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APPLICATION COVER PAGE

Date: _____ Date Received by ZBA: November 10, 2022

Name of Applicant and Mailing Address: Joseph S. Forte
80 Cherry Brook Rd., Weston, MA 02493

Email Address: jsforte@consultgenesis.com Telephone Number: 617-519-1510

Name of Owner and Mailing Address (If not Applicant): _____
Joseph S. and Gilda M. Forte

Map and Lot #: 3-53 Street Address 73 Stone Bridge Rd.

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

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

Applicable Section of Zoning Bylaw: 4.2-2D

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): *[Signature]* 11/14/22

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 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: _____

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11/9/2022

pd. online

Memorandum of Explanation for new garage project at 73 Stonebridge Rd.

Purpose: Construct a 2-car garage with second floor studio space. There has never been a garage on the property.

Use of new garage building:

The lower level will be a two-car garage with additional space for storage of sports equipment such as kayaks, surfboards, etc. as well as tools and a workbench.

The upper level will serve as a combination ceramics studio, photo/video workshop and fitness area. Access will be via an external stairway. There will also be a double door opening onto a balcony on one side.

This level will include a ½ bathroom.

There will be an outdoor rinsing station below the external stairway.

The upper level will have an open floor plan with one corner having an area for ceramic materials storage and a potter's wheel separated from the rest of the open space by a wall of about 6ft in length to protect from splattering generated when throwing pottery on the wheel. There will also be a sink in the open space used to fill and hold buckets of water. Gilda Forte is an experienced ceramist who had a similar set-up at previous home. The sink will not be used to drain ceramic residue into the septic system.

There will be no doors or closets on the floor. There will be shelving assembled as needed as well as desks, chairs, computers, monitors, exercise equipment and supporting furniture.

Request for Setback Relief.

The location of the garage as planned will require approval of a variance of up to 30 ft from the lateral property line running SE to NW. There are no identifiable markings for the property line between our parcel 3-53 and parcel 3-54 as it is thickly wooded. There are no homes facing the construction. The proposed garage will only be discernable in wintertime if one looks up through the woods. It will be set on a base 30 ft above the road level, in an area currently cleared and occupied by a hot tub and outdoor lounging furniture.

As shown on the plot plan which is attached, the nearest corner of building lies 23.5 ft. from the property line.

The Construction Process:

Once the special permit is approved and all other permits and requirements have been completed, the construction of the building, will take place in 3 phases.

Phase 1: Site preparation, clearing, leveling, and pouring of concrete foundation to be finished by mid-winter, weather permitting.

Phase 2 : Fabrication of the structure in Pennsylvania, transportation to Martha's Vineyard and assembly onsite. Transportation and assembly can only be done in Springtime or Autumn due to cargo

and lodging limitations in the Summer. For this to be accomplished in Springtime, Phase one needs to be completed on time.

112 , Finishing by local contractor. External attachments (stairways, balconies, decking at ground level) plumbing and septic connection, electrical, etc. Internal dry walls, floors, painting, installation of fixtures, bathroom, etc..

Overall supervision of project and interaction with the Town of West Tisbury will be carried out by a licensed builder on MV.

Final design plans, plot plans, are being arranged. Decision to move forward will be made as soon as variance is approved. Thereafter, final plans will be presented for approval to necessary departments of the Town of West Tisbury.

It is our sincere hope that we can obtain a timely approval that will enable us to complete phases 1& 2 by Springtime.

Additional Files:

1 An aerial (Google) of the lot with construction area superimposed revealing the wooded nature of the surroundings.

2 The existing plot plan with the location of the garage to scale superimposed by Barbara Lampson of Barbara Lampson Land Design

3. Structural plans for the new construction including layout, elevations and floor plans for garage level and upper level as well as external walls. One document with 6 pages.

4. Initial sketch of floorplan for upper level, showing intended divisions for bathroom, ceramics corner and sink.

5. Collage of photos showing the proposed site prior to clearing, currently occupied by hot tub and outdoor lounging area. Nov 4th, 2022

6. Collage of photos showing the winding driveway ending at the site of the proposed garage taken in September.

Forte

73 Stone Bridge Rd Garage

Project Dimensions

Foundation Rectangular: 30 feet by 24 feet. = 720 sq ft

Elevation of building to top of roof line: 25 ft 8 inches

Garage floor 720 sq ft

Studio Floor 720 sq ft

total of 1440 sq ft of floorspace

Distance of nearest corner to nearest plotline: 20ft (including stairway and landing.)

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11/21/22