



Zoning Board of Appeals

Meeting Agenda

The Provincetown Zoning Board of Appeals will hold a remote public meeting on Thursday, June 3, 2021, at 6:00 P.M.

THIS IS A REMOTE PARTICIPATION MEETING

In keeping with Governor Baker's Executive Order of March 12, 2020; "Order Suspending Certain Provisions of the Open Meeting Law" – All Participation for Town Residents will be by Remote Access. If the audio becomes unavailable, the meeting will be paused until it can be restored, or the meeting will end. The public is encouraged to download the **Microsoft Teams** meeting app.

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: 943 780 334#

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 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 20-2045](#) (continued from the meeting of May 6th)
Application by **Robin B. Reid, Esq.**, on behalf of **The Bradford House and Motel**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B5, Restaurant,bar, Section 2460, Special Permit Requirements and 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)**.

2) **ZBA 21-21**

Application by **Kenneth Hale** 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 demolish and rebuild a structure going up and along pre-existing, non-conforming east side yard and north front yard setbacks on the property located at **3 Kendall Lane, UA1 (Residential 3 Zone)**.

3) **ZBA 21-22**

Application by **William N. Rogers, II**, on behalf of **Christine Bernadis**, seeking a Special Permit pursuant to Article 2, Section 2640, Building Scale, of the Zoning By-Laws to construct a 54' by 19' structure on a timber pile foundation on the property located at **24 Commodore Avenue (Residential 1 Zone)**.

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

1) Minor Modification:

ZBA 21-24

Request for a minor modification by Steven Lampert of Special Permit ZBA 20-2050 to change the size of an approved shed from 6' x 10' to 8' x 10', which does not represent a substantive change to the findings or conditions of the permitted project located at **6 Winston Avenue (Residential 1 Zone)**.

2) Pending Decisions:

ZBA 21-14

Application by **Christine Barker** seeking a Special Permit pursuant to Article 2, Sections 2334, "V" Zones, 2440, Permitted Principal Uses, B3, Hotel, motel or inn, footnote 2, 2460, Special Permit Requirements, 2640, Building Scale, 2470, Parking Requirements, 2630, Roofs, Article 3, Sections 3110, Change, Extensions or Alterations, 3115, Demolition and Reconstruction, and 3433, Illumination Special Permit, of the Zoning By-Laws to allow the proposed redevelopment of a property, including demolishing a pre-existing, non-conforming condemned structure and reconstructing it as a new, mixed-use structure consisting of 31 hotel units, 4 residential condominium units, a restaurant/bar, a meeting space, and a ground-level parking area, as well as the reconstructing a former pier serving the property located at **227R Commercial Street (Town Center Commercial Zone)**.

ZBA 21-15

Application by **Christine Barker** seeking a Variance pursuant to Article 5, Section 5222, of the Zoning By-Laws to allow the gabled ridge height of a proposed structure at 38 feet above the first floor (48.7 feet above average existing grade) 1 and to allow the flat portion of the roof at 35 feet above the first floor (45.7 feet above average existing grade) on the property located at **227R Commercial Street (Town Center Commercial Zone)**.

ZBA 21-19

Application by **John Culver** requesting a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to extend an existing mudroom from 8' 9" to 15' up and along a pre-existing, non-conforming side yard setback on the property located at **288C Commercial Street (Town Center Commercial Zone)**.

ZBA 21-20

Application by **Robin B. Reid, Esq.**, on behalf of **Jimmy's Hideaway**, seeking a Special Permit pursuant to Article 2, Section 2460, Special Permit Requirements, of the Zoning By-Laws to add 25 seats in a rear patio to an existing 50-seat restaurant on the property located at **179 Commercial Street, U1 (Town Center Commercial Zone)**.

- 3) Approve Minutes of May 5 and May 20, 2021 meeting.
- 4) Any other business that may properly come before the Board.

Submitted By: Jeremy Callahan, Chair

Posted: Town Hall, www.provincetown-ma.gov; 05/28/2021, 10:40 am AR

Revised 06/01/2021, 10:05 am AR