

# Zoning Board of Appeals

## Public Hearing December 17, 2020

The Provincetown Zoning Board of Appeals will hold a Public Hearing at 6:00 p.m. on Thursday, December 17, 2020, in the Judge Welsh Room at Town Hall, 260 Commercial Street, Provincetown, MA on the following cases:

### **ZBA 20-2043**

Application by **Robin B. Reid, Esq.**, on behalf of **Victor's Restaurant**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, and Article 2, Section 2471, Parking Requirements, of the Zoning By-Laws to add an 18-seat outdoor service area of less than 300 sq. ft. and to waive the parking requirement of 6 spaces on the property located at **175 Bradford Street Extension, UC1 (Residential 1 Zone)**.

### **ZBA 20-2044**

Application by **Robin B. Reid, Esq.**, on behalf of **Victor's Restaurant**, seeking a Variance pursuant to Article 5, Section 5222 of the Zoning By-Laws to install an awning that will encroach into a pre-existing, non-conforming side yard setback on the property located at **175 Bradford Street Extension, UC1 (Residential 1 Zone)**.

### **ZBA 20-2045**

Application by **Robin B. Reid, Esq.**, on behalf of **The Bradford House and Motel**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements and Article 2, Section 2471, Parking Requirements, of the Zoning By-Laws to establish an 11-seat bar on the first floor of an existing guesthouse and to waive the parking requirement of 6 spaces at the property located at **41 Bradford Street (Residential 3 Zone)**.

### **ZBA 20-2046**

Application by **Kurt Raber**, on behalf of **Riley Brothers Realty, LLC**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to remodel and improve an existing bike shop with a residential use above, including expanding an interior bike shop storage and adding new residential units, thereby increasing the scale of the building above the allowed neighborhood average scale on the property located at **136 Bradford Street (Town Center Commercial Zone)**.

### **ZBA 20-2047**

Application by **Lyn Plummer**, on behalf of **18 Bangs Street, LLC**, 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 scale of a structure that is already above the allowed neighborhood average scale to accommodate new decks and stairways for egress on the west elevation of a structure on a pre-existing, non-conforming lot located at **18 Bangs Street (Residential 3 Zone)**.

### **ZBA 20-2048**

Application by **Ginny Binder**, on behalf of **419 Commercial St. Partners, LLC**, seeking a Special Permit pursuant to Article 2, Section 2630 D, Building Height, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws for a change from a three-family to a two-family residential use and for an increase in the height of that structure above the maximum allowed for a mansard roof on the property located at **419 Commercial Street (Residential 3 Zone)**.

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**ZBA 20-2049**

Application by **Lester J. Murphy, Esq.**, on behalf of **ERM Trust 2014, Edmond R. Macri, Trustee**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to deviate from the allowed neighborhood scale by constructing an addition to a single-family and a detached garage/artist studio accessory structure on the property located at **32 Point Street (Residential 2 Zone)**.

**The meeting will be by remote participation only.** The public can view the live broadcast of the meeting on PTV GOV Channel 18 or online at <http://www.provincetowntv.org/watch.html>, and the meeting agenda, which will be posted on the Town website at least 48 hours before the time of the meeting, will include instructions on participating via telephone conference call.

Jeremy Callahan, Chair

Posted by the Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov)

The Banner: December 3 and 10, 2020