



## OAK BLUFFS ZONING BOARD OF APPEALS

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

508 693 – 3554 x 123

### AGENDA

**Date**

*Thursday, March 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: February 18, 2021 Meeting
- Confirmation of March 18, 2021 Meeting
- Old Business – updating ZBA Application form
- New Business – Danny Gafencu Change of Plans – not coming before us
  - Unanticipated items

**6:05pm**

**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, March 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.*

**6:07pm**

**RE: Kotsopoulos Appeal**

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

The Oak Bluffs Zoning Board of Appeals will **CONTINUE** a Public Hearing on **Thursday, March 18, 2021** at 6:07PM 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.*

**6:15PM**

**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 **CONTINUE** a Public Hearing on **Thursday, March 18, 2021** at 6:15PM 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.*

**6:30PM**

**RE: Prospect Girls, LLC Appeal**  
The Lodge Family Trust  
14 Temihagan Avenue, **Map 4 Parcel 162**

The Oak Bluffs Zoning Board of Appeals will **CONTINUE** a Public Hearing on **Thursday, March 18, 2021** at 6:30PM 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.*

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**zbaadmin@oakbluffsma.gov** Culbert is inviting you to a scheduled Zoom meeting.

**Topic:** Monthly Zoning Board of Appeals meeting  
**Time:** Mar 18, 2021 06:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

**<https://oakbluffs.zoom.us/j/91094445587?pwd=Sndqb3IwdWNoMIU4Ty83eXUyMTBKdz09>**

**Meeting ID:** 910 9444 5587

**Passcode:** 086335

**One tap mobile**

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**+16465588656,,91094445587# US (New York)**

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**+1 346 248 7799 US (Houston)**

**+1 669 900 9128 US (San Jose)**

**+1 253 215 8782 US (Tacoma)**

**Meeting ID:** 910 9444 5587

**Find your local number:** **<https://oakbluffs.zoom.us/u/apn2s0x4G>**

**\* 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)**