



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, November 17, 2022	6:00PM	Oak Bluffs Town Hall Downstairs Meeting Room 56 School Street

6:00pm

- Minutes:
- Next Meeting December 15, 2022
- New Business: Unanticipated items
- Old Business: Digitizing ZBA Records & Updating Zoning Bylaws

6:05PM

RE: East Chop Tennis Club Appeal

East Chop Tennis Club

59 Brewster Avenue **Map 2 Parcel 42**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Thursday, November 17, 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 Special Permit within Oak Bluffs Zoning Bylaws 3.4.2 and 3.5.5, or any action related thereto, to build an accessory apartment within the existing building/clubhouse for seasonal living space on a conforming lot zoned R2.

6:20pm

RE: Driessen Appeal

Jeanette and Jeremy Driessen

70 Simpson Avenue **Map 7 Parcel 185**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Thursday, November 17, 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 Bylaw 3.5.5, or any action related thereto, to construct a non-conforming addition that encroaches two feet into a conforming setback on a conforming lot zoned R1.

6:35

RE: NSTAR Electric Company Appeal

d/b/a Eversource Energy

Commonwealth Electric Company

c/o Eversource Energy

0 Eastville Avenue Map 4 Parcel 147.1



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A Special Permit within Oak Bluffs Zoning Bylaws 3.5.5, 8.1.5.2 and 8.1.8, or any action related thereto, to construct a road and to install electrical equipment within the Floodplain Overlay District on a conforming lot in Residential Zone 1, in order to update the Island's power supply.

6:50PM

RE: Dillon and Coles Appeal

Alana Dillon and Jeremy Coles

77 Tuckernuck Avenue **Map 11 Parcel 82**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Thursday, November 17, 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 3.4.3 and 3.5.5, or any action related thereto, to demolish an existing garage and to construct a non-conforming accessory apartment on a pre-existing and non-conforming lot in Residential Zone 1.

7:05PM

RE: Hurwitz Appeal

Mark Hurwitz

34 School Street **Map 11 Parcel 82**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Thursday, November 17, 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 Bylaw 3.5.5, or any action related thereto, to demolish an existing non-conforming dwelling and to construct a conforming dwelling on a conforming lot in Residential Zone 1.

7:20PM

RE: Parker Appeal

Melanie D. Parker

60 Pennacook Avenue **Map 11 Parcel 73**

The Oak Bluffs Zoning Board of Appeals will hold an In-Person Public Hearing on **Thursday, November 17, 2022 at 7:20pm** in the Oak Bluffs Town Hall Downstairs Meeting Room, 56 School Street, on the application of the referenced petitioners seeking:



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A Special Permit within Oak Bluffs Zoning Bylaw 3.5.5, or any action related thereto, to renovate a pre-existing and non-conforming structure by rebuilding a side entry/mudroom and enlarging a second floor dormer on a pre-existing and non-conforming lot in Residential Zone 1.

7:35PM

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 7:35pm** 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 3.4.2, 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.

7:50PM

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 a duly posted and continued In-Person Public Hearing on **Thursday, October 20, 2022 at 7:50pm** 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.

8:05PM

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 8:05PM** in the Oak Bluffs Town Hall



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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.

8:07PM

**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 8:07pm** 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.

8:09PM

**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 8:09pm** 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