



Architecture + Indigo, LLC

CEDENO– Accessory Apartment Scope of Work Overview

April 29, 2020

182 Otis Bassett Rd., West Tisbury, MA

Map 17, Lot 45

ZBA Narrative for an Accessory Apartment

1) Request approval of a Special Permit (Section 4.4-3A) to build a new 789 sf. one-story, Detached Accessory Apartment on lot with an existing Main House and no other structures. The proposed construction is in character with the general pattern of development in the neighborhood and conforms to the dimensional standards previously and generally employed. The architectural style of the Accessory Apartment will match that of the existing and surrounding “shingle style” homes.

2) Request a variance/ relief to reduce the West side-yard setback from 50’ to 30’ (Section 4.3-3D). The proposed location is consistent with other houses in the neighborhood whereby the lot is from an older property division with smaller lots, when setbacks were less at the time.

Lastly, the principal motivation for the setback relief is to preserve a couple of the mature oak trees that help shade and screen the lot from the road.