



Town of Oak Bluffs, Massachusetts
Office of The Board of Appeals
P.O. Box 1327
Zoning Board of Appeals

NOTICE OF DECISION **February 18, 2021**

RE: SAM, LLC Appeal
Carolyn Sawyer
22 Eastville Ave., **Map 7 Parcel 124**

On Thursday, February 18, 2021 at 7:00PM, Acting Chair Lou Rogers opened a duly posted and continued public hearing on the application of SAM, LLC, Map 7 Parcel 124 seeking:

a Special Permit within Zoning By-Laws 3.5.5, or any action related thereto, to allow the conversion of a garage into a screened porch attached to an existing one-story single family dwelling in Residential Zone 1.

DECISION: A motion was made a motion to approve the Special Permit under Zoning By-law 3.5.5. A roll call vote was taken. The board voted 5-0 to approve the Special Permit.

Procedural History:

- On August 26, 2020, the Zoning Board of Appeals (ZBA) received an application from SAM, LLC seeking a Special Permit under Zoning Bylaw **3.5.5 to allow the conversion of a garage into a screened porch attached to an existing one-story single family dwelling in Residential Zone 1.**
- On October 1, 2020 abutters were notified and Notice first published in the MV Times.
- On October 8, 2020, the second Notice published in the MV Times.
- On October 15, 2020, the ZBA opened and continued the public hearing to get more information from the Building Inspector.
- The application changed to constructing a detached guesthouse where the garage was originally proposed.
- The hearings were continued every month while still waiting for more information.
- At the February 18 hearing, the following decision was made:

Findings of Fact: The lot is:

- 15,038 square feet in Residential Zone 1 conforms as it is larger than the required 10,000 sq. ft.,
- the existing residence is only non-conforming with its rear setback of 14 feet (20ft. required), and
- the proposed guesthouse meets all the setback requirements.

Motion:

- Doug Pease moves that we approve this project as submitted with conditions.
- The ZBA finds that this proposal is not more detrimental to the neighborhood because it falls within our ZBA guidelines for detached guesthouses and does not encroach on any of the setback requirements.
- Andrea Rogers seconded the motion.

Conditions:

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- The following condition was added: **that the guest house living space is 750sq. ft. or less, and that updated plans confirming this must be submitted.**

Vote:

A roll call vote was taken and the board voted 5-0 to approve the Special Permit with the condition as stated. Voting in favor were Andrea Rogers, Lou Rogers, Doug Pease, Peter Yoars, and Jonathan Holter. The motion carries unanimously.

Members sitting for the Board of Appeals at this hearing were:

Andrea Rogers Peter W. Yoars
Andrea Rogers Peter Yoars

Doug Pease Llewellyn Rogers
Doug Pease Llewellyn Rogers

/s/ Jonathan Holter

Jonathan Holter

February 26 2021

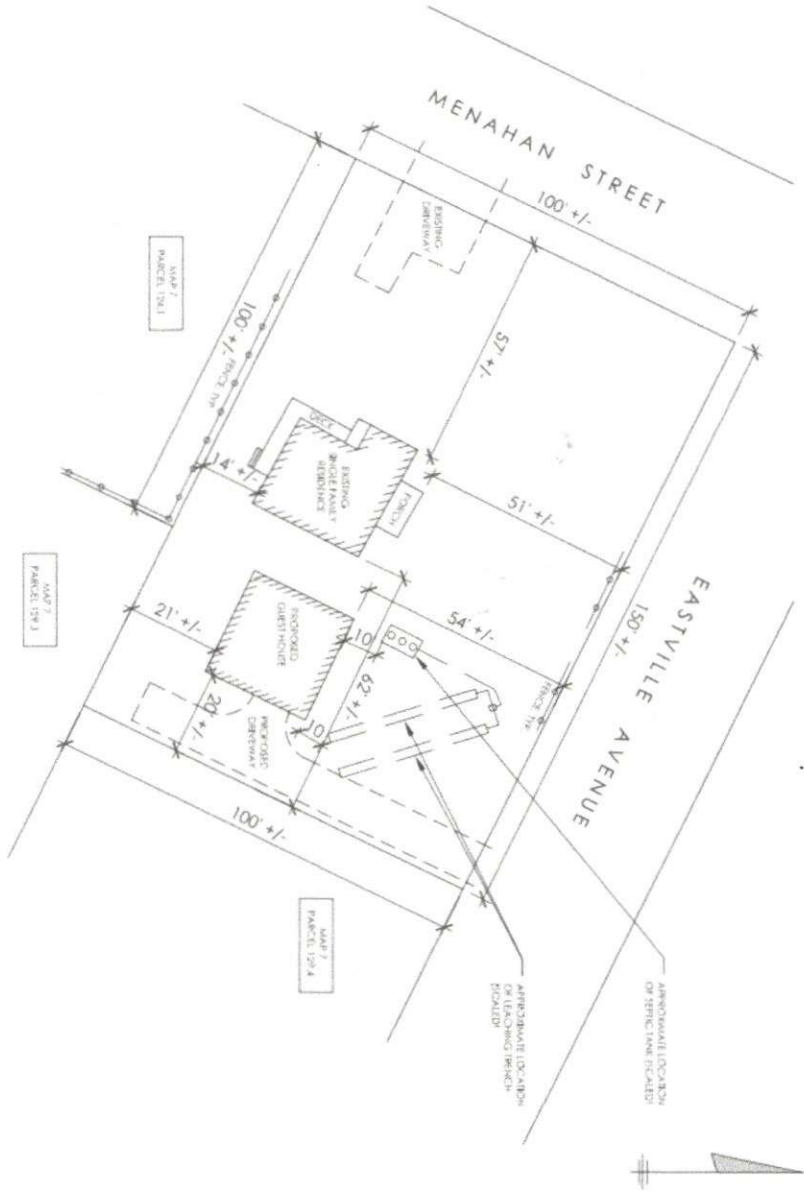
A copy of this decision was filed in the office of the Town Clerk, on ~~November 30, 2020~~ Appeals, if any, should be made pursuant to Section 17, of Chapter 40A of the Massachusetts General Laws and should be filed within 20 days of the filing of this decision in the office of the Town Clerk, excepting that such timeframe may be suspended and extended pursuant to Section 17 of Chapter 53 of the Acts of 2020 (Covid-19).

Received and filed in the Office of the Town Clerk:

Date: February 26 2021

I hereby certify that no appeal has been filed within the twenty-day period following the date of the filing of this decision.

Attest: Colleen B. Morris
Colleen Morris, Town Clerk March 19 2021



A-0	SCALE	1" = 1'-0"	
	DATE	11/09/20	
PROJECT #	04206	SITE PLAN SAM LLC EASTVILLE AVE OB7-124	

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