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APPLICATION COVER PAGE

Date: 11/13/2023

Date Received by ZBA: 11/14/2023

Name of Applicant and Mailing Address: David Sprague

32 Stoney Hill Lane, Vineyard Haven, MA 02568

Email Address: david@nmdgreen.com Telephone Number: 774-563-1828

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

Map and Lot #: 10-138 Street Address 32 Stoney Hill Lane

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

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

Applicable Section of Zoning Bylaw: 11.2-2 and 4.2-2D4

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 and driveway access to road.

\_\_\_\_\_  
Floor Plans and Elevations: 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.

\_\_\_\_\_  
Narrative: Detailed description of proposed project.

\_\_\_\_\_  
Application fee of \$200.00 payable to: The Town of West Tisbury.

I have read the overview of the ZBA process attached to this application, completed all sections of the application cover page and provided all required documentation and therefore request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

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

Title(s): \_\_\_\_\_

Application fee of \$200.00 is required. Date Paid: 11/13/23

pd. online

received  
11/13/23

## **Sprague – Narrative**

### **32 Stoney Hill Lane (Map 10 Lot 138)**

#### Scope of Work:

1. The existing shed is over the property line. This was noted when we applied for the special permit to build our addition. I have consulted with hoisting crane contractors for prices on moving the shed. I have also considered tearing it down and building another shed. During this process, we decided a garage would be a better fit for storage, cars, etc.
2. Build a 2.5 bay garage constructed of post and beam from Hardwick Post and Beam Company. Two full sized bays for cars and a half bay for bicycles, lawn tools, etc. A shed dormer off the back for a workbench. A carport to park another car. A utility sink and laundry to clean rags, beach towels, etc. We shall use SIPS panels for the walls over the timber frame which shall make the garage energy efficient. The square footage of the garage level would be 1,147 sq ft. The usable square footage of the storage loft above would be 444 sq. ft.
3. We have approval from our HOA – Stoney Hill Farms Homeowner Trust (SHFHT) and the blessing of our neighbors who we met with several months ago. I have uploaded the letter of approval to the permitting portal.
4. We are asking for 17 feet of setback relief from the sides of the property to the new garage. We have sited this building into the center of the property as much as possible. We have also considered how to keep as many trees as possible while siting the building. This lot is in the Great Plans Rd. development. All the lots in this area are sub-standard size and all construction requires a special permit since most lots are only 100ft wide.