

Zoning Board of Appeals
Minutes of Meeting 6/18/2009
Oak Bluffs Town Council on Aging Building

Members present: Kris Chvatal, Chairman, Gail Barmakian, Jane Lofgren, George Warren
Also present: Associate Member Joe Re. Adam Wilson, Zoning Administrator & ZBA Clerk.

The meeting began at 6:00 pm. The minutes from May 28th were discussed for the approval.

Jane made a motion to approve the minutes as presented. Joe seconded.

The Board voted 5 – 0 to approve the minutes from May 28th.

The Board agreed to meet July 26th.

The 1st hearing was for Blaszak at 23 Pankhane St. He explained that his house is on an undersized lot with a front open stoop. He wants to add a 24 foot wide, 8 feet deep covered porch. He explained that he is in the side and rear setbacks but the porch addition won't go any further into those setbacks. There is still plenty of room for the 8 foot addition.

There was one letter from Jean Gardner read in support of the project.

The Board recognized that the project would enhance the use of the small house by creating an outdoor area for people to use. 3.5.5 applies and it was determined that the project was not substantially more detrimental than what currently exists.

-George made a motion to accept the plans as presented. Gail seconded.

The Board voted 5 – 0 to grant the special permit.

The next hearing was old business for Lelia Carroll at 42 Green Ave. Gene Erez from Cornerstone Builders. He wants to modify the special permit. He asks that the kneewalls go up another 6 inches. There will be no change to the pitch of the roof.

Gail said she didn't think bulk was an issue. Kris said the new height was still under the maximum for a residence in an R2 zone. (32 feet)

Gail made a motion to approve the change. Joe seconded.

The Board voted 5 – 0 to approve the change in the special permit issued in December of '08.

The last hearing was a diminimus consideration for Hillner at 60 Pinewood Lane. Tom Carberry, from Sam Sherman's office said the owners want to put a second floor above the garage to have a kid's room for visiting family members. Tom showed that the lot is undersized and that there is one setback issue.

Jane made a motion to consider the project as diminimus. George seconded.

In the discussion Adam pointed out how diminimus project procedure worked. Gail said she thought it was borderline diminimus because there is additional living square footage and small expansion of footprint to accommodate a new stairwell.

The Board voted 5 – 0 to refer the application back to the building department for final permitting.

The meeting adjourned at 6:45 pm