

Zoning Board of Appeals

Public Hearing May 6, 2021

The Provincetown Zoning Board of Appeals will hold a virtual Public Hearing at 6:00 p.m. on Thursday, May 6, 2021, from the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA on the following case:

ZBA 21-14

Application by **Christine Barker** seeking a Special Permit pursuant to Article 2, Sections 2334, "V" Zones, 2440, Permitted Principal Uses, B3, Hotel, motel or inn, footnote 2, 2460, Special Permit Requirements, 2640, Building Scale, 2470, Parking Requirements, 2630, Roofs, Article 3, Sections 3110, Change, Extensions or Alterations, 3115, Demolition and Reconstruction, and 3433, Illumination Special Permit, of the Zoning By-Laws to allow the proposed redevelopment of a property, including demolishing a pre-existing, non-conforming condemned structure and reconstructing it as a new, mixed-use structure consisting of 31 hotel units, 4 residential condominium units, a restaurant/bar, a meeting space, and a ground-level parking area, as well as the reconstructing a former pier serving the property located at **227R Commercial Street (Town Center Commercial Zone)**.

ZBA 21-15

Application by **Christine Barker** seeking a Variance pursuant to Article 5, Section 5222, of the Zoning By-Laws to allow the gabled ridge height of a proposed structure at 38 feet above the first floor (48.7 feet above average existing grade) 1 and to allow the flat portion of the roof at 35 feet above the first floor (45.7 feet above average existing grade) on the property located at **227R Commercial Street (Town Center Commercial Zone)**.

ZBA 21-16

Application by **William N. Rogers, II**, on behalf of **Kelly Bocuzzo**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a 12' by 12' one-story, wood-framed screened porch with a concrete pier foundation on the property located at **11 Johnson Street (Residential 3 Zone)**.

ZBA 21-17

Application by **Lester J. Murphy, Esq.**, on behalf of **Shank Painter Associates, Inc.**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to amend a previously approved Special Permit, ZBA 20-56, to increase the scale deviation to provide for 3 additional exterior decks at the property located at **207 Route 6 (General Commercial Zone)**.

ZBA 21-18

Application by **Eliot Parkhurst, Esq.**, on behalf of **Five Star Pet Services, LLC**, seeking a Special Permit pursuant to Article 2, Section 2470, Parking Requirements, of the Zoning By-Laws for a waiver from the parking requirements for employee housing on the property located at **79 Shank Painter Road (General Commercial Zone)**.

You may view the applications and plans at <https://provincetownma.viewpointcloud.com/> and using the 'Search' window to look up the property.

The virtual public hearing will allow you to voice your concerns on the proposed project. Written comments may be submitted to the Zoning Board of Appeals by email to: tsoule@provincetown-ma.gov at least 24 hours before the meeting. **Any comments received after that will become part of the public record but not be considered by the ZBA prior to or at the hearing.**

The meeting will be by remote participation only. The public can view the live broadcast of the meeting on PTV GOV Channel 18 or online at <http://www.provincetowntv.org/watch.html>, and the meeting agenda, which will be posted on the Town website at least 48 hours before the time of the meeting, will include instructions on participating via telephone conference call.

Jeremy Callahan, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 04/04/2021, 12:00 pm AR

The Banner: April 22 and 29, 2021