

Received by the Town Clerk: _____ Date: _____

Application complete _____

Signed: _____

Application incomplete _____

APPLICATION COVER PAGE

Date: JUNE 9, 2023 Date Received by ZBA: _____

Name of Applicant and Mailing Address: SCHOFIELD, BARBINI + HOEHN INC
12 SURVEYORS LANE, VINEYARD HAVEN MA 02568

Email Address: kabbott@sbhinc.net Telephone Number: 508-693-2781

Name of Owner and Mailing Address (If not Applicant): DEANNA AHEARN-LAIRD
72 VINEYARD MEADOWS FARM ROAD, VINEYARD HAVEN MA 02568

Map and Lot #: 29-34

Street Address of Subject Property: 72 V.M.F. ROAD

Applicant is: AGENT (Owner, Tenant, Purchaser, Other) (KENNETH ABBOTT)

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

Applicable Section of Zoning Bylaw: GARAGE - 4.3-3-D
POOL - 8.5-4-C

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board
(If Applicable): _____

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.

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: Kenneth Abbott

Title(s): PLS. SB+H. INC

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

FOR ZONING BOARD USE

Size of Subject Lot: 1.84 AC Zoning District: R.U

Registry Book and Page #'s and Date BK 1655/98 5/15/2023

Other Boards Involved with the Permitting: BUILDING

Within an Overlay District? NO

Martha's Vineyard Commission Referral Required? NO If So, MV Checklist Items:

 **Schofield, Barbini & Hoehn Inc.**
Land Surveying & Civil Engineering 

12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508-693-2781
www.sbhinc.net
dhoehn@sbhinc.net
kabbott@sbhinc.net

Job # MV-2543

June 9, 2023

West Tisbury Zoning Board of Appeals
Town Hall
1059 State Road
PO Box 278
West Tisbury, MA 02575

Re: Proposed Improvements for Deanna Ahearn-Laird, 72 Vineyard Meadow Farms Road.

Dear Board Members,

On behalf of our client, Deanna Ahearn Laird, we are submitting a proposal for improvements on the above property for your review.

This property is a pre-existing, non-conforming lot created in 1972 as part of the Vineyard Meadow Farms subdivision. The lot area is 1.84± acres with 195' of frontage. Current Zoning requirements require a minimum of 3 acres and 100' of private road frontage. Minimum setbacks are 50' front, 50' side and 50' rear.

The proposal involves an in-ground swimming pool (16'x32'), a shed 12'x20'), a open-air pavillon (16'x18') and a garage (26'x26').

The pool, shed and pavilion meet the minimum 50' setback requirements. The proposed garage does not meet the minimum side setback. Our client would like you to consider By-Law section 4.3-3-D regarding the proposed garage location in the belief that it is in character with the general development of the subdivision and not detrimental to the neighborhood.

Sincerely,



Ken Abbott
PLS, Schofield, Barbini & Hoehn Inc.