

Zoning Board of Appeals

Public Hearing November 4, 2021

The Provincetown Zoning Board of Appeals will hold a Public Hearing at 6:00 p.m. on Thursday, November 4, 2021, in the Judge Welsh Room in Town Hall, 260 Commercial Street, Provincetown, MA on the following cases:

ZBA 21-44

Application by **Ted Smith**, on behalf of **Richard A. Keyes et al.**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Section 3110, Change, Extensions, and Alterations, of the Zoning By-Laws to add dormers along a pre-existing, non-conforming east side yard setback and a west elevation on the property located at **442 Commercial Street, U4 (Residential 3 Zone)**.

ZBA 21-45

Application by **Steven Latasa-Nicks**, on behalf of **Latasa-Nicks Properties, LLC**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B5, Restaurants, Bars, Entertainment, of the Zoning By-Laws, to add 20 outdoor restaurant seats on the property located at **404 Commercial Street. (Town Center Commercial Zone)**.

ZBA 21-46

Application by **Seth Kaplowitz** seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws, for the extension of an existing dormer by 8'4" on both the east and west elevations, adding volume to the building scale, which is already above the neighborhood average scale, on the property located at **457-459 Commercial Street, U1 (Residential 3 Zone)**.

ZBA 21-47

Application by **Lynn Mogell**, on behalf of **Sarah K. Peake et ux.**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions, or Alterations, of the Zoning By-Laws to extend up and along a pre-existing, non-conforming lot line on a southeast corner to add a second floor on the structure located at **21 Dewey Avenue, U8 (Residential 1 Zone)**.

ZBA 21-48

Application by **Ted Smith**, on behalf of **Harbor Hill Condominium Trust**, 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 revise a previously approved Special Permit by altering a dormer and a roof deck, including an access stairway to the roof deck, and a deck cut into a roof gable on the southwest corner up and along pre-existing, non-conforming front and side yard setbacks, thereby increasing the building scale of the structure located at **41 Bradford Street Extension (Residential 1 Zone)**.

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

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 public can attend the hearing in person or view the live broadcast of the meeting on PTV GOV Channel 18 or online at <http://www.provincetowntv.org/watch.html>. The meeting agenda will be posted on the Town's website at least 48 hours before the time of the meeting and will have instructions on how to participate in the meeting virtually.

Jeremy Callahan, Chair

Posted by the Assistant Town Clerk: www.provincetown-ma.gov, 10/13/2021, 9:05 am AR

The Independent: October 21 and 28, 2021