



TOWN OF OAK BLUFFS Zoning Board of Appeals Request for a Hearing

RECEIVED

pd ck # 7666

NOV 05 2019

O.B. GOVERNING DEPT., 2019

PLEASE PRINT

Applicant Information: HENRY J. KRIEGSTEIN, TRUSTEE
JOAN B. KRIEGSTEIN, TRUSTEE
THE H. KRIEGSTEIN REALTY TRUST

Name (print) Phone Email
3 EVERGREEN LANE, HINGHAM, MA 02043

Address PO Box City/Town
Property in Oak Bluffs to be reviewed by the OB ZBA
Map 22 Lot 11.01 Street Address 20 HUBBARD LANE
Property Owner
Business Owner

The Applicant is Petitioning the Zoning Board of Appeals for (please Check):

- Special Permit OB Bylaws S. 10.3 MGL C.40A §§ 6, 9
- Variance OB Zoning Bylaws S. 10.2.2 MGL C. 40A §10
- Review a Zoning Action or Enforcement or Lack thereof. Zoning Bylaws S. 10.2.3, MGL C. 40A §§8, 15

RECEIVED
O.B. TOWN CLERK'S OFFICE
November 5th 2019
FORWARDED TO ZBA ON
November 5th 2019

The undersigned hereby petitions the Board of Appeals to grant a Special Permit, Variance, or to Review a Zoning Decision or any action or lack of enforcement pertaining thereto of the Zoning By-Laws of the Town of Oak Bluffs at the address located at 20 HUBBARD LANE, in the Town of Oak Bluffs, in the following respect: TO ALLOW THE CONSTRUCTION OF AN ADDITION TO A SINGLE FAMILY RESIDENCE LOCATED IN THE SHORE ZONE OF THE COASTAL DISTRICT, ±39' FROM A PROPERTY SIDELINE INSTEAD OF THE REQUIRED 50' SETBACK IN THE R-3 ZONING DISTRICT.

Relating to Section(s) 4.1.3 AND 18.1.A.6 of The Town of Oak Bluffs Zoning Bylaws

Name THE H. KRIEGSTEIN REALTY TRUST

Signature *George Sourati*

GEORGE A. SOURATI, P.E., REPRESENTATIVE



www.souratigroup.com

Martha's Vineyard Office
107 Beach Rd., Suite 202
P.O. Box 4458, Vineyard Haven, MA 02568
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office:
35 Old South Road, Nantucket, MA 02554
Phone: 508-228-7888, Fax: 508-228-5511

November 4, 2019

Oak Bluffs Zoning Board of Appeals
P.O. Box 1327
Oak Bluffs, MA 02557

**RE: Henry J. Kriegstein , Trustee
Joan B. Kriegstein, Trustee
The H. Kriegstein Realty Trust
Application for a Zoning Variance
Addition to a Single Family Residence
Assessor's Map 22, Parcel 11.01
20 Hubbard Lane
Oak Bluffs, MA 02557**

Dear Board Members,

Please find enclosed a Zoning Board of Appeals Request for a Hearing for the above described property. The owner is seeking permission to allow the construction of an addition to a single family residence 39'± from the sideline. Enclosed is a filing fee check (#7666) in the amount of \$275.00.

Supporting documents enclosed:

- A copy of the current property deed, Book 1205, Page 576.
- A copy of the filing fee check #7666.
- The assessor's certified 300 foot abutters list.
- A Site Plan in Oak Bluffs, MA prepared for Henry J. and Joan B. Kriegstein, Trustees, by Sourati Engineering Group, LLC dated November 4, 2019, scale 1" = 40'.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "George Sourati". The signature is written in a cursive, flowing style.

George A. Sourati, P.E.

SEG 102159



Bk: 1205 Pg: 576 Doc: DEED
Page: 1 of 2 03/01/2010 02:24 PM

MARTHA'S VINEYARD LAND BANK FEE
 PAID \$
 EXEMPT \$ D
47277 3-1-10 MH
NO. DATE CERTIFICATION

QUITCLAIM DEED

HENRY J. KRIEGSTEIN of Hingham, Plymouth County, Massachusetts, for consideration of One Dollar (\$1.00) paid, grants to HENRY J. KRIEGSTEIN AND JOAN B. KRIEGSTEIN, AS TRUSTEES OF THE H. KRIEGSTEIN REALTY TRUST, created under declaration of trust dated February 24, 2010 and recorded with the Dukes County Registry of Deeds herewith, having an address of 3 Evergreen Lane, Hingham, Massachusetts 02043, with QUITCLAIM COVENANTS, two parcels of land, together with the buildings and improvements thereon, situated in Oak Bluffs, Dukes County, Massachusetts, bounded and described as follows:

20 Hubbard Lane
Oak Bluffs, MA

PARCEL I

Lot 1 shown on a plan entitled "Plan of Land in Oak Bluffs, Mass. prepared for S. William Hamilla, Scale: 1" = 50, dated April 8, 1980 by Schofield Brothers, Inc., Registered Engineers and Land Surveyors, State Road, Vineyard Haven, Mass." and recorded with the Dukes County Registry of Deeds as Oak Bluffs Case File No. 96, to which plan reference may be made for a more particular description.

PARCEL I is conveyed together with (i) the fee in the "25' Right of Way" as shown on said plan, subject to the rights of others to lawfully use same, and (ii) the right to use "Old Barnes Road" as shown on said plan for all purposes for which ways now or hereafter may be used in the Town of Oak Bluffs.

PARCEL II

Lot 2 on a plan entitled "Plan of Land in Oak Bluffs, Mass. Prepared for S. William Hamilla" dated March 29, 1982 by Schofield Brothers, Inc., Registered Professional Engineers & Land Surveyors" and recorded with said Deeds, Book 402, Page 52.

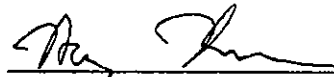
Containing 9,211 ± square feet.

Attn: Sveta Bartsch
RETURN TO
HEMENWAY & BARNES
60 State Street
63842
Boston, MA 02109

PARCEL I and PARCEL II are conveyed subject to and together with the benefit of all rights, restrictions and easements of record, if any, to the extent that they are in force and applicable.

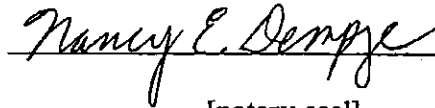
Being the same premises conveyed to the grantor by deed of Henry J. Kriegstein and Roman Kriegstein dated April 14, 2005 and recorded with said Deeds, Book 1039, Page 1067.

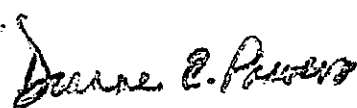
Executed as a sealed instrument this 24th day of February, 2010.

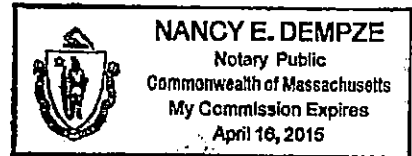

Henry J. Kriegstein

COMMONWEALTH OF MASSACHSETTS
COUNTY OF SUFFOLK

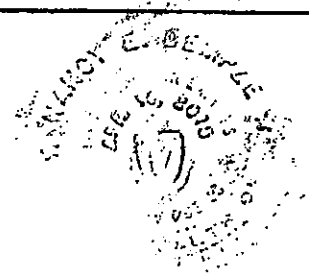
Before me, the undersigned notary public, on this 24th day of February, 2010, personally appeared Henry J. Kriegstein, who is personally known to me or was proved to me through a current document issued by a federal or state government agency bearing a photographic image of the signatory's face and signature, to be the person whose name is signed to the foregoing instrument and acknowledged to me that he signed it as his free act and deed for its stated purpose.


[notary seal]

 Registrar

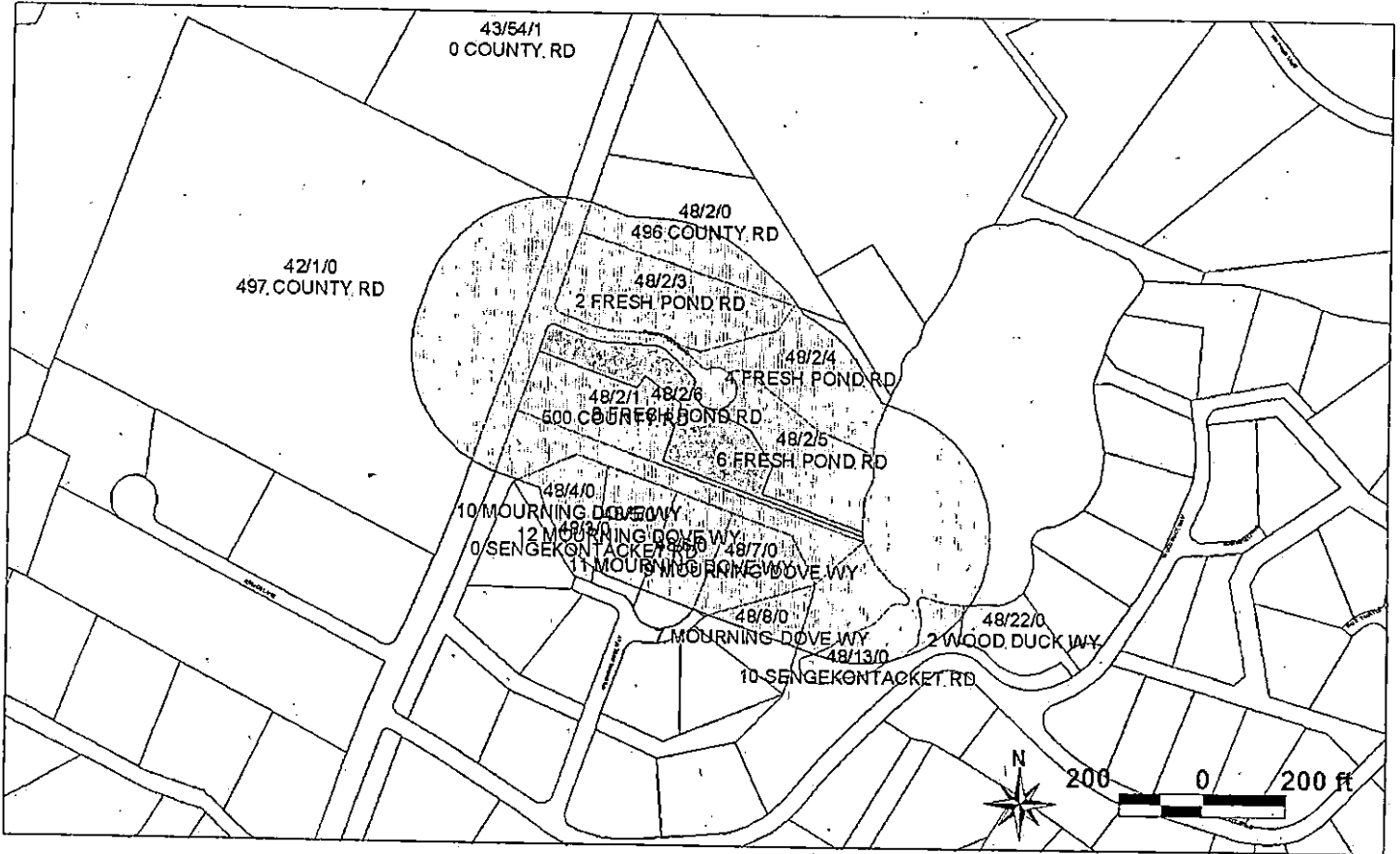


ADDRESS OF PREMISES: 20 Hubbard Lane, Oak Bluffs, MA



TOWN OF OAK BLUFFS, MA
 BOARD OF ASSESSORS
 P.O. Box 1327, Oak Bluffs MA 02557


Abutters List Within 300 feet of Parcel 48/2/6



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4118	42-1-0-E	TOWN OF OAK BLUFFS	497 COUNTY RD	PO BOX 1327	OAK BLUFFS	MA	02557
5025	43-54-1-E	TOWN OF OAK BLUFFS/MV LAND BANK	0 COUNTY RD	PO BOX 1327	OAK BLUFFS	MA	02557
4189	48-2-0-R	CARTER MARK A CARTER SHIRLEY M	496 COUNTY RD	PO BOX 4699	VINEYARD HAVEN	MA	02568
4190	48-2-1-R	DENMAN HUNTER P	500 COUNTY RD	500 COUNTY RD	EDGARTOWN	MA	02539
4191	48-2-3-R	WHITE GEORGE A III WHITE RASHIDAH BOWEN	2 FRESH POND RD	92 MORNINGSIDE AVE APT 4 A	NEW YORK	NY	10027
5069	48-2-4-R	GORDON LES GORDON DAFNA KROUK	4 FRESH POND RD	20 JUNIPER ROAD	LINCOLN	MA	01773
5070	48-2-5-R	BRANCHE LEOTA S	6 FRESH POND RD	10 OLD JACKSON AVE UNIT 19	HASTINGS ON HUDSON	NY	10706
5071	48-2-6-R	CRUZ DEREK J & BRENDA A	8 FRESH POND RD	PO BOX 2828	OAK BLUFFS	MA	02557
4192	48-3-0-R	SENGEKONTACKET COMMUNITY CORP C/O C.L. GILDROY	0 SENGEKONTACKET RD	10 SENGEKONTACKET RD	EDGARTOWN	MA	02539
4193	48-4-0-R	BARBIERI RICHARD E SAVINI CHRISTINE E	10 MOURNING DOVE WY	40 HILLSVIEW RD	MILTON	MA	021
4194	48-5-0-R	TAYLOR MOURNING DOVE REALTY TRST C/O EVE HEYMAN	12 MOURNING DOVE WY	PO BOX 3133	OAK BLUFFS	MA	
4195	48-6-0-R	MOURNING DOVE LLC C/O ZUBAID AND LISA AHMAD	11 MOURNING DOVE WY	1 LOCUST AVE	LARCHMONT	NY	
4196	48-7-0-R	GRAY JOHN E GRAY NILA H	9 MOURNING DOVE WY	2 WESTCOTT DRIVE	HOPKINTON	MA	
4197	48-8-0-R	KUERSCHNER H DIETER UTE	7 MOURNING DOVE WY	PO BOX 3149	OAK BLUFFS	MA	
4202	48-13-0-R	SENGEKONTACKET COMMUNITY CORP C/O C.L. GILDROY	10 SENGEKONTACKET RD	10 SENGEKONTACKET RD	EDGARTOWN	MA	

Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
4240	48-22-0-R	CAVAZUTI JOAN K TR JOAN K CAVAZUTI TRUST	2 WOOD DUCK WY	1600 S MACDILL AVE APT 301	TAMPA	FL	33629-5243

42-1-0-E	TOWN OF OAK BLUFFS PO BOX 1327 OAK BLUFFS, MA 02557	43-54-1-E	TOWN OF OAK BLUFFS/MV LAND BANK PO BOX 1327 OAK BLUFFS, MA 02557	48-2-0-R	CARTER MARK A CARTER SHIRLEY M PO BOX 4699 VINEYARD HAVEN, MA 02568
48-2-1-R	DENMAN HUNTER P 500 COUNTY RD EDGARTOWN, MA 02539	48-2-3-R	WHITE GEORGE A III WHITE RASHIDAH BOWEN 92 MORNINGSIDE AVE APT 4 A NEW YORK, NY 10027	48-2-4-R	GORDON LES GORDON DAFNA KROUK 20 JUNIPER ROAD LINCOLN, MA 01773
48-2-5-R	BRANCHE LEOTA S 10 OLD JACKSON AVE UNIT 19 HASTINGS ON HUDSON, NY 10706	48-2-6-R	CRUZ DEREK J & BRENDA A PO BOX 2828 OAK BLUFFS, MA 02557	48-3-0-R	SENKONTACKET COMMUNITY CORP C/O C.L. GILDROY 10 SENKONTACKET RD EDGARTOWN, MA 02539
48-4-0-R	BARBIERI RICHARD E SAVINI CHRISTINE E 40 HILLSVIEW RD MILTON, MA 02186	48-5-0-R	TAYLOR MOURNING DOVE REALTY TRST C/O EVE HEYMAN PO BOX 3133 OAK BLUFFS, MA 02557	48-6-0-R	MOURNING DOVE LLC C/O ZUBAID AND LISA AHMAD 1 LOCUST AVE LARCHMONT, NY 10538
48-7-0-R	GRAY JOHN E GRAY NILA H 2 WESTCOTT DRIVE HOPKINTON, MA 01748	48-8-0-R	KUERSCHNER H DIETER UTE PO BOX 3149 OAK BLUFFS, MA 02557	48-13-0-R	SENKONTACKET COMMUNITY CORP C/O C.L. GILDROY 10 SENKONTACKET RD EDGARTOWN, MA 02539
48-22-0-R	CAVAZUTI JOAN K TR JOAN K CAVAZUTI TRUST 1600 S MACDILL AVE APT 301 TAMPA, FL 33629-5243				


 I CERTIFY THAT THE ABOVE NAMES WERE
 TAKEN FROM THE MOST RECENT TAX LIST
 BOARD OF ASSESSORS

