

Zoning Board of Appeals

Public Hearing November 18, 2021

The Provincetown Zoning Board of Appeals will hold a Public Hearing at 6:00 p.m. on Thursday, November 18, 2021, in the Judge Welsh Room in Town Hall, 260 Commercial Street, Provincetown, MA on the following cases:

ZBA 21-23

Application by **Ted Smith**, on behalf of **Howard Burchman**, seeking a Special Permit pursuant to Article 2, Section 2640E, Building Scale, of the Zoning By-Laws for a deviation in building scale of the principal structure to allow for the re-configuration of a roofline, expansion on west and north elevations, and the addition of a bay window, and to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend a legally pre-existing non-conforming rear structure along a south side and a west rear elevation setback on the property located at **12 Center Street (Town Center Commercial Zone)**.

ZBA 21-49

Application by **Kevin O'Brien**, on behalf of **John Burrows**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B4, Retail sales or service, a., neighborhood, of the Zoning By-Laws to allow a change of use from an art gallery to a hair salon at the property located at **12 Masonic Place, U1 (Residential 3 Zone)**.

ZBA 21-50

Application by **Ginny Binder**, on behalf of the **Richard R. Bankhead Revocable Trust, Richard R. Bankhead, Trustee**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to create an artist studio/room by enclosing a second-floor porch on a west elevation, thereby increasing the scale of a structure located at **586 Commercial Street, U11 (Residential 3 Zone)**.

ZBA 21-51

Application by **Leif Hamnquist**, of **Hammer Architects**, on behalf of **Daniel K. O'Donnell et al.**, 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 replace and expand an existing deck up and along a pre-existing, non-conforming south rear yard setback on the property located at **135 Commercial Street, UA (Town Center Commercial Zone)**.

ZBA 21-52

Application by **Robin B. Reid, Esq.**, on behalf of **Brian R. Faidell et al.**, 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 the building scale of a structure by adding a shed dormer to a gable roof and slightly increasing the footprint of an existing single-story sunroom with a second-story addition extending up and along a pre-existing, non-conforming front yard setback on the property located at **78 Bayberry Avenue (Residential 1 Zone)**.

ZBA 21-53

Application by **Ted Smith**, on behalf of **Whitney Kelly**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to remove an exterior stair and add a portico, thereby increasing the building scale of a structure located at **5 Fishburn Court (Residential 3 Zone)**.

ZBA 21-54

Application by **Jeffrey Mulliken** seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G14, Utility/Garden Shed (96 sq. ft. max.), of the Zoning By-Laws to install a shed on the property located at **34A Pearl Street, U1 (Residential B 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 10/28/2021, 8:30 am AR

The Independent: November 4 and 11, 2021