



## Zoning Board of Appeals

# Meeting Agenda

The Provincetown Zoning Board of Appeals will hold a Public Meeting on Thursday, June 17, 2021 at 6:00 P.M., followed by a Work Session in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA 02657.

**IN THE EVENT THAT REMOTE PARTICIPATION IS  
ALLOWED  
UNDER AN EXECUTIVE ORDER FROM GOVERNOR BAKER**

the public is encouraged to download the **Microsoft Teams** meeting app.

Joining the Meeting Virtually: [Click here to join the meeting](#)

**Microsoft Teams: Join on your computer or mobile app**

**Phone: Or call in (audio only) [\(833\) 579-7589](tel:8335797589) Phone Conference ID: 921 876 254#**

**To participate during public comment virtually:**

- 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**

**MEETING WILL END AT 9:00 P.M. AND ANY APPLICATIONS NOT YET CONSIDERED  
WILL BE POSTPONED TO THE NEXT HEARING**

**A. Public Hearings:**

- 1) **ZBA 21-22** *(continued from the meeting of June 3<sup>rd</sup>)*  
Application by **William N. Rogers, II**, on behalf of **Christine Bernadis**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to construct a 54' by 19' structure on a timber pile foundation on the property located at **24 Commodore Avenue (Residential 1 Zone)**.
- 2) **ZBA 21-23**  
Application by **Ted Smith**, on behalf of **Howard Burchman**, 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 renovate, by adding and expanding, two structures operating as a guesthouse, including converting the front building to three residential units by constructing a one-story bay on the south elevation and increasing an existing one-story appendage on the north elevation to two stories, thereby increasing its building scale above the neighborhood average, and to go up and along pre-existing, non-conforming side and rear yard setbacks to add a second story to the rear building on the property located at **12 Center Street (Residential 3 Zone)**.
- 3) **ZBA 21-25**  
Application by **Cynthia Wigren** seeking a Special Permit pursuant to Article 3, Section 3214, Relief from these (sign) regulations, of the Zoning By-Laws to replace the large Whydah Museum banner on the side of the building with a new 8' x 10' banner and would exceed the maximum number of signs and square footage allowed at the property located at **16 MacMillan Wharf (Town Center Commercial Zone)**.

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

- 1) Pending Decision:

**ZBA 21-21**

Application by **Kenneth Hale** 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 rebuild a structure going up and along pre-existing, non-conforming east side yard and north front yard setbacks on the property located at **3 Kendall Lane, UA1 (Residential 3 Zone)**.

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

Submitted By: Jeremy Callahan, Chair

Posted: Town Hall, [www.provincetown-ma.gov](http://www.provincetown-ma.gov); 06/11/2021, 9:00 am AR