appeals will hold a Work Session at 6:00 P.M. followed by a Public Hearing at 6:30 P.M. in the Judge Welsh Room on Thursday, November 21, 2019, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA. 02657.

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

#### 1) Pending Decisions:

##### **ZBA 19-78 (Steven)**

Application by **Dol-Fin Development, LLC** seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B7, Parking Lots, garages, of the Zoning By-Laws to establish a parking lot on the premises located at **3 Cudworth Street (Residential 3 Zone)**. **Steven, Daniel, Caleb and Susan sat on the case. Caleb, Jeremy, Daniel, Susan and Steven sat on the case.**

##### **ZBA 20-15 (Caleb)**

Application by **Juergen Zimmermann** seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to change a seating plan for the restaurant located at **334 Commercial Street (Town Center Commercial Zone)**. **Caleb, Daniel, Jeremy and Steven sat on the case.**

##### **ZBA 20-18 (Steven)**

Application by **Edward Trainor**, on behalf of **Steven Smith** seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming pool of the Zoning By-Laws to install a swimming pool on the property located at **21 Kimberly Lane (Residential 1 Zone)**. **Jeremy, Steven, Daniel, Caleb and Peter sat on the case.**

##### **ZBA 20-20 (Jeremy)**

Application by **Tom Thompson**, on behalf of **Stephanie Cave et al.**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to connect two structures going up and along a pre-existing, non-conforming east rear and south side yard setbacks and adding a second floor to one of the structures on the property located at **6 Duncan Lane (Residential 3 Zone)**. **Jeremy, Steven, Daniel, Caleb and Peter sat on the case.**

##### **ZBA 20-21 (Robert)**

Application by **Ian & Eric Tzeng** seeking a Special Permit pursuant to Article 2, Sections 2450, Permitted Accessory Uses, G12, Swimming pool, of the Zoning By-Laws to install a pool on the property located at **8 Cudworth Street (Residential 3 Zone)**. **Jeremy, Peter, Caleb, and Robert sat on the case.**

##### **ZBA 20-22 (Peter)**

Application by **KA Bazarian Construction and Development**, on behalf of the **Steven Ballerini**, seeking a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws remove and renovate 200 sq. ft. of a structure located along a pre-existing, non-conforming east side setback on the property located at **72B Commercial Street (Residential 2 Zone)**. **Jeremy, Peter, Caleb, and Robert sat on the case.**

##### **ZBA 20-24 (Caleb)**

Application by **Chris Hartley**, of **Provincetown Brewing Company**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to allow indoor entertainment on the property located at **141 Bradford Street (Town Center Commercial Zone)**. **Jeremy, Peter, Caleb, and Robert sat on the case.**

**ZBA 20-25 (Jeremy)**

Application by **James J. Rifino & Harry F. Pihl** seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to elevate and renovate a structure, including adding a foundation, up and along a pre-existing, non-conforming front yard setback on the property located at **8 Bradford Street (Residential 3 Zone)**. **Jeremy, Peter, Caleb, and Robert sat on the case.**

- 2) Approve minutes of the November 7, 2019 meeting.
- 3) Any other business that may properly come before the Board.

**B. Public Hearings VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW**

1) **ZBA 20-26**

Application by **William N. Rogers, II**, on behalf of **Enco Realty, Inc.**, seeking 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 reconfigure interior space to create a third unit, add two dormers on pre-existing, non-conforming northeast and southwest dimensions and construct a 20' by 5' covered entry deck with stairs and a shed roof on the structure located at **32 Bradford Street, Bldg. 1 (Residential 3 Zone)**.

2) **ZBA 20-27**

Application by **William N. Rogers, II**, on behalf of the **New Hop Holdings, LLC**, seeking 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 increase building scale by constructing a first floor addition over an existing outdoor kitchen and storage area, incorporating a new enclosed entrance space to replace existing outdoor stairs, creating a new deck access over an existing first floor deck along a pre-existing, non-conforming east elevation, and adding a second floor dormer with an inset deck on a south elevation of the structure on the property located at **429 Commercial Street (Residential 3 Zone)**.

3) **ZBA 20-28**

**Application** by **Sean Curran**, on behalf of **Michael Goff**, seeking 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 dormers along an east and a pre-existing, non-conforming west elevation on the front building and add a new foundation with flood vents, construct a single-story addition on the second level, expand a roof deck and add a stairway with access to the roof deck above the addition on the rear building on the property located at **120 Commercial Street (Town Center Commercial Zone)**.

4) **ZBA 20-29**

Application by **Robin B. Reid, Esq.**, on behalf of **Foxberry Inn, LLC**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, A3, Employee Housing, of the Zoning By-Laws to renovate an existing basement space to create two suites with non-permanent kitchens for employee housing in the structure on the property located at **29 Bradford Street Extension (Residential 1 Zone)**.

5) **ZBA 20-30**

Application by **Christine Barker** seeking a Variance pursuant to Article 2, Section 2560, Dimensional Schedule, of the Zoning By-Laws to increase the maximum building height allowed for a proposed structure containing 31 hotel units, 4 condominium units, and a restaurant/bar, with a parking area beneath, on the property located at **227R Commercial Street (Town Center Commercial Zone)**.

6) **ZBA 20-31**

Application by **Christine Barker** seeking Special Permits pursuant to Article 2, Sections 2334, "V" Zones, 2560, Dimensional Schedule, 2630E2, Roofs, 2640, Building Scale, and Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to construct a building containing

31 hotel units, 4 condominium units, and a restaurant/bar, with a parking area beneath, on the property located at [227R Commercial Street](#) (Town Center Commercial Zone).

7) [ZBA 20-42](#)

Application by **Christine Barker** seeking Special Permit pursuant to Article 2, Section 2460, [Special Permit Requirements](#), of the Zoning By-Laws to construct a building containing 31 hotel units, 4 condominium units, and a restaurant/bar on the property located at **227R Commercial Street (Town Center Commercial Zone)**.

8) [ZBA 20-43](#)

Application by **Christine Barker** seeking Special Permit pursuant to Article 2, Section 2470, [Parking Requirements](#), of the Zoning By-Laws to construct a building containing 31 hotel units, 4 condominium units, and a restaurant/bar, with a parking area beneath, on the property located at **227R Commercial Street (Town Center Commercial Zone)**.

Jeremy Callahan, Chair,

Posted by the Assistant Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov) , 11/15/2019, 9:45 am AR

Revised 11/18/2019, 4:20 pm AR