

 **Schofield, Barbini & Hoehn Inc.**  
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MV 5648

July 20, 2021

West Tisbury Zoning Board of Appeals  
Town Hall  
West Tisbury, MA 02575

Re: Minawetu, LLC proposed detached bedrooms and existing garage  
60 Batimus Luce Road - West Tisbury Assessor Parcel 3-9.1

Dear Pam:

On behalf of our client, Minawetu, LLC (c/o Tate Builders, Inc.), we are filing the attached application for two Special Permits under Section 6.1-5 B and one Special Permit under Section 4.3-3 D for relief from the requirements of Section 4.2-2 D 3 of the West Tisbury Zoning Bylaw as outlined below:

1. Special Permit under Section 6.1-5 B to construct a proposed double detached bedroom of 771+/- sq ft within the Inland Zone of the Coastal District. This structure does not qualify as a permitted use within the Coastal District because it is neither "non-habitable" nor "minor" per the building department's definition. The proposed structure consists of two bedrooms and two bathrooms on a full basement foundation. The structure would meet 50' property line setbacks and would have a flat roof less than 13' above average natural grade. Connection to the existing leaching field on locus (with sufficient existing capacity) would be made through a proposed 1500-gallon septic tank. Water supply would be from the existing potable water well on locus.
2. Special Permit under Section 6.1-5 B for an existing 720+/- sq ft detached garage within the Inland Zone of the Coastal District. Application for this permit is made "after-the-fact" at the request of the West Tisbury Building Inspector as he has determined that it is not allowed as a permitted use in the Coastal District because it is not connected to the principal dwelling by conditioned space and is not "minor" per the building department's definition. The garage was constructed under a building permit issued by the West Tisbury Building Department.

MV 5648

Page 2

3. Special Permit under Section 4.3-3 D to allow a 49' reduction in front yard property line setback (100' required to 51' proposed) as required by Section 4.2-2 D 3. This Special Permit is required in order to site the proposed double detached bedroom while maintaining required setbacks from the existing septic system leaching field and reserve area.

Please find the following information regarding this application:

1. Three copies of Application for Hearing
2. Three copies of Site Plan MV-5648-ZBA (Schofield – June 29, 2021)
3. Three sets of architectural drawings (Tate Builders, Inc. – April 30, 2021)
4. Check to cover filing fee (\$200.00)

Your consideration of this matter is appreciated. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christopher P. Alley', with a long, sweeping horizontal line extending to the right.

Christopher P. Alley  
Project Engineer