

Received by the Town Clerk:

RECEIVED  
Date: NOV - 2 2022  
BY: [Signature]

Application complete \_\_\_\_\_

Application incomplete \_\_\_\_\_

Signed: \_\_\_\_\_

APPLICATION COVER PAGE

Date: 8/3/2022

Date Received by ZBA: \_\_\_\_\_

Name of Applicant and Mailing Address: Heather C. Rynd

P.O. Box 848, West Tisbury, MA 02575

Email Address: rynd.heather@gmail.com Telephone Number: 508 335 5099

Name of Owner and Mailing Address (If not Applicant): \_\_\_\_\_

Map and Lot #: L34 M17

Street Address of Subject Property: 137 Ohs Bassett Road, West Tisbury

Applicant is: OWNER (Owner, Tenant, Purchaser, Other)

Nature of Application (Special Permit, Appeal, Variance): OCCASIONAL apt. Special Permit

Applicable Section of Zoning Bylaw: 4.4-3A 11.1-3A

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): [Signature] 10-22-22

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: Heather C. Rynd

Title(s): owner

Application fee of \$200.00 is required. Date Paid: 10/2/2022

CK# 4722

received  
10/2/2022

**Zoning Board of Appeals**

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**From:** Heather Rynd <rynd.heather@gmail.com>  
**Sent:** Tuesday, November 15, 2022 6:21 PM  
**To:** Zoning Board of Appeals  
**Subject:** Re: ZBA application, converting studio

RE: Applying to convert a 616 sq. ft. pre-existing nonconforming studio to an Accessory Apartment under 4.4-

My studio was built in 1981, to live in temporarily with my children while I built my home.

I could have easily built 100 feet from my property line at the time, rather than 50 feet, which would have given me guesthouse zoning.

I really don't recall in 1981 that was suggested.

The building was grandfathered-in as a bunkhouse in 1981. I moved my private practice "Polarity Therapy" from my home into the studio in 1995, when I added an addition, and bathroom without a shower. Zoning was changed to "studio". In 2020 we went into Covid lockdown. I lost in-studio clients. My practice has not resumed, as before. I lost significant earned income.

I find my needs are changing, as time goes forward, which would require I have a legal liveable dwelling, This would allow for an interior shower, and a small cooking area:

1. Two of my children are in need of housing. Rentals are impossible to find.
2. As I go forward into these later years, I may need a caretaker, or for one of my children to live in the building.
3. I haven't had an earned income since Covid 2020, and I may need to have a year round rental income, under Affordable Housing, to help pay my increased expenses. I am living on a small fixed unearned income at the moment. It is not enough to support my expenses. .

Deeply appreciate your consideration, in granting me an accessory apartment permit.

Thank you..

All the best,

Heather C. Rynd