

12 April 2022

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

RE: Del Prete Residence, 217 Indian Hill Road  
Project Description

To the WT Zoning Board,

The proposed project located at 217 Indian Hill Road in West Tisbury, MA. The existing single-family house, built in the 1890's is located 6' from the eastern property. The western half of the lot is primary within 100' wetlands buffer to an existing stream. The proposed work doesn't get any closer than the existing non-conforming lot and stays entirely outside the 100' wetlands buffer.

The proposal includes the following items:

**1. Removal of Existing Playroom and Shed:**

At the rear (north side) of the existing residence, there is a 'Playroom' and existing shed. The Playroom is a converted garage space. The proposed renovation includes removing these two spaces to allow for the installation of a proper foundation and new framing to meet current codes.

**2. Proposed New Garage and Pool House:**

In the location of the Playroom and shed, the proposal includes building a new garage and pool house to the main house. This will include a new covered entryway to the existing front door, a new laundry/lave area with a wet bar and mechanical storage area. This addition will be 19' from the east property line, the existing house is 6' from the east property line. This will require 31' in setback relief.

**3. New Swimming Pool:**

Installation of a new inground swimming pool with associated fencing. The pool equipment will be place in mechanical room located in the proposed new garage. The proposed pool is 32' from the property and will require 18' of setback relief.

**4. New Entry:**

The proposal includes a new covered entry porch which leads into the existing front entry way.

Please do not hesitate to call if you have any questions or comments.

Sincerely,



William C. Sullivan AIA