



Project ②

Received by the Town Clerk:

Date:

Application complete _____

Application incomplete _____

Signed: _____

APPLICATION COVER PAGE

Date: August 25th 2022 Date Received by ZBA: _____

Name of Applicant and Mailing Address: Sheyla Garcia

PO Box 1555, West Tisbury, MA 02575

Email Address: shemarcia35@icloud.com Telephone Number: (508) 5097599

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

Map and Lot #: 16-61

Street Address of Subject Property: 560 State Rd., West Tisbury MA 02575

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

Nature of Application (Special Permit, Appeal, Variance): Amend Special Permit
Project ② on Narrative

Applicable Section of Zoning Bylaw: 9.3-3, ~~4.2-2.04~~ S.G.

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 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: [Signature]

Title(s): Owner

Application fee of \$200.00 is required. Date Paid: _____

received
8/25/2022
CK # 699

To: West Tisbury Zoning & Building Depts.
Subject: Alterations to Special Permits

Project 1 - Alteration to Storage Building

We recently built a 10x12 shed with a walkin cooler and processing area inside. We have also built a breezeway which connects the shed to the existing barn which was a special permit. The new area added is 10x22 or 220sqft. The purpose of the breezeway is to add shade and lighting for processing fish and game outside the shed.

Project 2 - Change of Use and Relocation of 6th bedroom

We were previously approved to convert our preexisting structure into a 6th bedroom.

We would like to relocate the bedroom into the basement of the structure and change the main floor into a recreational room with a kitchen. The footprint and exterior of the building will not be changing.

Please see attached files for floor plans and site plan.

Thank you for your consideration.
Shelyn Garcia



2019 00000868

Bk: 1488 Pg: 996 Doc: DECIS
Page: 1 of 3 02/15/2019 12:43 PM

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF WEST TIS BURY
ZONING BOARD OF APPEALS

DECISION OF THE BOARD OF APPEALS ON THE PETITION OF William Wing, agent for Shelyn Garcia and Luiz Oliveira, filed with the West Tisbury Town Clerk on January 23, 2019. ZBA Case File 2018-41

Applicant William Wing, Worth and Wing, P.O. Box 2781, Vineyard Haven, MA 02568

Property Owner: Shelyn Garcia and Luiz Oliveira whose title to the property is recorded at the Dukes County Registry of Deeds and described in Book 1114 Page 361, dated March 16, 2017.

Agent: N/A

Locus: 560 State Rd, Assessors Map 16, Lot 61, West Tisbury, MA, RU District -1.54 acres.

Plans: 1) Site Plan prepared for Shelyn and Luiz Garcia by Smith and Dowling dated November 14, 2018. 2) Floor Plans and Elevations prepared by Worth and Wing dated November 14, 2018. All plans on file at the Zoning Board of Appeals Office.

Notice: Certified abutters list mailed on December 19, 2018, and legal notice advertised in the Martha's Vineyard Times on December 27, 2018 and January 3, 2019.

Hearing & Request: January 10, 2019: An application by William Wing of Worth and Wing for a Special Permit to alter and extend a pre-existing, non-conforming structure to add a second story and front porch to the primary dwelling and to convert an existing storage shed into a detached bedroom in the Major Roads District.

Requirement: Section 11.1-3 (A) Extension or Alteration of a non-conforming use or structure.

Present: Nancy Cole, Bob Schwier Toni Cohen, Julius Lowe and Tony Higgins.

Absent: Larry Schubert

Decision: The Zoning Board of Appeals voted unanimously to GRANT a Special Permit with CONDITIONS to alter and extend a pre-existing dwelling and to convert a storage shed to a detached bedroom as shown on submitted plans.

Vote for: Nancy Cole, Bob Schwier Toni Cohen, Julius Lowe and Tony Higgins

Abstained: N/A

Findings:

- 1) The existing septic system is designed for six bedrooms.
- 2) The total lot size is 1.54 acres
- 3) The second story addition will conform to the 24' height restriction
- 4) The front porch addition will conform to the 8' projection rule into the front setback
- 5) The construction applied for will not be substantially more detrimental to the neighborhood and town, and the construction is in harmony with similar developments in the neighborhood and town in scope, size and design.

6) The application met the Review Criteria of Section 9.2-2 of the West Tisbury Zoning Bylaws.

Conditions:

1) There will be NO kitchen facilities installed in the detached bedroom.

NOTE WELL; It is understood that the applicant will obtain all other permits or authorization required by the Town of West Tisbury before proceeding with any work.

NO VARIANCE OR A SPECIAL PERMIT SHALL TAKE EFFECT UNTIL:

1. A period of twenty days has elapsed from the date of the filing of the Board's written Decision with the Town Clerk, and the applicant has received a copy of the Decision bearing the certification of the Town Clerk that a period of twenty days has elapsed from the filing of the Decision and that no appeal has been filed, or the appeal has been denied or dismissed. The Certified Decision is recorded at the Dukes County Registry of Deeds and the recording fee has been paid at the Dukes County Registry of Deeds. **Only Original Documents will be accepted at the Registry.**
2. A receipt for the recording stamped by the Dukes County Registry of Deeds has been returned to the Building & Zoning Inspector of West Tisbury or to the office of the West Tisbury Board of Appeals who will turn over the receipt to the Building and Zoning Inspector.
3. **The applicants may proceed with applying to the appropriate Town of West Tisbury Officers and Boards for any other development permits which may be required by law.**

Any person aggrieved by the Decision of the West Tisbury Board of Appeals may appeal to Superior Court and must notify the Town Clerk of the action and submit a copy of the complaint within twenty days after the decision has been filed in the office of the Town Clerk.

A Special Permit shall lapse in 2 years if not utilized. A Variance shall lapse in one year if not utilized.

The Building and Zoning Inspector may approve at his discretion, minor changes that come up during the building process. All major changes to the plans or significant material changes must be approved by the Zoning Board of Appeals. Please consult with the Inspector regarding any change. Failure to do so may nullify your permit and may require removal of the unapproved construction.

Filed with the West Tisbury Town Clerk on January 23, 2019

I certify that no appeal has been made _____