



OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffsma.gov

AGENDA

Date

Wednesday, June 21, 2023

Time

6:00PM

In Person at the

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

- Minutes: April 19, 2023; May 17, 2023
- Next Regular Meeting: July 19, 2023
- New Business: Unanticipated items
- Old Business: Digitizing ZBA Records & Updating Zoning Bylaws

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 consider an amendment to a prior Decision (issued on April 19, 2023) due to a clerical written error regarding square footage of the proposed residence. Applicant(s) previously sought *A Special Permit within Oak Bluffs Zoning Bylaws 3.5.5 and XVIII.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 requested 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).*

RE: Loubach Appeal

Carolina Loubach

Melonie Parker (owner)

60 Pennacook Avenue

Map 11 Parcel 73

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, June 21, 2023 at 6:00PM** 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 Bylaw 3.5.5, or any action related thereto, to demolish a pre-existing non-conforming home and construct a new home in the R1 district.*

Appeal of Building Inspector's Decision

RE: MV Landscaper LLC Appeal

0 Beth Way

Map 56 Parcel 11-1

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, June 21, 2023 at 6:00PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *Appeal of Building Inspector's Decision relating to: Storage or Parking of Commercial Landscape Equipment; Erosion Control; Site Plan*



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Review; and Temporary Structures under Oak Bluffs Zoning By-Laws 3.2.3.5; 5.4.5; 10.4.1; and 11.0

Appeal of Building Inspector's Decision

RE: Cardoza Appeal

Steven A. Cardoza, Trustee

21 Norris Avenue

Map 16 Parcel 166-0

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, June 21, 2023 at 6:00PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *Appeal of Building Inspector's Decision relating to: a Home Business – As of Right under Oak Bluffs Zoning By-Law 3.2.4*

Appeal of Building Inspector's Decision

RE: Osse Appeal

Neva & Frantz Osse

21 Norris Avenue

Map 16 Parcel 166

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, June 21, 2023 at 6:00PM** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *Appeal of Building Inspector's Decision relating to: Overnight Parking of Commercial Vehicles and Home Business – As of Right, under Oak Bluffs Zoning By-Laws 3.2.3.6 and 3.2.4*

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, June 21, 2023 at 6:00 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.*

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, June 21, 2023 at 6:00 pm** in the Oak Bluffs Town Hall Downstairs



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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-conforming lot in Residential Zone 3.*

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, June 21, 2023 at 6:00 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.*

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, June 21, 2023 at 6:00 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.*

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, June 21, 2023 at 6:00 pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking: *A Comprehensive Permit 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.