

Zoning Board of Appeals

Public Hearing March 17, 2022

The Provincetown Zoning Board of Appeals will hold a Public Hearing at 6:00 p.m. on Thursday, March 17, 2022, in the Judge Welsh Room in Town Hall, 260 Commercial Street, Provincetown, MA on the following cases:

ZBA 22-7

Application by **Cesar Gerena**, on behalf of **Whalers Wharf, LLC**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B5, Restaurants, Bars, Entertainment, of the Zoning By-Laws to allow the service of food and alcohol on a terrace and a flex-seating plan for 62 existing seats, including 10 seats to move outside to the terrace on the property located at **237 Commercial Street, U25 (Town Center Commercial Zone)**.

ZBA 22-8

Application by **Ben deRuyter** on behalf of the **Aquarium Wharf Realty Trust, Benjamin deRuyter, Trustee**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B5, Restaurants, Bars, Entertainment, of the Zoning By-Laws to add outdoor entertainment on the property located at **205-209 Commercial Street Town Center Commercial Zone**).

ZBA 22-9

Application by **Mark Kinnane**, on behalf of **10 Atwood Realty Trust**, seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G14, Utility Garden Shed, of the Zoning By-Laws to construct a shed on the property located at **10 Atwood Avenue (Residential 2 Zone)**.

ZBA 22-11

Application by **Eliot Parkhurst, Esq.**, on behalf of **LCOF Provincetown CPBK Investment, LLC**, seeking a Special Permit pursuant to Article 2, Sections 2440, Permitted Principal Uses, B3, Hotel, motel or inn, and 2470, Parking Requirements, of the Zoning By-Laws to approve the use of 45 existing seats plus 24 newly acquired seats on a flex basis, including allowing 36 exterior seats on a patio, and to waive parking requirements on the property located at **82 Bradford Street (Residential 3 Zone)**.

ZBA 22-12

Application by **Eliot Parkhurst, Esq.**, on behalf of **LCOF Provincetown CPBK Investment, LLC**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B5, Restaurants, Bars, Entertainment, to exchange 50 full-service restaurant seats for 87 tavern seats to be utilized in an enclosed courtyard area in the summer and inside a gatehouse, the Shipwreck Lounge, during inclement weather and in the winter and shoulder seasons on the property located at **67 Bradford Street (Residential 3 Zone)**.

Jeremy Callahan, Chair

Posted by the Town Clerk: www.provincetown-ma.gov, 02/23/2022, 11:45 am AR

The Independent: March 3 and 10, 2022
