



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>Meeting Location</u>
Thursday, February 17, 2022	6:00PM	Oak Bluffs School Cafeteria 50 Tradewinds Road

6:00pm

- Minutes:
 - December 16, 2021 Meeting
 - January 20, 2022 Meeting
- Confirmation of March 17, 2022 In-person Meeting
- New Business:
 - items unanticipated prior to meeting

6:05pm

**RE: Donato Appeal
Laiana Donato
15 Schoolhouse Village, Map 150 Parcel 11**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, February 17, 2022 at 6:05pm via an In-Person meeting in the Cafeteria of the Oak Bluffs School, 50 Tradewinds Road**, 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 allow the enlarging of an existing deck on a non-conforming residence on a non-conforming lot in Residential Zone 3.

6:20pm

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

The Oak Bluffs Zoning Board of Appeals will open a duly posted and continued Public Hearing on **Thursday, February 17, 2022 at 6:20pm via an In-Person meeting in the Cafeteria of the Oak Bluffs School, 50 Tradewinds Road**, 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

**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



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Hearing on **Thursday, February 17, 2022 at 7:05pm** via an In-Person meeting in the Cafeteria of the Oak Bluffs School, 50 Tradewinds Road, 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.

6:50pm

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 open a duly posted and continued Public Hearing on **Thursday, February 17, 2022 at 6:50pm** via an In-Person meeting in the Cafeteria of the Oak Bluffs School, 50 Tradewinds Road, on the application of petitioners abutting the referenced property seeking:

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.

7:10pm

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 **February 17, 2022 at 7:10pm** via an In-Person meeting in the Cafeteria of the Oak Bluffs School, 50 Tradewinds Road, 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.

7:12pm

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 will open a duly posted and continued Public Hearing on **Thursday, February 17, 2022 at 7:12pm** via an In-Person meeting in the Cafeteria of the Oak Bluffs School, 50 Tradewinds Road, 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.



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7:14pm

**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, February 17, 2022 at 7:14pm** via an In-Person meeting in **the Cafeteria of the Oak Bluffs School, 50 Tradewinds Road**, 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.

**Proposed plans will be 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