



OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffsma.gov

AGENDA

<u>Date</u>	<u>Time</u>	<u>In Person at the</u>
Thursday, October 20, 2022	6:00PM	Oak Bluffs Town Hall Downstairs Meeting Room 56 School Street

6:00pm

- Minutes:
- Next Meeting Nov. 17, 2022
- New Business: Unanticipated items

6:05PM

RE: Henry Appeal

Dan and Angela Henry

Dragonfly MV LLC

115 Seaview Avenue **Map 10 Parcel 151**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Thursday, October 20, 2022 at 6:05pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking:

a Variance or Special Permit within Oak Bluffs Zoning Bylaws 4.2.6 and 4.2.3, or any action related thereto, to allow the peak of the tower of the pre-existing non-conforming reconstructed house to be 35.25 feet above existing grade on a preexisting non-conforming lot in Residential Zone 2.

6:20pm

RE: Lucier Appeal

Lisa and Jeffrey Lucier

7 Gorham Avenue Realty Trust

7 Gorham Avenue **Map 11 Parcel 331**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Thursday, October 20, 2022 at 6:20pm** 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 3.5.5, or any action related thereto, to remove existing kitchen, bathroom, and bedroom; to add a year-round house over the existing footprint; and to add a deck to a pre-existing non-conforming house on a preexisting non-conforming lot in Residential Zone 1.



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6:35

RE: Moujabber Appeal

Joseph Moujabber

7 Pasque Avenue **Map 9 Parcel 48**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Thursday, October 20, 2022 at 6:35pm** 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 3.5.5, or any action related thereto, to renovate and expand a pre-existing non-conforming house, and to remove and rebuild an existing guest house on a preexisting non-conforming lot in Residential Zone 1.

6:50PM

RE: Rodrigues Appeal

Edna Zizza and Gleyzielle Rodrigues

11 Summit Avenue **Map 16 Parcel 82**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Thursday, October 20, 2022 at 6:50pm** 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 3.5.5, or any action related thereto, to demolish a pre-existing non-conforming house and to build a new house on the existing footprint on a pre-existing non-conforming lot in Residential Zone 1.

7:05PM

RE: Saunders Appeal

Mark and Kathryn Saunders

21 Wayland Avenue **Map 8 Parcel 99**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Thursday, October 20, 2022 at 7:05pm** 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 convert an existing garage into an accessory apartment on a pre-existing non-conforming lot in Residential Zone 2.



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7:20PM

RE: Seklecki Appeal

Dan Seklecki

16R Old Schoolhouse Village Road

Map 50 Parcel 9

The Oak Bluffs Zoning Board of Appeals will open a duly posted and continued In-Person Public Hearing on **Thursday, October 20, 2022 at 7:20pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking:

A Special Permit under Zoning Bylaws 3.5.5, or any action related thereto, to allow additional living space to a non-conforming structure on a pre-existing and non-conforming lot in Residential Zone R3.

7:35PM

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 **Thursday, October 20, 2022 at 7:35PM** 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.

7:37PM

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 open a duly posted and continued in-person Public Hearing on **Thursday, October 20, 2022 at 7:37pm** 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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7:39PM

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 **Thursday, October 20, 2022 at 7:39pm** 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.

Proposed plans will be available on the Town of Oak Bluffs' web site.

<https://www.oakbluffsma.gov/443/ZBA-Regular-Meetings>

Written correspondence can be addressed to the Board of Appeals, Attn: Robert Culbert, via email: zbaadmin@oakbluffsma.gov, or mailed to: PO Box 1327, Oak Bluffs, MA 02557