



OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffisma.gov

AGENDA

Date

Wednesday, September 20, 2023

Time

6:00PM

In Person at the

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

- Minutes: August 16, 2023 Meeting
- Next Regular Meeting: October 18, 2023
- New Business: Unanticipated items
- Old Business: None

RE: 41 Nashawena Park Realty Trust Appeal

Muriel and Dennis O'Rourke, Trustees

41 Nashawena Park

Map 11 Lot 123

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 3.4.3, or any action related thereto, to: Demolish existing garage and rebuild a garage with an accessory apartment in Residential Zone 1.***

RE: Chambers and Roads Appeal

Christopher Chambers and Julie Roads

6 Little Pond Road

Map 52 Lot 1.5

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 Bylaw 3.4.3 for the construction of a 750 square foot accessory apartment to be located in a proposed accessory structure on a 2.95+/- acre lot in the R3 zoning district. A Special Permit request is made to allow the construction of the accessory apartment before the required five years of previous occupation by the owners.***

RE: Taylor Appeal

Gary L. Taylor

55 Vineyard Avenue Extension

Map 6 Lot 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 XVIII.1.A.(6)(a)(i); XVIII.1.A.(7)(a); and 3.5.5 to allow renovation of an existing single-family***



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residence and construction of a second story addition, both located in the Shore Zone of the Coastal District on a pre-existing, non-conforming lot. Height relief is sought to allow the ridge of the second story addition to be 25' 6" above mean natural grade instead of 24' (1.5' of height relief). Also proposed is the demolition of an existing garage and carport and the construction of a 22'x24' single-story detached garage located in the Inland Zone of the Coastal District.

Appeal of Building Inspector's Decision

RE: Keefe Appeal

Julia Keefe

28 Kennebeck Avenue

Map 9 Parcel 14

The Oak Bluffs Zoning Board of Appeals will hold an in-person Public Hearing on the application of the referenced petitioner(s) seeking: *Appeal of Building Inspector's Decision relating to: Wastewater's denial of certificate of occupancy and denial of change of use or flow under Oak Bluffs Sewer Rules & Regulations Section 11.*

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.*

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



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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.*

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



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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.