



Zoning Board of Appeals

Meeting Agenda

The Provincetown Zoning Board of Appeals will hold a Public Meeting on Thursday, February 17, 2022 at 6:00 P.M., followed by a Work Session in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA 02657.

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law.

Joining the Meeting: [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: 251 058 541#

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

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 21-59](#) (continued from the meeting of February 3rd)

Application by **Wayne Tavares**, on behalf of **Michael J. Shuster et vir.**, 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 **99 Bayberry Avenue (Residential 1 Zone)**.

2) [ZBA 22-2](#)

Application by **Ted Smith**, on behalf of **Stephen Syta**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to add a dormer on the north elevation to match an existing dormer on the south elevation, which will increase the building scale above the allowed neighborhood average scale on the structure located at **5 Pleasant Street (Residential 3 Zone)**.

3) [ZBA 22-3](#)

Application by **Ted Smith**, on behalf of **John R. Lamb et vir.**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to revise a front entry porch and stairs, modify stairs on a west deck, and enlarge dormers on the north and south elevations, increasing the building scale above the allowed neighborhood average on the structure located at **9 Telegraph Hill Road (Residential 1 Zone)**.

4) [ZBA 22-4](#)

Application by **Bradford Walker**, on behalf of **Benjamin Steinberg et ux.**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions, or Alterations, of the Zoning By-Laws to renovate a garage that is pre-existing, non-conforming as to its south front and west side yard setbacks and to connect it to a new structure to be built up and along pre-existing, non-conforming south front and west side yard setbacks on the property located at **282 Bradford Street (Residential 3 Zone)**.

5) [ZBA 22-5](#)

Application by **Robin B. Reid, Esq.**, on behalf of **Marcus Builders, LLC**, seeking a Special Permit pursuant to Article 2, Section 2470, Parking Requirements and Article 3, Section 3110, Change, Extensions, or Alterations, of the Zoning By-Laws for relief from the requirement to add 2 parking spaces for the addition of a one-bedroom workforce sleeping unit and to add an egress stair within the required 9' separation between buildings on the property located at **175 Bradford Street Extension, UC1 (Residential 3 Zone)**.

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

1) Pending Decisions:

ZBA 21-61

Application by **Shawn McNulty**, on behalf of **321 Commercial St Realty Trust**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B, Business, 5, Restaurant, bar, of the Zoning By-Laws to install permanent exterior seating on the property located at **321 Commercial Street (Town Center Commercial Zone)**.

ZBA 22-1

Application by **Matt Berry**, on behalf of **John J. Brady, Jr.**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws construct a new shed dormer which will increase the building scale of a structure in excess of the allowed neighborhood scale on the property located at **11 George's Path, UA (Residential 3 Zone)**.

- 2) Approve Minutes of February 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; 02/11/2022, 10:45 am AR