

Town of West Tisbury
BUILDING & ZONING INSPECTOR
West Tisbury, Massachusetts 02575

June 22, 2021

Alexander BenDavid
P.O. Box 2093
Vineyard Haven, Ma 02568

Re: 43 Old County Rd.: Service Business

Dear Mr. BenDavid,

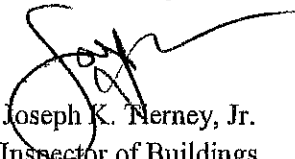
It has come to my attention that you are operating a landscaping business (Service Business), as defined in Section 14.2 of West Tisbury Zoning Bylaws (WTZBL), from your property located at 43 Old County Rd., Map 10 Lot 18.1.

The Town of West Tisbury does allow Service Businesses, however, the Use requires a Special Permit from the Zoning Board of Appeals (ZBA), under the Use Table Section 3.1-1 of the WTZBL. Currently you are in violation of the WTZBL, Section 10.1-1, for failing to secure a Special Permit.

I have enclosed a copy of the ZBA application for your convenience. I am requiring you to submit an application to the ZBA by July 6th, 2021 or cease any activities related to the service business use of the property.

Feel free to contact me directly if you have any questions or if you need any assistance with the application.

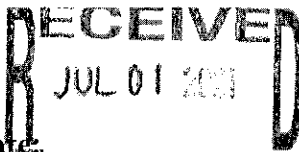
Sincerely,


Joseph K. Nerney, Jr.
Inspector of Buildings
Town of West Tisbury

COPY

Cc: ZBA
Planning Board
Assessors

Be advised appeals of orders, decisions, determinations and failures to act made by any local agency or any person or local agency charged with the administration or enforcement of the West Tisbury Zoning Bylaws or any of its rules and regulations shall be addressed by the West Tisbury Zoning Board of Appeals (WTZBA). WTZBA appeals shall be filed within 30 days of this notice.



Application complete _____

Received by the Town Clerk: _____ Date: _____

Signed: [Signature]

TOWN CLERK
WEST TISBURY
MASS. 02575

Application incomplete _____

APPLICATION COVER PAGE

Date: 6/29/2021 Date Received by ZBA: _____

Name of Applicant and Mailing Address: Alexander BenDavid, PO Box 2093, Vineyard Haven, MA, 02568

Email Address: alex@vineyardexteriors.com Telephone Number: 508-560-3092 774-563-3116

Name of Owner and Mailing Address (If not Applicant): same

Map and Lot #: M 10 L 18.1 Street Address 43 Old County Road, West Tisbury, MA

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

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

Applicable Section of Zoning Bylaw: 3.1-1 Use Requiring Special Permit

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): 6-30-2021

X Plot Plan: Must provide a plan by a registered surveyor showing the total property with the existing buildings, including the proposed project, all setback distances to be provided.

_____ Plans: 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.

_____ Please check if main dwelling (proposed or existing) is over 3,000 square feet.

X Description of proposed project: Please attach a detailed narrative.

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

Signed: [Signature]

Title(s): Owner

Application fee of \$200.00 is required. Date Paid: 6/30/2021 CL # 0302

6/29/2021

received
7/01/2021

To the West Tisbury Zoning Board of Appeals:

Lawrence Schubert
Julius Lowe
Deborah V.B. Wells
John Rau
Andrew Zaikis
Jeffrey Kaye

Re: Application for a Special Permit for Landscaping Business

This is an official request for a consideration of Special Permit for Landscaping and Power Washing Business at my residence located at 43 Old County Road.

The property has a 672 Square Foot Workshop barn that was originally approved for the tool and tractor storage and a 900 Square Foot Garage that was approved for the workshop use. Together both buildings are able to accommodate all equipment stored on the property related to the nature of the business.

List of Equipment Includes:

1 2017 Ford F-150 Truck	1 Powerwashing Trailer under 16
1 2019 Isuzu NPR-HD	3 Ride-On SCAG Mowers
1 2018 Bobcat T595 Track Loader	Small Landscaping Equipment (Chain Saws, Weedwhacker etc.)
1 7X18 Tilt Trailer	
1 Utility Trailers under 16'	

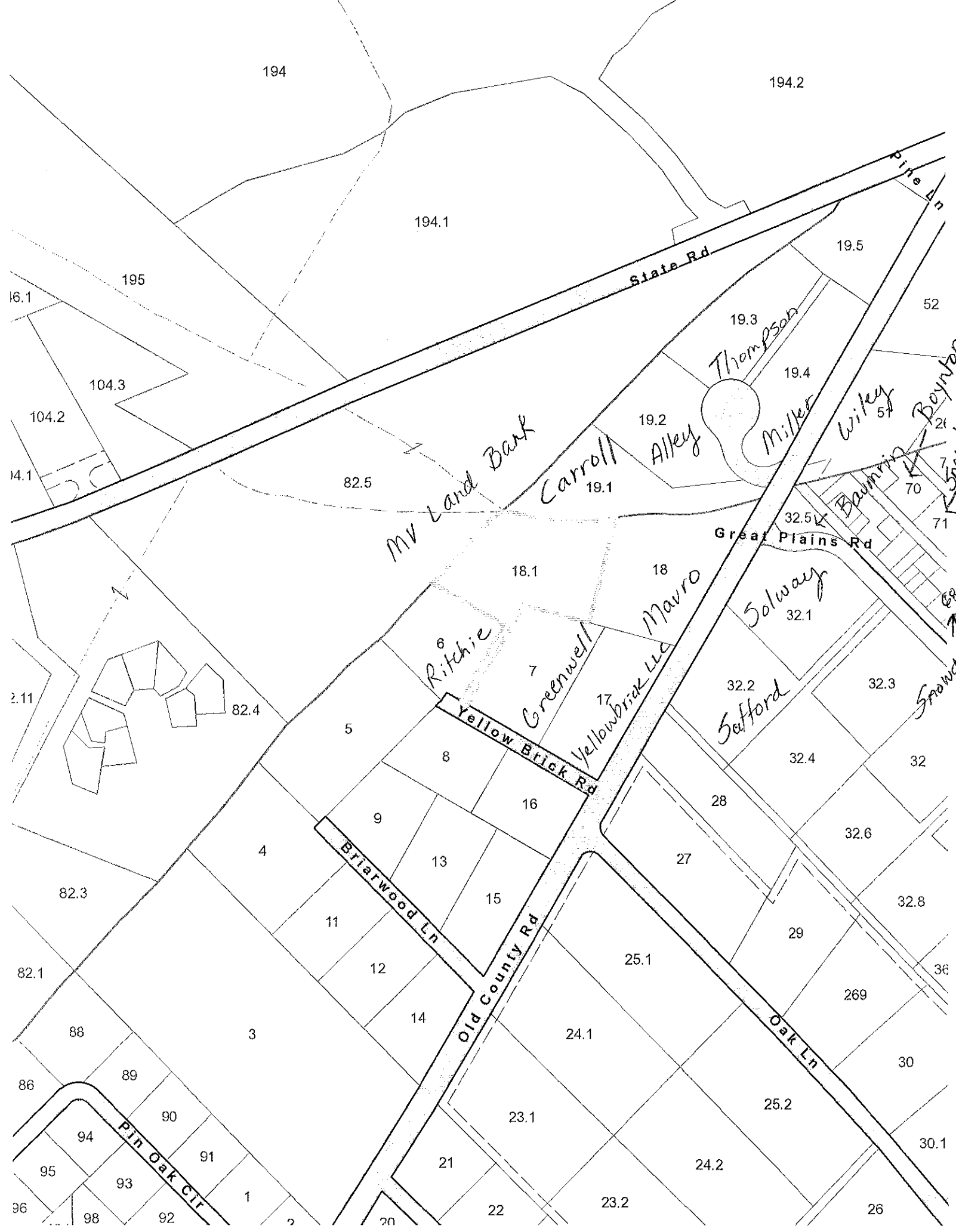
Please note that most of the listed equipment is also currently used to work on the landscaping renovation project at our residence. All business operations on the property are limited to storage of equipment and vehicles. All our services are provided offsite. No work is performed at the residence. Business employs 3-4 employees during the season (approximately April-October) and 1-2 employees year-round. Employees arrive around 7-7:30am to pick up the equipment and leave for the day. They come back sometime between 4-6pm to drop the equipment off. The employees spend maximum of 30 to 40 minutes a day on the property. Monday through Saturday. To learn more about what we do please check out our website: <https://www.vineyardexteriors.com/>

Business does not produce any excessive noise other than when working on our own property and we are always prepared to do our best to minimize effects of the operations on the neighborhood.

In conclusion, I would like to ask that Zoning Board Members consider the lack of the commercial space available for rent to the small businesses when making decision on this application. This business is the main source of financial support for the young Island family.

I appreciate your time & consideration of this matter and looking forward to answering any questions.

Sincerely,
Alexander BenDavid
Owner, Vineyard Exteriors
alex@vineyardexteriors.com
508-560-3092



194

194.2

194.1

19.5

195

State Rd

16.1

19.3

52

104.3

Thompson
Miller

19.4

104.2

Alley

Wiley

14.1

82.5

Carroll

19.1

Boynton

Mr Land Bark

57

Great Plains Rd

32.5

26

18.1

18

70

2.11

Ritchie

Solway

32.1

71

82.4

Yellow Brick Rd
Mavro

Safford

32.2

68

5

8

32.4

32

82.3

16

28

32.6

32.8

82.1

9

13

15

27

29

36

86

Briarwood Ln

4

11

12

14

25.1

269

30

95

Old County Rd

3

11

12

14

24.1

25.2

30.1

96

Pine Oak Cir

94

89

90

91

1

21

23.1

24.2

26

26

98

92

93

92

2

20

22

23.2

26