



# OAK BLUFFS ZONING BOARD OF APPEALS

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

508 693 – 3554 x 123

## AGENDA

### **Date**

*Thursday, February 18, 2021*

### **Time**

*6:00 pm*

### **Virtual Meeting Via Zoom**

*See Instructions on how to join at the end of this agenda*

### **6:00 pm**

- Minutes: January 21, 2021
- Confirmation of March 18, 2021 Meeting
- New Business

### **6:05 pm**

#### **RE: Kriegstein Project**

Henry J. and Joan B. Kriegstein, Kriegstein Realty Trust  
20 Hubbard Lane, **Map 22 Parcel 11.1**

The Oak Bluffs Zoning Board of Appeals will **CONTINUE** a Public Hearing on **Thursday, February 18, 2021** at 6:05 p.m. via a Zoom virtual meeting, per the applicant's request, on the application of the referenced petitioners seeking:

*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.*

### **6:05 pm**

#### **RE: Ashley Appeal**

Glenda Manley Ashley  
5 Canonicus Ave., **Map 10 Parcel 153**

The Oak Bluffs Zoning Board of Appeals will **CONTINUE** a Public Hearing on **Thursday, February 18, 2021** at 6:05 p.m. via a Zoom virtual meeting on the application of the referenced petitioners seeking:

*a Special Permit within Zoning By-Laws 3.5.5, or any action related thereto, to allow the demolition and replacement of existing two-story single family dwelling on an undersized lot in Residential Zone 2.*

### **6:15pm**

#### **RE: SAM, LLC Appeal**

Carolyn Sawyer  
22 Eastville Ave., **Map 7 Parcel 124**

The Oak Bluffs Zoning Board of Appeals will **CONTINUE** a Public Hearing on **Thursday, February 18, 2021** at 6:15 p.m. via a Zoom virtual meeting on the application of the referenced petitioners 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.*

**6:30pm**

**RE: Kotsopoulos Appeal**

Chris Kotsopoulos

15 Chestnut Avenue, **Map 8 Parcel 164.1**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, February 18, 2021** at 6:30PM via a Zoom virtual meeting on the application of the referenced petitioners seeking:

*a Variance from the Oak Bluffs Zoning Bylaws, or any action related thereto, to allow the addition of a covered porch to a pre-existing conforming dwelling, on an undersized lot in Residential Zone 1.*

**6:45PM**

**RE: O'Connor Appeal**

Kathleen and Michael O'Connor

30 Sea Glen Road, **Map 38 Parcel 2**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, February 18, 2021** at 6:45PM via a Zoom virtual meeting on the application of the referenced petitioners seeking:

*a Special Permit within Zoning By-Laws 3.5.5, or any action related thereto, to allow the expansion of the existing living room, kitchen, and bedroom on the first floor of a pre-existing and non-conforming dwelling, on an undersized lot in Residential Zone 3.*

**7:00PM**

**RE: Prospect Girls, LLC Appeal**

The Lodge Family Trust

14 Temihagan Avenue, **Map 4 Parcel 162**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, February 18, 2021** at 7:00PM via a Zoom virtual meeting on the application of the referenced petitioners seeking:

*a Special Permit within Zoning By-Laws 4.4.4 and 3.4.2, and 9.1.A or any action related thereto, to allow the alteration and addition to a pre-existing and non-conforming dwelling, the construction of a detached garage with a detached bedroom, and the construction of a cabana and swimming pool on a lot located in the inland zone of the Coastal District in Residential Zone 1, with the owner having occupied the residence for less than five years.*

**7:15PM**

**Re: Winton's Kitchen**

Winston and Lisa Christie

1 East Chop Drive, **Map 8 Parcel 137**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, February 18, 2021** at 7:15PM via a Zoom virtual meeting on the application of the referenced petitioners seeking:

*A Variance or Special Permit within Zoning Bylaws 2.3.1.5, or any action related thereto, to allow a business change from a tackle shop to a take-out sandwich shop in Residential Zone 2.*

**To Join the February 18 Meeting:**

Time: Feb 18, 2021 06:00 PM Eastern Time (US and Canada)

<https://oakbluffs.zoom.us/j/97132628382?pwd=T1lkdENQd3NoVUhUVik4T2ltZDJJUT09>

Meeting ID: 971 3262 8382

Passcode: 867925

**One tap mobile**

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+1 253 215 8782 US (Tacoma)

Find your local number: <https://oakbluffs.zoom.us/j/97132628382?pwd=T1lkdENQd3NoVUhUVik4T2ltZDJJUT09>

**\* Please note when you join, you will first be put in a waiting room and must be let in to the meeting in an effort to reduce “zoom-bombing” interference. Although not required, it is very simple to register for a free Zoom account that will automatically identify you when you do join a Zoom. Visit [www.zoom.us](http://www.zoom.us)**