

RECEIVED
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Received by the Town Clerk:

Date: _____

Application complete _____

Application incomplete _____

Signed: _____

APPLICATION COVER PAGE

Date: 8-8-2022

Date Received by ZBA: 8/11/22 (complete)

Name of Applicant and Mailing Address: LCI HOSPITALITY, LLC

JBA LAMBERT'S COVE Inn 90 MANAQUAYAK RD

Email Address: JONASAWNDERS@GMAIL.COM Telephone Number: 617-899-3797

Name of Owner and Mailing Address (If not Applicant): JON + STEPHANIE SAUNDERS

10 STRATFORD TER COHASSET, MA 02025

Map and Lot #: 7 99

Street Address of Subject Property: 90 MANAQUAYAK RD

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

LCI HOSPITALITY LLC
JON + STEPHANIE SAUNDERS

Nature of Application (Special Permit, Appeal, Variance): SPECIAL PERMIT SAUNDERS

Applicable Section of Zoning Bylaw: 9.3-3 11.1-3A

Date of Denial by ~~Building Inspector~~ Zoning Inspector, or Planning Board (If Applicable): n/a

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(S)

Application fee of \$200.00 is required. Date Paid: 8-9-2022

received
8/9/22

CK # 1001

August 8th, 2022

We (I) are (am) hereby applying for a Special Permit as required by the Town of West Tisbury to allow for outdoor dining in the English Garden located at 90 Manaquayak Road.

Relating to the proposal, please find attached the following: application cover page, plot plans, and aerial photo showing the dimensions of the limited outdoor dining space.

We feel that that outdoor dining would add significant value to our guest experience and would not in any way disturb our valued neighbors. It has been our focus since purchasing the property in January of this year to build a strong relationship with the community, and we would not be applying for this special permit if we thought in any way it would hinder our relationship with our neighbors.

Dining will be limited to 5 PM to 9 PM and a MAXIMUM of 25 to 30 guests will be seated at any one time. In addition, there will be NO amplified music.

As discussed during our wine & beer license meeting in January, our long-term goal of this property is to limit our outdoor wedding disturbances (all weddings this year were contracted by the previous owners), and to build a top-notch, fine dining experience for our guests and neighbors, which per recent reviews we are succeeding upon. That is exactly why we plan to remain open through most of the calendar year.

We ask that you please continue to put your faith in us as responsible operators and understand that without approval to this special permit our business would be devastated and our long-term plans would need to be rethought.

Thank you.


Jon & Stephanie Saunders