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August 3rd, 2023

Town of West Tisbury
Zoning Board of Appeals
PO box 278
West Tisbury, MA 02575

Re: 26 Chappaquiddick Ave Special Permit Brief

26 Chappaquiddick Ave is a 57,931 sq. ft. lot with 44,180 SF in the RU zoning district of West Tisbury and 13,751 SF in Tisbury. Currently there are 2 detached dwelling units and a third living structure on the West Tisbury side of the site, all in a state of disrepair. There is an existing septic system sized for 6 bedrooms and an existing well. The lot has significant frontage on both Chappaquiddick Ave. and Pebble Road, both private ways.

Per current West Tisbury zoning bylaw Section 4.4 -1, one single-family dwelling plus one subordinate dwelling not exceeding 1,000 sq. ft. shall be permitted on lots that comply with the minimum lot size in the district. The minimum lot size in the RU district is 3 acres.

The existing lot does not meet the required minimum lot size and the existing 3 dwelling units do not conform to existing density limitations. In addition, one of the units is 38 feet from the property line and does not conform to the required 50' setback in the district.

The proposed project is designed to conform to all the current zoning limitations except for the minimum lot size (which is, of course, non-malleable). We are proposing a single-family dwelling with one subordinate dwelling (all on the West Tisbury side). The single-family structure has a floor area (RFA) of 2,340 sq. ft., measured from the interior face of all above grade exterior walls as specified in 4.4-8 section 2 in the bylaw. The subordinate dwelling has an RFA of 330 sq.ft.. All proposed structures are designed to be within required setbacks.

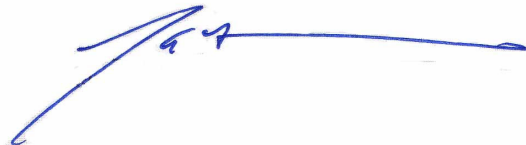
The reason for requesting a special permit is due to the lot size. The 58,030 sq. ft. lot is significantly less than the three acres required to build by right. Our proposal seeks to build essentially the same amount of square footage currently on the site in a way that improves the existing non-conforming condition, in terms of density and by meeting required all required setbacks.

The design seeks to maintain as much of the natural character of the site as possible by working with existing topography and by locating the primary structure in an area that is currently cleared between the existing dwelling units. By positioning all the structures within the required setbacks the structures should be less visible from private roads. Natural buffers will be retained and added to provide landscape screening from the road and all neighboring properties. Proposed plantings will be native species and the preservation of existing trees on the site will be prioritized.

The proposed structures will be constructed to meet all current stretch energy codes to create a tight building envelope and will utilize efficient mechanical equipment to minimize fossil fuel use. Renewable energy sources will be utilized throughout.

The proposed project will have no negative impact on the surrounding properties. By eliminating one of the dwelling units and conforming to all setbacks it should improve the visual and traffic impacts in the neighborhood. The new construction will be far more energy efficient than the existing structures and every effort will be made to maintain the natural environment by saving trees and by maintaining existing topography.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Keith Moskow', with a long horizontal flourish extending to the right.

Keith Moskow, FAIA
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