

TOWN OF PROVINCETOWN
ZONING BOARD OF APPEALS

MEETING MINUTES OF
October 21, 2004

MEETING HELD IN TOWN HALL

Members Present: Gary Reinhardt, Peter Bez, Peter Page, Steve Melamed, Patrick Eleey and Brian Falvey

Members Absent: Lynne Davies (excused).

Others Present: Ellen C. Battaglini (Recording Secretary).

PUBLIC HEARING

Chair Gary Reinhardt called the Public Hearing to order at 7:00 P.M. There were six members of the Zoning Board of Appeals present and one absent.

- 2004-090** **51 Pleasant Street (*Residential 3 Zone*), Vernon L. Brown -**
The applicant seeks a Special Permit under Article 3, Section 3110 of the Zoning By-Laws to extend a pre-existing, non-conforming single-family dwelling structure up and along the non-conforming front yard dimension with the construction of two gable window dormers. Gary Reinhardt, Peter Bez, Peter Page, Patrick Eleey and Brian Falvey sat on the case.
Presentation: Vernon L. Brown appeared to present the application. The applicant seeks to put a bathtub with a window on the second floor.
Public Comment: None. There were no letters in the file.
Board Discussion: The Board questioned Mr. Brown briefly.
Patrick Eleey moved to consider as a finding under the Goldhirsh v. McNear ruling, Peter Bez seconded and it was so voted, 5-0.
Patrick Eleey moved to grant a Special Permit under Article 3, Section 3110 of the Zoning By-Laws to extend a pre-existing, non-conforming single-family dwelling structure up and along the non-conforming front yard dimension with the construction of two gable window dormers on the premises located at 51 Pleasant Street (Res 3) as a finding under the Goldhirsh v. McNear ruling, Peter Bez seconded and it was so voted, 5-0.
- 2004-091** **174 Bradford Street (*Residential 3 Zone*), Neal Kimball Residential Designs on behalf of Mitchell Baker -**
The applicant seeks a Special Permit under Article 3, Sections 3110 and 3340E of the Zoning By-Laws to extend a pre-existing, non-conforming two-family dwelling structure with an addition to the east of an existing front yard non-conforming porch and to exceed the allowed building scale with a conforming addition of a half-story under a gable roof, upon an existing single-story flat roof in the east and rear yards. This case is continued until the November 4, 2004 hearing.

Chair Gary Reinhardt adjourned the Public Hearing at 7:09 P.M.

WORK SESSION

Chair Gary Reinhardt called the Work Session at 7:09 P.M.

MINUTES:

October 7, 2004 – Steve Melamed moved to accept the language as written, Peter Bez seconded and it was so voted,

5-0-1 (abstain).

NEXT MEETING:

The next meeting will be on November 3, 2004 and will consist of a Public Hearing at 7:00 P.M. and a Work Session to follow.

ADJOURNMENT:

Brian Falvey moved to adjourn at 7:13 P.M. and it was so voted unanimously.

These minutes were approved by a vote of the Zoning Board of Appeals at their meeting on November 3, 2004.

Respectfully submitted,

Zoning Board of Appeals Signature

Ellen C. Battaglini