

RECEIVED  
Date: June 11, 2021

Received by the Town Clerk:

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Application complete   
as of June 25, 2021  
Application incomplete   
as of June 11, 2021

APPLICATION COVER PAGE

Date: Jun 11, 2021 Date Received by ZBA: \_\_\_\_\_

Name of Applicant and Mailing Address: Scott & Charlotte Cuskey

% SBH Inc PO Box 339 VH MA 02568

Email Address: Cuskey9999@gmail.com Telephone Number: 508 274.0471

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

Map and Lot #: 38-2

Street Address of Subject Property: 65 Jennie A Thearn Road

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

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

Applicable Section of Zoning Bylaw: 8.5-4(C)

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): \_\_\_\_\_

Application fee of \$200.00 is required. Date Paid: June 11, 2021 ck # 4576



**Town of West Tisbury**  
BUILDING & ZONING INSPECTOR  
West Tisbury, Massachusetts 02575

June 21, 2021

Scott Caskey  
P.O. Box 5183  
Edgartown, Ma 02539

Re: 65 Jennie Athearn Rd.- Guest House (Subordinate Dwelling Unit)

Dear Scott,

I have completed a Zoning Review of your application for a proposed guest house on your property located at 65 Jennie Athearn Rd. See below comments:

The site plan indicates that the guest house will be located in the Coastal District, as defined in Section 6.1-2 of the West Tisbury Zoning Bylaws. (WTZBL).

According to Section 6.1-5 A of the WTZBL, the following uses are permitted in the Coastal District:

Detached single family dwelling, non-habitable minor accessory structures normally used for personal, family and household purposes.

After a review of the submitted site plan, I observed that the proposed Guest House also contains an attached garage and a screened porch.

Screened Porch- Section 4.4-1 (B) allows for a screened porch of 15% or less of the floor area of the subordinate dwelling unit shall not count toward the 1000 sq. ft. maximum.

The subordinate dwelling as designed is 998sqft +/-.

15% of 998 is 149.5sqft +/-.

The screened porch as designed is 267.5sqft +/-.

It would appear that the screened porch exceeds the size allowed by Section 4.4-1 (B) by approximately 116sqft +/-.

Guest House- Due to the fact the guest house will be the second dwelling to be located in the Coastal District and that the attached garage is not considered a minor non-habitable accessory structure, I am referring you to the ZBA for a Special Permit, under Section 6.1-5(B) of the WTZBL.

Please revise the guest house floor plan so it meets the requirements of Section 4.4-1 (B). Submit the revised plan for review and approval. Once the revised plan is approved you may proceed with an application to the Zoning Board of Appeals under Section 6.1-5(B).

**COPY**