

received
September 22, 2026

Received by the Town Clerk:

Date: _____

Application complete _____
Application incomplete _____

Signed: _____

APPLICATION COVER PAGE

Date: _____

Date Received by ZBA: September 21, 2026

Name of Applicant and Mailing Address: Harry Beach

PO Box 1677, West Tisbury, MA 02575

Email Address: harrybeach@yahoo.com Telephone Number: 508-560-0760

Name of Owner and Mailing Address (If not Applicant): EJ Realty Trust, Jim Feiner

PO Box 26, Menemsha, MA 02552

Map and Lot #: 32-44 Street Address 35 Music Street

Applicant is: Tenant (Owner, Agent, Tenant, Purchaser, Other)

Nature of Application (Special Permit, Appeal, Variance): Special Permit

Applicable Section of Zoning Bylaw: 4.2-2D4

Short Description of Project: Demolish existing shed and construct a new 120sf shed requiring 3 feet of rear and side yard setback relief.

Date of Denial by Building & Zoning Inspector (If Applicable): _____

INFORMATION TO ACCOMPANY PETITION

☒ SITE PLAN: Must provide a plan by a registered surveyor showing the total property with the existing buildings, the proposed project, all setback distances and driveway access to road.

☐ FLOOR PLANS AND ELEVATIONS: 2 sets of scaled drawings of floor plans that show total sq. ft. per floor (measured from exterior of wall), at least 2 elevations with one showing proposed height to ridge. If the project is an addition to existing structure please clearly identify proposed work.

☒ NARRATIVE: Longer, detailed description of proposed project or use.

☒ APPLICATION FEE: \$200.00 payable to: The Town of West Tisbury.

I have read the overview of the ZBA process attached to this application, completed all sections of the application cover page and provided all required documentation and therefore request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

Signed: _____

Title(s): _____

Application fee of \$200.00 is required. Date Paid: _____

received
9/21/26
C.K. #386

ZBA

From: Harry Beach <harrybeach@me.com>
Sent: Monday, September 21, 2026 2:42 PM
To: ZBA
Subject: 35 Music St.
Attachments: Scanned Document.pdf

To whom it may concern,

I, Harry Beach (applicant), am leasing the property of 35 Music St. (map32, lot44) from James Feiner (owner), with the intention of building a 2 bedroom, 2 bath primary residence of approximately 1,500 sq.ft.

I have received permission from the WTHDC to move, or remove a 10'x14' existing shed in order to accommodate the new residence. I would like to build a new 10'x12' (120 sq. ft.) shed on the NW corner of the property, and am requesting a 3 foot encroachment into both the side and rear setbacks. The reason being that the lot is "pre-existing, non-conforming" with a width of only 67'. The setbacks for the main residence will be 20' on the sides, and 50' on the rear.

Thank you for your consideration.

From Harry's iPhone.