

# Zoning Board of Appeals

## Public Hearing May 19, 2022

The Provincetown Zoning Board of Appeals will hold a Public Hearing at 6:00 p.m. on Thursday, May 19, 2022, in the Judge Welsh Room in Town Hall, 260 Commercial Street, Provincetown, MA on the following cases:

### ZBA 22-21

Application by **Trevor Pontbriand**, on behalf of **Allan J. Robinson et al.**, seeking a Special Permit pursuant to Article 3 Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to construct a new 29.3 sq. ft. addition and 3 small dormers up and along pre-existing, non-conforming side and front yard setbacks on an under-sized lot with less than 50' of frontage located at **153 Bradford Street (Residential 3 Zone)**.

### ZBA 22-22

Application by **Ted Smith**, on behalf of **Bowman Morrison Family Holding Trust, AJ Bowman and JS Morrison, Trustees**, 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 lift and renovate a structure, including adding dormers, expanding an existing dormer up and along a pre-existing, non-conforming front yard setback, constructing a one-story addition on the west elevation, adding a new exterior entry stair on the northwest corner and reconfiguring an existing egress stair and deck on the northeast corner up and along pre-existing, non-conforming rear yard setback and increasing its building scale, located on an under-sized lot with less than 50' of frontage at **5 Tremont Street (Residential 3 Zone)**.

### ZBA 22-23

Application by **Ginny Binder**, on behalf of **Clipper Ventures Realty Trust**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to install a canopy over a second-floor seating area up and along pre-existing, non-conforming side yard setbacks on the property located at **335 Commercial Street (Town Center Commercial Zone)**.

### ZBA 22-24

Application by **Ted Smith**, on behalf of **Trevor's Trails II, LLC**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, and Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws to demolish and rebuild a pre-existing, non-conforming structure in a slightly smaller footprint, but with an increase in its building scale, on an under-sized lot with less than 50' of frontage at **7 Snow Street (Residential 2 Zone)**.

### ZBA 22-25

Application by **Paul Melanson**, on behalf of **269 Comm, LLC**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to place a tent over our existing outdoor dining area to provide shade and weather protection on the property located at **269-271 Commercial Street (Town Center Commercial Zone)**.

Jeremy Callahan, Chair

Posted by the Assistant Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 04/27/2022, 10:45 am AR

The Independent: May 5 and 12, 2022