



Zoning Board of Appeals

Meeting Agenda

The Provincetown Zoning Board of Appeals will hold a remote public meeting on Thursday, May 20, 201, at 6:00 P.M.

THIS IS A REMOTE PARTICIPATION MEETING

In keeping with Governor Baker's Executive Order of March 12, 2020; "Order Suspending Certain Provisions of the Open Meeting Law" – All Participation for Town Residents will be by Remote Access. If the audio becomes unavailable, the meeting will be paused until it can be restored, or the meeting will end. The public is encouraged to download the **Microsoft Teams** meeting app.

Joining the Meeting:

Microsoft Teams: Join on your computer or mobile app [Click here to join the meeting](#)

Phone: Or call in (audio only) [\(833\) 579-7589](tel:8335797589) Phone Conference ID: 625 697 336#

To Participate during public comment:

- Teams: Raise hand to be called on to speak; or
- Phone: Speak name clearly to be called on to speak

Please do not speak again until acknowledged by Chair or meeting moderator.

- Keep your phone muted at all times when not talking (*6 to mute & unmute your phone);
- Do not use speakerphone, Bluetooth devices (speakers or headphones); and
- Mute all background noises, including PTV, television or computer and use only phone audio.

AGENDA ITEMS MAY BE TAKEN OUT OF ORDER AND VOTES MAY BE TAKEN ON ANY OF THE AGENDA ITEMS BELOW

A. Election of Board Officers per Town Charter

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

1) [ZBA 20-53](#) (*request to withdraw without prejudice*)

Application by **Christopher Page**, on behalf of **The Pilgrim House**, seeking a Special Permit pursuant to Article 2, Section 2460, [Special Permit Requirements](#), of the Zoning By-Laws to expand an existing full-service restaurant space, add a live music venue for entertainment and reconfigure seats at the property located at **336 Commercial Street (Town Center Commercial Zone)**.

- 2) [ZBA 20-2045](#) (continued to the meeting of June 3rd)
Application by **Robin B. Reid, Esq.**, on behalf of **The Bradford House and Motel**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B5, Restaurant, bar, Section 2460, Special Permit Requirements and Section 2471, Parking Requirements, of the Zoning By-Laws to establish an 11-seat bar on the first floor of an existing guesthouse and to waive the parking requirement of 6 spaces at the property located at **41 Bradford Street (Residential 3 Zone)**.
- 3) [ZBA 21-19](#)
Application by **John Culver** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend an existing mudroom from 8' 9" to 15' up and along a pre-existing, non-conforming side yard setback on the property located at **288C Commercial Street (Town Center Commercial Zone)**.
- 4) [ZBA 21-20](#)
Application by **Robin B. Reid, Esq.**, on behalf of **Jimmy's Hideaway**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to add 25 seats in a rear patio to an existing 50-seat restaurant on the property located at **179 Commercial Street, U1 (Town Center Commercial Zone)**.

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

- 1) Pending Decisions:

ZBA 21-4

Application by **Nancy Lockwood** seeking a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add a second floor and deck up and along pre-existing, non-conforming front and side yard setbacks on the property located at **1 Holway Avenue, U1A (Residential 3 Zone)**.

ZBA 21-5

Application by **Ted Smith**, on behalf of **Bernard Ahearn**, seeking a Special Permit pursuant to Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and reconstruct a set of stairs along a pre-existing, non-conforming west side yard setback on the property located at **213 Commercial Street, U1 (Town Center Commercial Zone)**

ZBA 21-10

Application by **Lester J. Murphy, Esq.**, on behalf of **Robert B. Sieban, Jr.**, 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 **9 Willow Drive (Residential B Zone)**.

ZBA 595

Application by **Lester J. Murphy, Esq.** seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws for the service of alcohol on the property located at **198 Commercial Street (Town Center Commercial Zone)**.

ZBA 21-12

Application by **Robin B. Reid, Esq.**, on behalf of **The Red Inn, LLC**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to add 20 seats to an existing 74-seat restaurant on the property located at **15 Commercial Street (Residential 1 Zone)**.

ZBA 21-13

Application by **Raina Stefani** seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B4, Retail sales or service, of the Zoning By-Laws for a change in use from a gallery to a retail space at the property located at **437-439 Commercial Street (Residential 3 Zone)**.

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 21-17

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)**.

- 2) Approve Minutes of May 6, 2021 meeting.
- 3) Any other business that may properly come before the Board.

Submitted By:

Posted: Town Hall, www.provincetown-ma.gov; 05/14/2021, 9:00 am AR