



OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffssma.gov

AGENDA

Date

Wednesday, April 19, 2023

Time

5:00PM

In Person at the

***Oak Bluffs Town Hall
Downstairs Meeting Room
56 School Street***

5:00 pm

- Minutes: March 22, 2023
April 12, 2023
- Next Regular Meeting: May 17, 2023
- New Business: Unanticipated items
- Old Business: Digitizing ZBA Records & Updating Zoning Bylaws

5:00 pm

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 a continued In-Person Public Hearing on **Wednesday, April 19, 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.***

6:05 pm

RE: EWS Support Trust Appeal

Eva W. Sullivan, Trustee

43 Farm Pond Rd. Map 17 Parcel 115

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, April 19, 2023 at 6:05PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioner(s) seeking: ***A Special Permit within Oak Bluffs Zoning Bylaws 3.5.5 and XV111.1.A.(7)(a), or any action related thereto, to demolish a pre-existing, non-conforming single-family residence and to construct a new single-family residence with associated utilities located in the inland zone of the Coastal District. Applicants are requesting a special permit to allow the ridge of the new residence to be 27.1' above mean natural grade instead of 24' (3.1' of height relief).***

6:20 pm

RE: Slaughter Appeal

Brenda Delaney Slaughter

61 Tuckernuck Avenue Map 11 Parcel 71

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday,**



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April 19, 2023 at 6:20PM in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioner(s) seeking: *A Special Permit within Oak Bluffs Zoning Bylaws 3.5.5 and 4.2.7, or any action related thereto, to renovate a pre-existing, non-conforming single-family residence and to construct an addition with associated utilities in the R1 district.*

6:35 pm

**RE: Kaissar Appeal
Tal and Tamar Kaissar**

15 Wamsutta Avenue Map 11 Parcel 165

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, April 19, 2023 at 6:35PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioner(s) seeking: *A Special Permit within Oak Bluffs Zoning Bylaws 3.4 and 3.5.5, or any action related thereto, to demolish an existing non-conforming guest house and construction of a new guest house in the R1 district.*

6:50 pm

**RE: Bradley Appeal
Melissa Bradley
Black Joy MVY
125 Seaview Avenue,
Map 10 Parcel 162**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Wednesday, April 19, 2023 at 6:50 pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *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.*

6:52pm

**RE: Donato Appeal
Laiana Donato
15 Old Schoolhouse Village
Map 50 Parcel 11**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Wednesday, April 19, 2023 at 6:52 pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *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-*



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conforming lot in Residential Zone 3.

6:54 pm

**RE: Cogliano Appeal
Rose Cogliano
6 Pitch Pine Lane
Map 28 Parcel 2-62**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on **Wednesday, April 19, 2023 at 6:54 pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *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.*

6:56 pm

**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 duly posted and continued in-person Public Hearing on **Wednesday, April 19, 2023 at 6:56 pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, 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.*

6:58 pm

**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 hold a duly posted and continued in-person Public Hearing on **Wednesday, April 19, 2023 at 6:58 pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, 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 are available on the Town of Oak Bluffs' web site: www.oakbluffsma.gov/443/ZBA-Regular-Meetings.

Written correspondence can be addressed to the Board of Appeals, via email: 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.