



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>Meeting Location</u> |
|---------------------------------|---------------|--|
| <i>Thursday, March 17, 2022</i> | <i>6:00PM</i> | <i>Oak Bluffs Library Meeting Room 56R School Street</i> |

6:00pm

- Minutes:
 - February 20, 2022 Meeting
- Confirmation of April 21, 2022 In-person/Zoom Meeting
- New Business:
 - items unanticipated prior to meeting

6:05pm

**Taylor Appeal
Kerry Taylor
17 Ocean Avenue
Map 9 Parcel 27**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, March 17, 2022, at 6:05pm** via an hybrid In-Person/Zoom meeting in the **Oak Bluffs Library Meeting Room**, 56R School Street, on the application of the referenced petitioners seeking: **A Special Permit under Zoning Bylaws 3.5.5, or any action related thereto, to allow partial demolition, renovation, and additions to a non-conforming structure on a pre-existing and non-conforming lot zoned R1.**

6:20pm

**RE: Dillon Appeal
Ryan Dillon**

112 Dukes County Avenue, Map 11 Parcel 209

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, March 17, 2022, at 6:20PM** via an hybrid In-Person/Zoom meeting in the **Oak Bluffs Library Meeting Room**, 56R School Street, 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 Business 1. The existing and proposed structures cover more than one third of the lot.**

6:35

**Lippens Appeal
Sandra Lippens
Vineyard Blinkers Inc.
147 Edgartown-Vineyard Haven Road
Map 9 Parcel 27**



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The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, March 17, 2022, at 6:35pm** via an hybrid In-Person/Zoom meeting in the **Oak Bluffs Library Meeting Room**, 56R School Street, on the application of the referenced petitioners seeking: **A Special Permit under Zoning Bylaws 3.5.5, or any action related thereto, to allow the construction of a 16c24 foot attached storage shed to a non-conforming structure on a pre-existing and non-conforming lot zoned R1.**

6:50pm

**Nagengast/Johnson Appeal
Derek Nagengast and Tiffany Johnson
9 Crest Way
Map 12 Parcel 108**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, March 17, 2022, at 6:50pm** via an hybrid In-Person/Zoom meeting in the **Oak Bluffs Library Meeting Room**, 56R School Street, on the application of the referenced petitioners seeking: **A Special Permit under Zoning Bylaws 3.5.5, or any action related thereto, to allow the construction of a single story addition onto a non-conforming structure on a conforming lot zoned R1.**

7:05pm

**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, March 17, 2022 at 7:05pm** via an hybrid In-Person/Zoom meeting in the **Oak Bluffs Library Meeting Room**, 56R School Street, on the application of the referenced petitioners 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.***

7:20pm

**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 the referenced 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.



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7:22pm

**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.

7:24pm

**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-conforming lot in Residential Zone 2.

7:26pm

**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.



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**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

To Join Meeting via Zoom

<https://oakbluffs.zoom.us/j/85374180528?pwd=SnRJSkVISnhiaXFWSE5CWZkMUI4QT09>

Meeting ID: 853 7418 0528

Passcode: 506945

One tap mobile

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Meeting ID: 853 7418 0528

Find your local number: <https://oakbluffs.zoom.us/j/85374180528?pwd=SnRJSkVISnhiaXFWSE5CWZkMUI4QT09>