



September 30, 2022

Zoning board Members,

We are petitioning the board for a special permit to re-submit the demolition of existing 2 car garage and the construction of a 2 bedroom, 1-1/2 bathroom accessory apt on a non-conforming lot located within the Copeland district at 77 Tuckernuck Ave. Oak Bluffs, MA.

My clients purchased this property with previous approvals from the Oak bluffs historic district and the Oak Bluffs Copeland district. The original applicants withdrew their application to the zoning board in 2018 due to the lack of flow in Oak Bluffs Wastewater plant. The original applicant was informed that this issue would be rectified by 2022. I have included all of the original documents, approvals, emails, letters, correspondence, and plans from the previous submission.

My clients are willing to petition the board for approval and obtain a building permit to begin construction with possibility of tying into to municipal sewer at later date once the flow is increased. There is a very similar project at 85 Circuit Ave., VERY ONE LAMB, LLC., with what we believe to be the same situation with wastewater.

Sincerely,

Jason M. Forend/Agent

JMF Building & Remodeling, LLC