



## OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffsma.gov

### AGENDA

**Date**

**Wednesday, July 19, 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; June 21, 2023
- Next Regular Meeting: August 16, 2023
- Next Special Meeting: July 25, 2023
- New Business: Unanticipated items
- Old Business: Updating Zoning Bylaws

**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 a duly posted and continued In-Person Public Hearing 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 a duly posted and continued In-Person Public Hearing 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***

**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 a duly posted and continued In-Person Public Hearing 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 Review; and Temporary Structures under Oak Bluffs Zoning By-Laws 3.2.3.5; 5.4.5; 10.4.1; and 11.0***



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### **RE: L+R Realty Trust Appeal**

**L+R Realty Trust  
20 Vineyard Avenue  
Map 11 Parcel 232**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on the application of the referenced petitioner(s) seeking: *A Special Permit within Oak Bluffs Zoning Bylaws 3.4.3; 3.5.5 and 7.1.1, or any action related thereto, to: waive the five year occupancy requirement for an accessory apartment; replace a pre-existing non-conforming structure; and convert a single family home to a duplex in the R1 district.*

### **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 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 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 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.*



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**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 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 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 are available on the Town of Oak Bluffs' web site: [www.oakbluffsma.gov/443/ZBA-Regular-Meetings](http://www.oakbluffsma.gov/443/ZBA-Regular-Meetings). Written correspondence can 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.