

# Zoning Board of Appeals

## Public Hearing February 2, 2023

The Provincetown Zoning Board of Appeals will hold a Public Hearing at 6:00 p.m. on Thursday, February 2, 2023, in the Judge Welsh Room in Town Hall, 260 Commercial Street, Provincetown, MA on the following cases:

### **ZBA 22-82**

Application by **Robin B. Reid, Esq.**, on behalf of **Adam S. Ackerman**, seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming pool, of the Zoning By-Laws to install a 7' by 9' jacuzzi on the property located at **2 Willow Drive (Residential 3 Zone)**.

### **ZBA 22-83**

Application by **Robin B. Reid, Esq.**, on behalf of **Dol-Fin Development, LLC**, seeking a Special Permit pursuant to Article 2, Sections 2470, Parking Requirements, and 2640, Building Scale, and Article 3, Sections 3110, Change, Extensions or Alterations, and 3115, Demolition and Reconstruction, of the Zoning By-Laws for approval of four rather than five parking spaces, for a deviation in scale above the maximum allowable neighborhood scale, and to allow the demolition and reconstruction of a main building and a cottage, including the extension of pre-existing, non-conforming setbacks, on the property located at **10 Bradford Street (Residential 3 Zone)**.

### **ZBA 22-84**

Application by **Michael Fullen** seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory, G14, Utility/Garden Shed (96 sq. ft. max.), of the Zoning By-Laws to install a shed on the property located at **446 Commercial Street, U2 (Residential 3 Zone)**.

### **ZBA 23-1**

Application by **Robin B. Reid, Esq.**, on behalf of **Foxberry Inn, LLC**, seeking a Special Permit pursuant to Article 2, Sections 2470, Parking Requirements, 2630, Roofs, 2640, Building Scale, and Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to add 6 guestrooms in a third story of a hotel building and to add a half story to the manager's quarters, thereby increasing the building scale above the maximum allowable neighborhood scale, to extend up and along pre-existing, non-conforming setback dimensions, and for relief from the parking and roof configuration requirements on the property located at **29 Bradford Street Extension (Residential 1 Zone)**.

### **ZBA 23-2**

Application by **Robin B. Reid, Esq.**, on behalf of **Foxberry Inn, LLC**, seeking a Special Permit pursuant to Article 2, Section 2440, Permitted Principal Uses, B3, Hotel, motel or inn, footnotes 2 and 6, of the Zoning By-Laws to expand the existing liquor service areas to include the yard and allow service to guests of guests on the premises located at **29 Bradford Street Extension (Residential 1 Zone)**.

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**ZBA 23-3**

Application by **Eric Larsen**, on behalf of **TNCO, LLC**, seeking a Special Permit pursuant to Article 2, Section 2450, Permitted Accessory Uses, G12, Swimming pool, of the Zoning By-Laws to install a spa tub on the property located at **296 Commercial Street (Town Center Commercial Zone)**.

**ZBA 23-4**

Application by **Robin B. Reid, Esq.**, on behalf of **198 Commercial Propco, LLC**, seeking a Special Permit pursuant to Article 3, Section 3110, Change, Extensions or Alterations, of the Zoning By-Laws to renovate the rear of a lodging house, including adding 2 guestrooms, up and along pre-existing, non-conforming side and rear yard setbacks by two-and-a-half stories and to extend the pre-existing, non-conforming lot coverage by 2 sq. ft. on the property located at **198 Commercial Street (Town Center Commercial Zone)**.

Jeremy Callahan, Chair

Posted by the Town Clerk: [www.provincetown-ma.gov](http://www.provincetown-ma.gov), 01/11/2023, 2:25 pm AR

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