

Re: #14 Factory Brook Rd., West Tisbury A.P. 32-85
VLS&E Job No. 324-9

Project Description:

The proposed project consists of removing 119 SF from an existing non-conforming dwelling and constructing a 171 SF addition for a net increase in floor area of 52 SF. The existing structure is located on a non-conforming lot and is non-conforming to setback. The existing setback to the structure is 9 ft and the proposed setback with addition would be 8 ft.

The addition would add a mud-room to the dwelling and increase the bedroom sizes.

We believe the proposed project is modest and is in keeping with the smaller house sizes of the area.