



OAK BLUFFS ZONING BOARD OF APPEALS

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

508 693 – 3554 x 120

NOTICE OF DECISION September 15, 2022

RE: Bagwell Appeal

Robin Bagwell

11 Lawrence Avenue, Map 8 Parcel 213

The Oak Bluffs Zoning Board of Appeals opened a duly posted Public Hearing on **Thursday, September 15, 2022 at 7:45PM** via a Zoom virtual meeting on the application of the referenced petitioners seeking: **a Special Permit from the Oak Bluffs Zoning Bylaws Section 4.4.4 to convert an existing detached structure into a detached bedroom on a non-conforming lot zoned R1.**

DECISION: A motion was made to approve the Special Permit under Zoning Bylaw Section 4.4.4 to allow the conversion of an existing detached structure into a detached bedroom.

Procedural History:

- The Zoning Board of Appeals (ZBA) received an application dated July 1, 2022 from Robin Bagwell, owner of the property,
- The applicant did not get the application date-stamped by the Town Clerk,
- On September 1, 2022, abutters were noticed. First publication in the MV Times,
- On September 8, 2022, second notice published in the MV Times,
- On September 15, 2022 the ZBA hearing was opened and the following findings were made and vote was taken.

Findings of Fact: Leah Brown makes the following finding:

- The applicant is seeking a Special Permit under Zoning Bylaw 4.4.4 to convert shed into detached bedroom by adding plumbing and a bathroom,
- the pre-existing non-conforming lot is 5,227sq. ft. located in Zone R1 is. (10,000 required),
- the. lot has 70ft road frontage (80ft required),
- the existing house is not changing,
- the proposed detached bedroom has 1-2 foot side setback,
- the proposed detached bedroom is on piers and has no water,
- three members visited the site,
- there is no correspondence from the public, and
- this alteration shall not be substantially more detrimental than the existing non-conforming use or structure to the neighborhood because it will be updated to code.

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Vote:

Andrea Rogers makes a motion to approve the Special Permit under Section 4.4.4. Leah Brown seconds the motion.

All (Andrea Rogers, Lou Rogers, Doug Pease, Leah Brown, and Grace Guck) voted in favor, so the motion passed unanimously (5-0).

Signing on behalf of the Zoning Board of Appeals is

Llewellyn Rogers, Chair

A copy of this decision was filed in the office of the Town Clerk, on _____ 2022. 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).

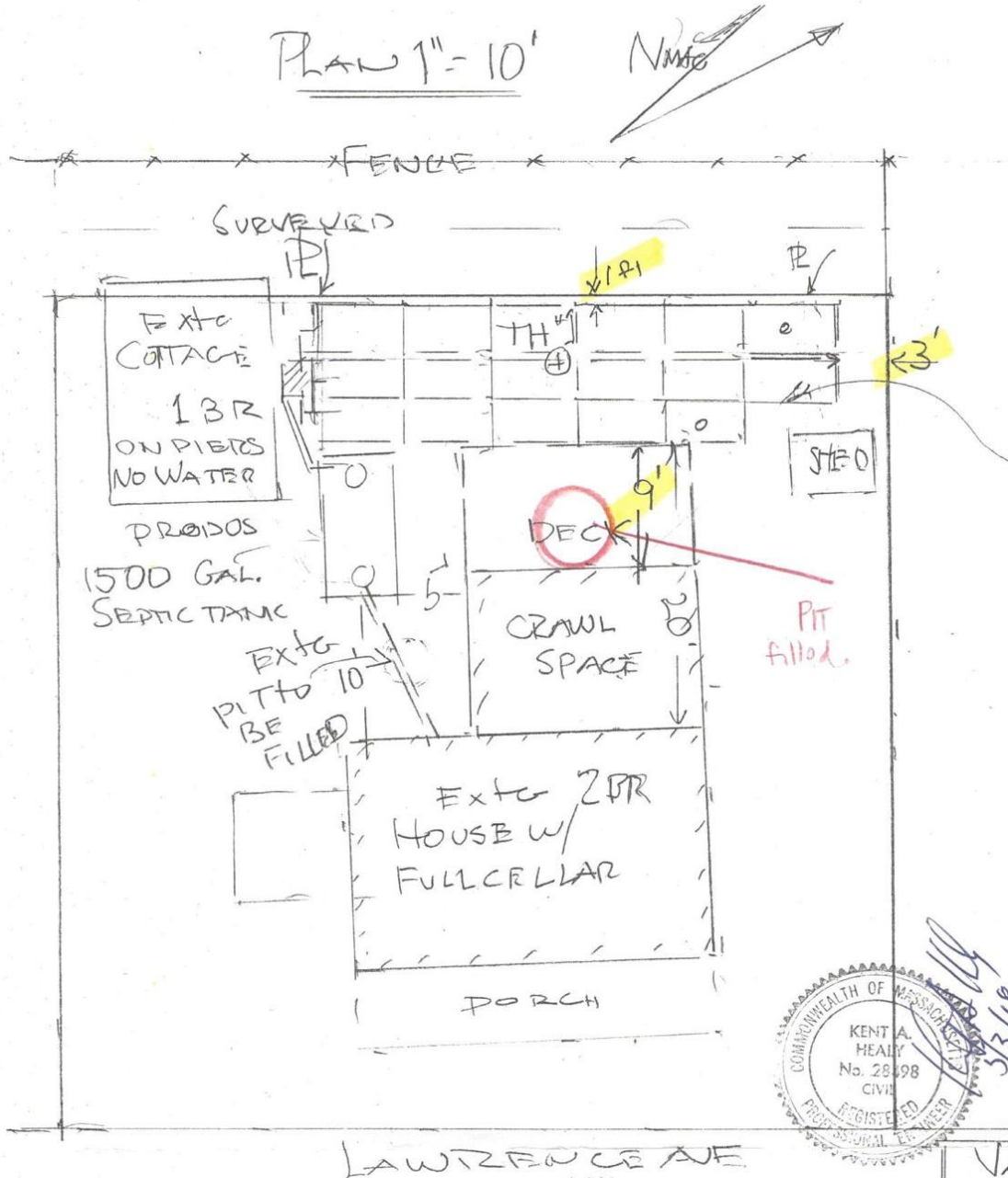
Received and filed in the Office of the Town Clerk:

Date: _____

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

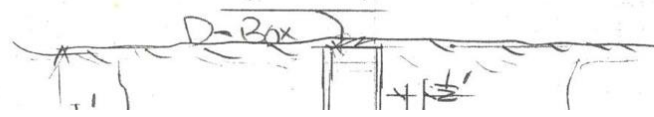
Attest: _____
Colleen Morris, Town Clerk

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LAWRENCE AVE

LEACH BED X-SECTION
 1" = 4'



1
2
3