



OAK BLUFFS ZONING BOARD OF APPEALS
P.O. BOX 1327, OAK BLUFFS, MA 02557 – 1327
508 693 – 3554 x 122

ZONING APPLICATION DATA SHEET

Prepared by: Colleen Morris

Applicant's Name: Henry J. Kriegstein, Joan B. Kriegstein, Kriegstein Realty Trust

Applicant's Representative: George Sourati

Property Address: 20 Hubbard Lane

Zoning District: R-3 **Community Area:** **Owned since:** 1996

Lot Information

Map: 22 Parcel: 11.1

REQUIREMENTS

Minimum Lot Size: 60,000
Frontage: 150' or 125' if back 25
Setbacks: 50/50/50' F/S/R

Community Review

DCPC: Yes, Coastal and Lagoon Pond
Zone 2: No
CCHDC: No

EXISTING LOT

Sq. Footage: 52771

Existing Building Information-Single Family Dwelling

Style: Contemporary **A. Y. Built:** 1980 **Occupied Sq. Footage:** 2603
Garage: No **Bedrooms:** 4 **Bathrooms:** 3.5

Proposed Construction: Addition/Renovations

First Floor: 420 sf Ridge Height: 26 feet
Second Floor Balcony: 400 sf

ZBA APPLICATION

*a Variance and Special Permit with Zoning Bylaws 4.1.3, 9.1.A or any action related thereto,
to allow the construction of a nonconforming addition
to a single family dwelling located on a lot in Residential Zone 3 and Coastal District.*

ZONING BY-LAW:

4.1.3 Table of Dimensional Requirements. See Appendix B.

District	Minimum Lot Size/Frontage	Minimum Setbacks	Max. Bldg. Height
R-3	60,000	150 (or 125 if 30 ft. back From the street line, the Lot is at least 150 wide.)	50/50/50 32 feet

FINDINGS IN FACT:

- The existing 22539 sq. ft. lot located in Residential Zone 3 Coastal District is nonconforming. (Req.: 60, 000 sq. ft.)
- The existing single family dwelling is conforming with all setbacks. Req.: 50 ft.)
- The proposed two-story addition- 1st Fl. (420 sf) and 2nd Fl. (400 sf) will render the dwelling nonconforming with side (39 ft.) setbacks

SECTION 9.0 DISTRICTS OF CRITICAL PLANNING CONCERN

1. Overlay Districts, A. Coastal District

(5.) Uses Permitted

Only those uses permitted in the respective Zoning District which are consistent with the fragile nature of the area, such as outdoor recreation, conservation purposes and agricultural purposes. Within the Inland Zone, permitted uses also include detached single family dwelling and non-habitable, minor accessory structures normally used for personal, family and household purposes which are subject to the regulations and restrictions

(6.) Uses Requiring Special Permit from the Board of Appeals

(a.) Within the Shore Zone, the Board of Appeals may grant a Special Permit for any of the following:

(i.) Alterations to buildings and additions to existing residential structures, provided that such additions or alterations shall not result in additional sewage flow or sewage capacity if said building or structure is served by onsite sewage disposal facilities.

(v) A structure partially located in the shore zone shall be considered as entirely in the shore zone.

(7.) Other Regulations and Restrictions

(a.) Unless a Special Permit is granted allowing a greater height, the height of structures, as measured vertically from mean natural ground level to the highest point of the roof is restricted to:

(i.) twenty four (24)feet for a pitched roof

ZONING ADMINISTRATOR REMARKS:

DIRECTIONS: Take Barnes Road towards Edg-VH RD. Bear right on Old Barnes Road. Look for 20 Hubbard Lane on the right.