



## OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffsmas.gov

### AGENDA

| <u>Date</u>                        | <u>Time</u>   | <u>In Person at the</u>  |
|------------------------------------|---------------|--|
| <b>Thursday, February 16, 2023</b> | <b>6:00PM</b> | <b>Oak Bluffs Town Hall<br/>Downstairs Meeting Room<br/>56 School Street</b> |

#### **6:00pm**

- Minutes: January 19, 2023
- Next Meeting March 9, 2023 (Note 2<sup>nd</sup> Thursday)
- New Business: Unanticipated items
- Old Business: Digitizing ZBA Records & Updating Zoning Bylaws

#### **6:05PM**

##### **RE: Donato Appeal**

Laiana Donato

15 Old Schoolhouse Village **Map 50 Parcel 11**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued In-Person Public Hearing on **Thursday, February 16, 2023 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 or Variance within Oak Bluffs Zoning Bylaws 3.5.5 and 4.4.2 or any action related thereto, to build a new detached two car garage with a second floor accessory apartment on a non-conforming lot in Residential Zone 3.***

#### **6:20PM**

##### **RE: Paula Appeal**

Flavio S. Paula and Luciana R. Paula

11 Jessica Lane **Map 49 Parcel 1-1**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued In-Person Public Hearing on **Thursday, February 16, 2023 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 or Variance within Oak Bluffs Zoning Bylaws 3.5.5 and 4.4.2, or any action related thereto, to build a new detached two bedroom accessory apartment on a conforming lot in Residential Zone 3.***

#### **6:35PM**

##### **RE: Saloparu Appeal**

Olivia F. Saloparu

8 Potato Farm Road **Map 11 Parcel 239-2**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted In-Person Public Hearing on **Thursday, February 16, 2023 at 6:35PM** in the Oak Bluffs Town Hall Downstairs Meeting



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Room, 56 School Street, on the application of the referenced petitioners seeking:  
***A Special Permit within Oak Bluffs Zoning Bylaws 4.4.5, or any action related thereto, to construct a pool within the setbacks on a conforming lot in Residential Zone 1.***

**6:50PM**

**RE: Lippens Appeal  
Sandra Lippins  
145 Edgartown Vineyard Haven Road Map 50 Parcel 1.1**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued In-Person Public Hearing on **Thursday, February 16, 2023 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 3.4.2, 3.5.5, 4.4.4 and 9.1.B, or any action related thereto, to build a 3 bedroom detached bedroom or accessory apartment on a conforming lot in Residential Zone 3.***

**7:05PM**

**RE: Hagerty Appeal  
Grace Hagerty  
2 Wing Road Map 17 Parcel 82**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted and continued In-Person Public Hearing on **Thursday, February 16, 2023 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 Bylaws 3.4.2, 3.5.5, and 4.4.4, or any action related thereto, to have a detached finished living space on a conforming lot in Residential Zone 2.***

**7:20PM**

**RE: Cogliano Appeal  
Rose Cogliano  
6 Pitch Pine Lane Map 28 Parcel 2-62**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted In-Person Public Hearing on **Thursday, February 16, 2023 at 7:20PM** 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 Bylaws 3.4.2, or any action related thereto, to construct an 896 square foot garage and accessory apartment on a non-conforming lot in Residential Zone 3.***

**7:35PM**



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### RE: HMD 2011 375 Barnes Road LLC Appeal

HMD 2011 375 Barnes Road LLC

375 Barnes Road **Map 27 Parcel 14**

The Oak Bluffs Zoning Board of Appeals will hold a duly posted In-Person Public Hearing on **Thursday, February 16, 2023 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 3.5.5 and 4.4.5, or any action related thereto, to remove an existing single family residence and construct a new single family residence and pool on a non-conforming lot in Residential Zone 3.***

**7:50PM**

### 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, February 16, 2023 at 7:50PM** in the Oak Bluffs Town Hall 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.**

**7:52PM**

### 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, February 16, 2023 at 7:52pm** 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.***

**7:54PM**

### 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 hold a duly posted and continued in-person Public Hearing on **Thursday, February 16, 2023 at 7:54pm** via a Hybrid In-Person and



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Zoom meeting in the Oak Bluffs Library Meeting Room 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.***

**Proposed plans are 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](mailto:zbaadmin@oakbluffsma.gov), or mailed to: PO Box 1327, Oak Bluffs, MA 02557**