

March 31, 2022

Pam Thors
Board Administrator
West Tisbury Zoning Board of Appeals
West Tisbury Town Hall
West Tisbury, MA 02575

RE: Previously approved: Art Studio / Craft Workshop

Request for approval: To include Loft as workspace and construct exterior deck porches

Application being made by:

Michael Daniels

231 Vineyard Meadow Farms Road

West Tisbury MA 02575

Map 37 Lot 13

mdaniels@dattner.com

Dear Ms. Thors,

Thank you very much for taking the time to discuss my application with me on 3-17-2022.

I have previously applied for and received approval for an Art Studio / Craft Workshop in 2020.

The previously approved application showed the loft space as storage with no exterior deck.

I would like to now include the loft space as usable workspace with an exterior deck.

I have included new drawings showing the requested change. The shell of the Studio is complete.

The studio total usable square footage is 705 square feet, as calculated by the West Tisbury Building / Zoning inspector.

The reason for this application is that 705sf is 29sf over the maximum 676sf allowed without a Special Permit per West Tisbury Zoning by Laws Article XI, Section 11.2-2.

I would like to be able to use the upper loft as a workspace which would contain a work desk, chair(s), computer desk, art supplies and equipment.

The stairs to the loft space are open with railings, no walls. The stairs are not constructed yet.

As such I disagree with the Building / Zoning Inspector in the calculations of the stairs that lead to the loft. I feel the up run from the first floor should not be counted as floor area at the loft floor level. The stairs do not continue up and the up run from the first floor was counted in the ground floor area calculations.

If only the down run were added to the square footage, the Studio would be 677.19sf.

None the less over the 676sf maximum without a Special Permit. Therefore requiring this application regardless.

The plans I have submitted depict and highlight this condition.

I am also applying for permission to construct ground floor exterior deck porches that extend beyond the minimum setback requirement of 50'. The deck porches are not constructed yet.

The deck porch on the south side of the studio would extend 7.5' into the setback and the deck porch on the north side 3.6' into the setback. Per the site plan attached to this application.

I hope that this project has minimal impact on my neighborhood as it is approximately 300' from Vineyard Meadow Farms Road. There is a lot line driveway that leads to the Studio that allows vehicular access to the Studio connected to our current driveway. There will be no additional driveway cut on Vineyard Meadow Farms Road.

Visual barrier intended for the adjacent neighbors:

On Henry Geller's (formerly) side we will be planting several evergreens.

On Robert Ogden's side we will be planting several evergreens.

I hope I have met the requirements for this application. Thank you for your consideration regarding this request.

Sincerely,

Michael & Lisa Daniels

917 817 5128 – mdaniels@dattner.com

212 304 1077 – 2lisadaniels@gmail.com