



DEPARTMENT OF BUILDING & ZONING
Mark Barbadoro Building Inspector/Zoning Enforcement Officer
P.O. Box 1327
Oak Bluffs, MA 02557
Ph. 508-693-3554 X122 Cell 774-563-9657 Fax 508-693-5375

Certified Mail-7015 1520 0000 7415 0400

November 1, 2016

ZARBA JOHN J
LEMOIE ZARBA SUSAN
111 OAK LN
VINEYARD HAVEN, MA 02568

Re: Set Back Violation at 14R South Street

Dear John and Susan,

As you may recall the Oak Bluffs Town Counsel informed me that they believed that your new guest apartment might be in violation of the Oak Bluffs Zoning Bylaws. This resulted in the building department issuing you a temporary certificate of occupancy until the town completed its own survey of the property.

The town hired a title examiner and Vineyard Land Surveying Engineering Inc. to conduct a thorough title examination and survey of the properties in question. The survey identified the original monuments which marked the boundary line between the towns land and the edge of the subdivision known as *the Highlands*. This boundary line is also the boundary line which separates your property from the towns land. Please see the plot plan included with this letter.

Based on the monuments you have built your new guest house seventeen and nine tenths feet from the property line which is two and one tenth feet too close to said line and a violation of the twenty foot minimum setback requirements of section 4.1.3 Appendix A of the Oak Bluffs Zoning Bylaws. I am therefore ordering you to either make the building comply with the twenty foot setback requirements or seek relief from The Oak Bluffs Zoning Board of Appeals.

If you have not resolved your setback violation by February 1, 2017 your temporary certificate of occupancy will be revoked and you will receive fines as prescribed by section 10.1.3 of The Oak Bluffs Zoning Bylaws.

Please feel free to contact me if you have any questions PH 774-563-9657 or mbarbadoro@oakbluffsma.gov

Any person aggrieved by a Zoning interpretation, order, requirement, direction or failure to act by the Building Inspector, may file a notice of appeal specifying the grounds thereof, with the Town Clerk and the Zoning Board of Appeals clerk. You have thirty days from receipt of this notice to appeal.

Sincerely,

Mark Barbadoro
Building Inspector