



OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffsma.gov

AGENDA

Date

Wednesday, August 16, 2023

Time

6:00PM

In Person at the

Oak Bluffs Town Hall

Downstairs Meeting Room

56 School Street

- Minutes: July 25 Meeting
- Next Regular Meeting: September 20, 2023
- New Business: Unanticipated items
- Old Business: None

**RE: H. Kriegstein Realty Trust Appeal
Henry J. and Joan B. Kriegstein, Trustees
20 Hubbard Lane
Map 22 Parcel 11.1**

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 3.5.5 and XVIII.1.A.(6)(a)(i), or any action related thereto, to: remove the foundation of a single family residence consisting of a crawl space and basement garage and construct a new 1,351+/- square foot basement foundation to be finished into an art display space. The single family residence is located in the Shore Zone of the Coastal District.*

**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 a duly posted and continued 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: Flowerwood LLC Appeal
Robert M. Sawyer
3 Uncas Avenue
Map 11 Parcel 156**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued in-person Public Hearing on the application of the referenced petitioner(s) seeking: *A Comprehensive Permit under Chapter 40B of the General Laws of the Commonwealth of Massachusetts.*



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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*

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. 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.