



OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffsmma.gov

AGENDA

<u>Date</u>	<u>Time</u>	<u>Hybrid Meeting Locations</u>
Thursday, January 20, 2022	6:00PM	Oak Bluffs Library 56R School Street Downstairs Meeting Room Zoom Link below

6:00pm

- Minutes: December 16, 2021 Meeting
- Confirmation of February 20, 2022 Meeting (Hybrid?)
- New Business:
 - items unanticipated prior to meeting

6:05pm

RE: Cash Appeal
Clemmie and James Cash
9 Sengekontacket Road
Map 48 Parcel 18

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, January 20, 2022 at 6:05pm** via an hybrid In-Person/Zoom meeting in the Oak Bluffs Library Meeting Room on the application of petitioners abutting the referenced property seeking:
A Special Permit under Zoning Bylaws 3.5.5, 4.1.3, and 4.2.1, or any action related thereto, to allow the construction of a below-grade retaining wall for an uncovered stair and walk-out from basement level to finish grade on a non-conforming structure on a pre-existing and non-conforming lot in Residential Zone R3.

6:20pm

RE: Seklecki Appeal
Dan Seklecki
16R Old Schoolhouse Village Road
Map 50 Parcel 9

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, January 20, 2022 at 6:20pm** via an hybrid In-Person/Zoom meeting in the Oak Bluffs Library Meeting Room on the application of petitioners abutting the referenced property seeking:
A Special Permit under Zoning Bylaws 3.5.5, or any action related thereto, to allow additional living space to a non-conforming structure on a pre-existing and non-conforming lot in Residential Zone R3.

6:35pm

Appeal of Building Inspector's Decision
RE: Goodale Construction Co.
194 Edgartown Road
Map 40 Parcel 10

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, January 20, 2022 at 6:35pm** via an hybrid In-Person/Zoom meeting in the Oak Bluffs Library Meeting Room on the application of petitioners abutting the referenced property seeking:



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to reverse the Building Inspector's ruling, or any action related thereto, that a landscaping business should be allowed to continue to park on the above referenced property because their business is agricultural and therefore is exempt from zoning.

6:50pm

**RE: Dillon Appeal
Ryan Dillon**

112 Dukes County Avenue, Map 11 Parcel 209

The Oak Bluffs Zoning Board of Appeals will open a duly posted and continued Public Hearing on **Thursday, January 20, 2022 at 6:50pm** via an hybrid In-Person/Zoom meeting in the Oak Bluffs Library Meeting Room on the application of the referenced petitioners seeking:

a Special Permit from the Oak Bluffs Zoning Bylaws Section 3.5.5 and 4.2.5, to demolish and reconstruct a pre-existing non-conforming structure on a lot zoned B1. The existing and proposed structures cover more than one third of the lot size.

7:05pm

**RE: Grant Appeal
Halcott Grant, Trustee
16 Atlantic Avenue Realty Trust
16 Atlantic Avenue Map 2 Parcel 61.2**

The Oak Bluffs Zoning Board of Appeals will open a duly posted and continued Public Hearing on **Thursday, January 20, 2022 at 7:05pm** via an hybrid In-Person/Zoom meeting in the Oak Bluffs Library Meeting Room (Zoom link below) on the application of the referenced petitioners seeking:

a Special Permit within Zoning Section 3.4.2, or any action related thereto, to construct an accessory apartment on a conforming lot in Residential Zone R2.

7:20pm

**RE: Van Allen Appeal
Eric Van Allen
4 & 5 Morgan Avenue and 7 Highland Avenue
Map 3 Parcels 119, 120 and 132**

The Oak Bluffs Zoning Board of Appeals will open a duly posted and continued Public Hearing on **January 20, 2022 at 7:20pm** via an hybrid In-Person/Zoom meeting in the Oak Bluffs Library Meeting Room on the application of the referenced petitioners seeking:

a Special Permit within Zoning By-Laws Section 3.5.5 or any action related thereto, to renovate and expand a pre-existing non-conforming structure, with a pre-existing and non-conforming use, on a pre-existing non-conforming lot in Residential Zone 2.

7:22pm

**RE: Chun & Kim Appeal
Eunu Chun and Lisa H. Kim**



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7 Arlington Avenue Map 3 Parcel 15

The Oak Bluffs Zoning Board of Appeals will open a will open a duly posted and continued Public Hearing on **Thursday, January 20, 2022 at 7:22pm** via an hybrid In-Person/Zoom meeting in the Oak Bluffs Library Meeting Room 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.

7:24pm

**RE: Island Elderly Housing, Inc. Appeal
Island Elderly Housing, Inc.**

38 Wing Road Map 17 Parcel 105

The Oak Bluffs Zoning Board of Appeals will open a duly posted and continued Public Hearing on **Thursday, January 20, 2022 at 7:24pm** via an hybrid In-Person/Zoom meeting in the Oak Bluffs Library Meeting Room on the application of the referenced petitioners seeking:

a Comprehensive Permit within MGL Chapter 40B, or any action related thereto, to allow the demolition of the existing structures and to construct a building containing five units of affordable housing on a conforming lot in Residential Zone 2.

To Join Zoom Meeting

Time: Jan 20, 2022 06:00 PM Eastern Time (US and Canada)

<https://oakbluffs.zoom.us/j/89537821477?pwd=U01nNHRMc3lzNXJPeFdYUnInR2FMUT09>

Meeting ID: 895 3782 1477

Passcode: 434181

One tap mobile

+16465588656,,89537821477# US (New York)

+13017158592,,89537821477# US (Washington DC)

Find your local number: <https://oakbluffs.zoom.us/u/keBEjGWLlw>

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

<https://www.oakbluffisma.gov/443/ZBA-Regular-Meetings>

Written correspondence can be addressed to the Board of Appeals, Attn: Robert Culbert, via email: zbaadmin@oakbluffisma.gov, or mailed to: PO Box 1327, Oak Bluffs, MA 02557