



OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffsma.gov

AGENDA

Date

Wednesday, October 18, 2023

Time

6:00PM

In Person at the

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

- Minutes: September 20, 2023 Meeting
- Next Regular Meeting: November 15, 2023
- New Business: Unanticipated items
- Old Business: None

**RE: Harbor Homes Appeal
Harbor Homes of Martha's Vineyard
21 Hudson Ave.
Map 21 Lot 16**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, October 18, 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 Bylaw 3.5.5, or any action related thereto, to: request a finding of no substantial detriment/special permit to change pre-existing non-conforming staff housing/dormitory use to seasonal winter shelter, temporary housing for homeless families, and summer staff housing/dormitory uses in Residential Zone 1.***

**RE: Bonifacio Appeal
Elizabeth Bonifacio
78 Grovedale Rd.
Map 28 Lot 8-2**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Wednesday, October 18, 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 Bylaw 3.4.3, or any action related thereto, to: allow a standalone guest house in Residential Zone 1.***



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RE: Richardson Appeal

Veta Richardson

Joan Hughes

165 Circuit Ave.

Map 11 Lot 201

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RE: Parker Appeal

Melonie Parker

60 Pennacook Ave.

Map 11 Lot 73

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Re: Talvola-Walker

Geoffrey Talvola and Robin Walker

8 Trinity Park

Map 81 Lot 19

Consideration of ZBA FPOD Regulation Applicability – no public hearing scheduled.

RE: Flowerwood LLC Appeal

Robert M. Sawyer

3 Uncas Avenue

Map 11 Lot 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 Lot 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 Lot 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 Lot 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 Lot 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 Lot 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 Lot 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.