



OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffsma.gov

REVISED AGENDA

<u>Date</u>	<u>Time</u>	<u>Hybrid Meeting Location</u>
Thursday, February 17, 2022	6:00PM	Oak Bluffs School Cafeteria 50 Tradewinds Road Zoom link at bottom of Agenda

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 **hybrid In-Person/Zoom** 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 **hybrid In-Person/Zoom** 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**



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The Oak Bluffs Zoning Board of Appeals will open a duly posted and continued Public Hearing on **Thursday, February 17, 2022 at 7:05pm** via an **hybrid In-Person/Zoom** 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 **hybrid In-Person/Zoom** 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 **hybrid In-Person/Zoom** 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 **hybrid In-Person/Zoom** 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-



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conforming lot in Residential Zone 2.

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 **hybrid In-Person/Zoom** 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

**Topic: Hybrid Monthly ZBA Meeting
Time: Feb 17, 2022 06:00 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://oakbluffs.zoom.us/j/87466262792?pwd=eVliUHZOdENJMVhSUnY1YXVNZDIjdz09>

Meeting ID: 874 6626 2792

Passcode: 672549

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 874 6626 2792

Find your local number: <https://oakbluffs.zoom.us/u/kdzNCIkOg5>