



## OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffsma.gov

### AGENDA

Wednesday, March 15, 2023

5:00 p.m.

In Person

Oak Bluffs Town Hall

Downstairs Meeting Room

56 School Street

### **RE: Southern Tier LLC 40B Application**

Craig Nicholson/Affirmative Investments  
85 Edgartown-Vineyard Haven Road **Map 50 Parcel 31**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, March 15, 2023 at 5:00 pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking:

*A Comprehensive Permit under Chapter 40B of  
the General Laws of the Commonwealth of Massachusetts*

Petitioners seek the following relief:

#### **SPECIAL PERMIT REQUESTS**

- Sign Dimensions: Section 5.3.8.1
- Island Road District - Height: Section 9-XVIII.1.B(5)(c)

#### **VARIANCES**

- Multi-family Building: Section 3.1.3 (Appendix A)
- Commercial Building: 3.1.3 (Appendix A)
- Structures per Lot: Section 4.1.1
- Setbacks: Section 4.1.3 (Appendix B)
- Units per Lot: Section 4.1.3 (Appendix B)
- Height: Section 4.1.3 (Appendix B)

**Additional Matters (to be continued to the March 22, 2023 Regular Meeting at 6:00 pm)**

**RE: Donato Appeal**

**Laiana Donato**

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

A Special Permit or Variance within Oak Bluffs Zoning Bylaws 3.5.5, 4.4.2 and 3.4.3, 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.



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### **RE: Hagerty Appeal**

**Grace Hagerty**

**2 Wing Road Map 17 Parcel 82**

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.

### **RE: Chun & Kim Appeal**

**Eunu Chun and Lisa H. Kim**

**7 Arlington Avenue**

**Map 3 Parcel 15**

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.

### **RE: Bradley Appeal**

**Melissa Bradley**

**Black Joy MVY**

**125 Seaview Avenue,**

**Map 10, Parcel 162**

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.

### **RE: Lippens Appeal**

**Sandra Lippens**

**145 Edgartown Vineyard Haven Road**

**Map 50 Parcel 1.1**

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.

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

**Island Elderly Housing, Inc.**

**38 Wing Road**

**Map 17 Parcel 105**

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.

### **RE: Cogliano Appeal**

**Rose Cogliano**

**6 Pitch Pine Lane Map 28 Parcel 2-62**

A Special Permit within Oak Bluffs Zoning Bylaws 3.4.2, or any action related thereto, to construct an 896 square foot garage and accessory apartment on a non-conforming lot in Residential Zone 3.

Proposed plans and related documents are available on the Town of Oak Bluffs' web site at:

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



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Written correspondence may be addressed to the Board of Appeals  
via email: [zbaadmin@oakbluffsma.gov](mailto:zbaadmin@oakbluffsma.gov)  
or mailed to: PO Box 1327, Oak Bluffs, MA 02557

\*The listing of matters is of those reasonably anticipated by the chair, which may be discussed at the meeting. Not all items may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law. Agenda order may be amended at the discretion of the chair.