



## OAK BLUFFS ZONING BOARD OF APPEALS

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

zbaadmin@oakbluffsma.gov

### AGENDA

<u>Date</u>	<u>Time</u>	<u>Hybrid Meeting Location</u>
<b>Thursday, July 15, 2021</b>	<b>6:00PM</b>	<b>Oak Bluffs Library 56R School Street Downstairs Conference Room Pacific Avenue Oak Bluffs <b>IN-PERSON</b> <b>&amp; ZOOM link below</b></b>

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

- Minutes: May 20, 2021 and June 24, 2021 Meetings
- Confirmation of August 19, 2021 Meeting
- New Business:
  - items unanticipated prior to meeting

#### **6:05pm**

##### **RE: Shaw Appeal**

Linda Shaw

9 Wood Duck Way, **Map 48 Parcel 36**

The Oak Bluffs Zoning Board of Appeals will hold a Public Hearing on **Thursday, July 15, 2021** at 6:05PM via a hybrid In-Person and Zoom virtual meeting on the application of the referenced petitioners seeking:

***a Variance within Zoning By-Laws Section 4.4.1 or any action related thereto, to allow the construction of a 12x16 foot (192 square feet) shed on an undersized lot in Residential Zone 3.***

#### **6:20pm**

##### **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, June 24, 2021 at 6:05pm via an In-Person meeting, 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.***



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6:35pm

### 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, June 24, 2021 at 6:08pm via an In-Person 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.***

6:38pm

### RE: Dillon Appeal

Ryan Dillon

112 Dukes County Avenue, Map 11 Parcel 209

The Oak Bluffs Zoning Board of Appeals will CONTINUE a Public Hearing on Thursday, June 24, 2021 at 6:11pm via an In-Person meeting on the application of the referenced petitioners seeking:

***a Special Permit from the Oak Bluffs Zoning Bylaws Section 3.5.5 and 4.2.5, to demolish and reconstruct a pre-existing non-conforming structure on a lot zoned Business 1. The existing and proposed structures cover more than one third of the lot size.***

6:41pm

### RE: Callahan Appeal

William J. and Melissa D. Callahan

9 Beecher Park, Map 8 Parcel 120

The Oak Bluffs Zoning Board of Appeals will CONTINUE a Public Hearing on Thursday, June 24, 2021 at 6:14pm via an In-Person meeting on the application of the referenced petitioners seeking:

***a Special Permit from the Oak Bluffs Zoning Bylaws Section 3.5.5, to demolish and reconstruct a single family residence and garage, on a pre-existing non-conforming lot in Residential Zone 2.***

6:44pm

### RE: Sage Appeal

Christopher F. Sage and Abby S. Sage  
Trustees of the Abby S. Sage Revocable trust  
19 Mill Square Road, Map 3 Parcel 19

The Oak Bluffs Zoning Board of Appeals will HOLD a Public Hearing on Thursday, June 24, 2021 at 6:17pm via an In-Person meeting on the application of the referenced petitioners seeking:



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**a Special Permit within Oak Bluffs Zoning Bylaws Sections 3.5.5 from the Oak Bluffs Zoning Bylaws, or any action related thereto, to allow the demolition of an existing single family residence built in 1887 on a pre-existing non-conforming lot and the construction of a new single family residence in Residential Zone 2.**

6:47pm

**RE: Moujabber Appeal**

Joseph Moujabber

10 Oak Bluffs Avenue, Map 9 Parcel 34

The Oak Bluffs Zoning Board of Appeals will HOLD a Public Hearing on Thursday, June 24, 2021 at 6:20pm via an In-Person meeting on the application of the referenced petitioners seeking:

***a Special Permit within Oak Bluffs Zoning Bylaws Sections 3.5.5 and 8.1.5.2, or any action related thereto, to allow the demolition of a commercial building built in 1917 and the construction of a commercial building with a one bedroom apartment on a lot zoned Business 1.***

**NOTICE: THIS MEETING IS A HYBRID IN-PERSON/ZOOM MEETING  
WITH LOCATION AT THE TOP OF THIS AGENDA**

**TO JOIN VIA ZOOM\*:**

**Topic: July 15 Meeting**

**Time: Jul 15, 2021 06:00 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://oakbluffs.zoom.us/j/92248064587?pwd=OUc5MDEyb0J0S3BCN0xZQkdIM0k5QT09>**

**Meeting ID: 922 4806 4587**

**Passcode: 503404**

**One tap mobile**

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**+13017158592,,92248064587# US (Washington DC)**

**Dial by your location**

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

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

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

**Meeting ID: 922 4806 4587**

**Find your local number: <https://oakbluffs.zoom.us/j/92248064587>**

\* 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](https://www.zoom.us)