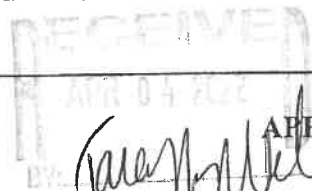


Application complete _____

Application incomplete _____

Received by the Town Clerk: _____ Date: _____

Signed: _____



APPLICATION COVER PAGE

Date: March 17, 2022 Date Received by ZBA: _____

Name of Applicant and Mailing Address: Michael Daniels
62 Park Terrace West, A-86
New York, NY 10034

Email Address: mdaniels@dattner.com Telephone Number: 917-817-5128

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

Map and Lot #: Map 37 / Lot 13 Street Address: 231 Vineyard Meadow Farms Road
West Tisbury MA 02575

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

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

Applicable Section of Zoning Bylaw: Chapter 40A - Sections 8 and 15 and WT ZBL - 4.2-2D4, 11.2-2

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board
(If Applicable): March 16, 2022

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.

It is not Please check if main dwelling (proposed or existing) is over 3,000 square feet.

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: Michael Daniels
March 31, 2022

Title(s): _____

Application fee of \$200.00 is required. Date Paid: 3-28-22 Ch # 2711



Town of West Tisbury
BUILDING & ZONING INSPECTOR
West Tisbury, Massachusetts 02575

March 16, 2022

Michael M Daniels
62 Park Terrace West Apt A-86
New York, NY 10034

COPY

Dear Michael,

I have performed a zoning review of your proposal to change the use of the loft from storage to office space, add a ground level deck/porch and a 2nd story porch, to your studio currently under construction at 231 Vineyard Meadows Farm Rd. See below comments:

Loft to Office Space- would add 219sqft of floor area to the current 486sqft, since the 2nd floor would now be usable space and there would be no deductions for the stairway, as specified in Section 14.2 of the West Tisbury Zoning Bylaws (WTZBL) "Floor Area". The project would then exceed 676sqft of floor area and would require a Special Permit from the ZBA under Section 11.2-2 of the WTZBL.

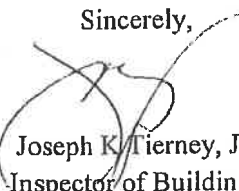
1st floor deck/porch- the proposed decks on either side of the studio appear to extend, 7' on the left side and 3' on the right side, into the required 50' setback area. Set back relief can be obtained thru a Special Permit from the ZBA under Section 11.2-2 of the WTZBL.

2nd floor Porch- Appears to meet required setbacks.

At this time, I would suggest you apply for a Special Permit from the ZBA if you wish to proceed with the proposal as submitted or apply to renew your expired building permit and complete construction of the studio as previously permitted.

If you feel aggrieved by this determination you may appeal the denial to the West Tisbury Zoning Board of Appeals within 30 days of this notice.

Sincerely,


Joseph K. Tierney, Jr.
Inspector of Buildings
Town of West Tisbury

Cc: Planning Board
ZBA

**WEST TISBURY ZONING
BOARD OF APPEALS**

NOTICE OF PUBLIC HEARING

On Thursday, May 26, 2022 at 5:20 pm the ZBA will hold a public hearing at the TOWN HALL-2nd floor mtg. room (IN-PERSON MEETING) on an application for a Special Permit from Michael Daniels to allow a designated storage space to become usable workspace in an art studio and add decks to the structure requiring 7.5' of south side yard setback relief and 3.6' of north side yard setback relief under sections 4.2-2D4 and 11.2-2 of the zoning bylaws and to appeal a decision by the Building Inspector under M.G.L. Ch.40A sections 8 and 15 at 231 Vineyard Meadow Farms Rd., Assessors Map 37, Lot 13, RU District.

Interested parties are invited to send comments via email to: zba@westtisbury-ma.gov or to: Zoning Board of Appeals, PO Box 278, West Tisbury, MA 02575. For information regarding the application please call 508-696-0107 or visit the office on the second floor of the Town Hall.

Please run ad for the following dates.

May 12th and 19th, 2022

Thank you. Please bill:

West Tisbury Zoning Board of Appeals
P.O. Box 278
West Tisbury MA 02575