



OAK BLUFFS ZONING BOARD OF APPEALS

P.O. BOX 1327, OAK BLUFFS, MA 02557-1327

zbaadmin@oakbluffsma.gov

AGENDA

<u>Date</u>	<u>Time</u>	<u>In Person at the</u>
Thursday, January 19, 2023	6:00PM	Oak Bluffs Town Hall Downstairs Meeting Room 56 School Street

6:00pm

- Minutes: November 17, 2022
- Minutes: December 15, 2022
- Next Meeting February 16, 2023
- New Business: Unanticipated items
- Old Business: Digitizing ZBA Records & Updating Zoning Bylaws

6:05PM

RE: Donato Appeal

Laiana Donato

15 Old Schoolhouse Village **Map 50 Parcel 11**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued In-Person Public Hearing on **Thursday, January 19, 2023 at 6:05pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking:

A Special Permit or Variance within Oak Bluffs Zoning Bylaws 3.5.5 and 4.4.2 or any action related thereto, to build a new detached two car garage with a second floor accessory apartment on a non-conforming lot in Residential Zone 3.

6:20PM

RE: Paula Appeal

Flavio S. Paula and Luciana Paula

11 Jessica Lane Map 49 Parcel 1-1

The Oak Bluffs Zoning Board of Appeals will hold a duly posted In-Person Public Hearing on **Thursday, January 19, 2023 at 6:20pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking:

A Special Permit or Variance within Oak Bluffs Zoning Bylaws 3.5.5 and 4.4.2, or any action related thereto, to build a new detached two bedroom accessory apartment on a conforming lot in Residential Zone 3.

6:35PM

RE: Rhoads Appeal

Spencer Rhoads

32 County Road Map 7 Parcel 95

The Oak Bluffs Zoning Board of Appeals will hold a duly posted In-Person Public Hearing on **Thursday, January 19, 2023 at 6:35pm** in the Oak Bluffs Town Hall Downstairs Meeting



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Room, 56 School Street, on the application of the referenced petitioners seeking:
A Variance within Oak Bluffs Zoning Bylaws 3.5.5 and 4.4.2, or any action related thereto, to build a 546 square foot garage utilizing part of an unimproved paper road as part of the required 20 foot setback on a conforming lot in Residential Zone 1.

6:50PM

**RE: Lippens Appeal
Sandra Lippins
145 Vineyard Haven Edgartown Road Map 50 Parcel 1.1**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted In-Person Public Hearing on **Thursday, January 19, 2023 at 6:50PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking:
A Special Permit within Oak Bluffs Zoning Bylaws 3.4.2, 3.5.5, 4.4.4 and 9.1.B, or any action related thereto, to build a 3 bedroom detached bedroom or accessory apartment on a conforming lot in Residential Zone 3.

7:05PM

**RE: Hagerty Appeal
Grace Hagerty
2 Wing Road Map 17 Parcel 82**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted In-Person Public Hearing on **Thursday, January 19, 2023 at 7:05PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking:
A Special Permit within Oak Bluffs Zoning Bylaws 3.4.2, 3.5.5, and 4.4.4, or any action related thereto, to have a detached finished living space on a conforming lot in Residential Zone 2.

7:20PM

**Appeal of Building Inspector's Decision
RE: Held Appeal
4 Morgan Ave
Map 3 Parcel 132**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted in-person Public Hearing on **Thursday, January 19, 2023 at 7:20** via an In-Person meeting in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of petitioners abutting the referenced property seeking:
to reverse the Building Inspector's ruling, or any action related thereto, of issuing a Building Permit #BPC-22-11 to construct the foundation for the renovations to the Shearer Cottage because the plans show incorrect lot lines between 4 Morgan Avenue and 8 Morgan Avenue.



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7:35PM

**RE: Bradley Appeal
Melissa Bradley
Black Joy MVY
125 Seaview Avenue,
Map 10, Parcel 162**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Thursday, December 15, 2022 at 7:20PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking:

a Special Permit from the Oak Bluffs Zoning Bylaws Sections 3.5.5 and 8.1.5 to build a free-standing deck platform in the backyard of a non-conforming lot zoned R2.

7:37PM

**RE: Chun & Kim Appeal
Eunu Chun and Lisa H. Kim
7 Arlington Avenue
Map 3 Parcel 15**

The Oak Bluffs Zoning Board of Appeals will open a duly posted and continued in-person Public Hearing on **Thursday, December 15, 2022 at 7:24pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking:

a Special Permit within Zoning Sections 3.5.5 and 4.4.4, or any action related thereto, to renovate a pre-existing and non-conforming dwelling and to convert a pre-existing and non-conforming garage into a detached bedroom on a pre-existing and non-conforming lot in Residential Zone 2.

Proposed plans are available on the Town of Oak Bluffs' web site.

<https://www.oakbluffsma.gov/443/ZBA-Regular-Meetings>. Written correspondence can be addressed to the Board of Appeals, Attn: Robert Culbert, via email: zbaadmin@oakbluffsma.gov, or mailed to: PO Box 1327, Oak Bluffs, MA 02557