

RECEIVED  
JUL 21 2023  
BY: *[Signature]*

Received by the Town Clerk:

Date:

Application complete

Application incomplete

Signed: \_\_\_\_\_

APPLICATION COVER PAGE

Date: July 14, 2023

Date Received by ZBA: 7/20/2023

Name of Applicant and Mailing Address: Middle Point Bend, LLC

c/o Sourati Engineering Group LLC, P.O. Box 4458, Vineyard Haven, MA 02568

Email Address: gsourati@souratigroup.com Telephone Number: 508-693-9933

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

Map and Lot #: Assessor's Map 39, Parcels 7 & 8

Street Address of Subject Property: 208 & 216 Middle Point Road

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

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

Applicable Section of Zoning Bylaw: 6.1-4B: To allow the renovation and construction of additions to an existing residential structure in the Shore Zone

11.1-3A: To allow the extension/alteration of a pre-existing, non-conforming structure

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): Representative

received  
7/20/2023

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

CK# 1183

Applicant: Middle Point Bend, LLC

RE: Special Permit Application for the Renovation of an Existing Structure into a Detached Bedroom / Studio  
208 & 216 Middle Point Road  
Assessor's Map 39, Parcels 7&8  
West Tisbury, MA

### **PROJECT DESCRIPTION**

The project consists of the renovation and additions to a pre-existing, non-conforming structure located in the Shore Zone of the Coastal District. The structure will be renovated into a detached bedroom and studio. The proposed work is located in the Shore Zone and includes:

- Constructing a 20± S.F. addition
- Removing an existing 17± S.F. shed
- Removing an existing 2± S.F. chimney
- Removing a total 25± S.F. of existing decks and constructing a total of 36± S.F. of deck additions (an 11± S.F. net increase in decks)
- Constructing an 8± S.F. porch addition
- Removing an existing 16± S.F. patio

The net addition is 4± S.F. Please refer to the enclosed Shore Zone Areas Sketch for details. The size of the subject lot is 3.7± acres.



S427 Existing Structure to be Removed  
Middle Point Bend, LLC  
208 & 216 Middle Point Road  
Map 39 Parcels 7&8  
West Tisbury, MA 02575