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9th April 2020

Zoning Board of Appeals
West Tisbury Town Hall
West Tisbury, MA 02575

RE: Derek and Brooke Avakian's Application for a Special Permit to construct a swimming pool and accessory apartment

Dear ZBA board members,

Firstly we hope all of you and your families are remaining safe from the ongoing Coronavirus pandemic. Let us hope the worst passes soon and our lives resume more normality as soon as possible.

As the owner of 224 Vineyard Meadow Farms Road, I am the direct abutter to the south of Mr. and Mrs. Avakian's lot on 220 Vineyard Meadow Farms Road. Mr Avakian's building plans will impact our lot and my family the most. We have owned 224VMF for 20 years and chose to make our home in West Tisbury and on VMF Road in particular due to the peace and privacy that it provides us. I also want to be clear from the start that our family welcomes the Avakian's as neighbours and by right they are entitled to build their home and allowed structures on this vacant lot within the applicable setbacks which were established when their lot was created.

On 1 April 2020, we received a second set of plan which the Avakian's filed with the town. This new set of plans, unlike the original plans we obtained in mid-March, does NOT require setback relief therefore in principle we have no objections. If you are in fact considering today the original plans submitted in mid March to the ZBA, which require setback relief both for the swimming pool and the accessory apartment, then please refer to our separate letter that was sent to the ZBA in mid-March voicing our concerns/objections.

Assuming the ZBA board is considering the new plans (no setback relief request) in tonight's meeting, we would ask the board to require some form of planting or privacy screening between the proposed pool and our northern lot line. The new plan includes a number of large structures, which seek to maximise usage in this small non conforming lot. We do think approval by the ZBA of the special permit should include provision of necessary privacy measures between abutters to maintain one of the stated goals of the West Tisbury Zoning Bylaws - namely "protecting the rural and natural character...and providing scenic and ecologically healthy environment".

I thank you in advance for your consideration on this matter.

Best Regards,



Christopher Matthew ZILLA