

Dear board members,

Request for approvals for:

Accessory Apartment:

Request for a 2 bedroom, 782 square foot accessory apartment under by-law 4.4-3 (A). The main body of the structure falls within the 50' setbacks. We have referenced by-law 4.2-2 (C) allowing stairs to project into the setbacks. Our lot at 220 Vineyard Meadow Farms is a long narrow lot, this has proved challenging in siting the buildings within the setbacks, we have been able to design a structure that fits into the setbacks, while also keeping the wooded nature of the lot intact for privacy of our neighbors. The design also allows for proper plant screen to be done by us and our neighbors to reduce any visual impact. The request for this apartment would provide my brother and sister in-law an opportunity for year round housing, they currently navigate the winter/summer shuffle. They have been year round residents for the past 4 years without the ability to find year round housing, a story we have all heard many times. My brother has worked for years in restaurant kitchens around the island and has recently moved into the private chef sector and supplementing that by working as an electrician, Emily has worked real estate and now works as an office assistant for Hutker Associates. They have committed to wanting to make Martha's Vineyard their home and this would provide them the opportunity to do that and start a family. My wife Brooke and I are recipients of affordable housing almost 10 years ago; that opportunity gave us year round housing and allowed us to financially reach this opportunity to purchase land and build a new home for our family. Our current home will be sold within affordable housing, enabling another family a year round home. This proposed apartment would allow Alex and Emily the same opportunity as well as others for years to come. Please accept our request for approvals to erect the proposed garage with accessory apartment, for reasons stated above.

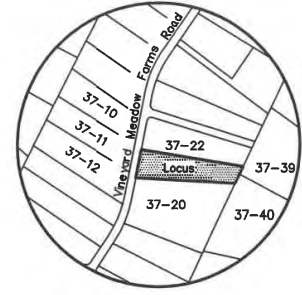
Pool:

Request to install and 20'x40' in ground swimming pool under by-law 8.5-4 (C). The pool is located within the 50' setbacks. In previous plans we had a separate pool cabana structure, we have eliminated this to reduce the development of building on the lot and have incorporated an area in the garage structure to replace the cabana and give us winter storage for furniture. The pool equipment will be located in a 8'x14' shed to the North of the garage, we referenced by-law 4.2-2 (D) for the size limit of 120 square foot building outside the setbacks, see attached site plans for location. Again, we believe the location of this pool will allow for plant screen done on our property as well as both neighbors to the North and the South. Adjoining lot 20 to the South received approvals for a pool last September.

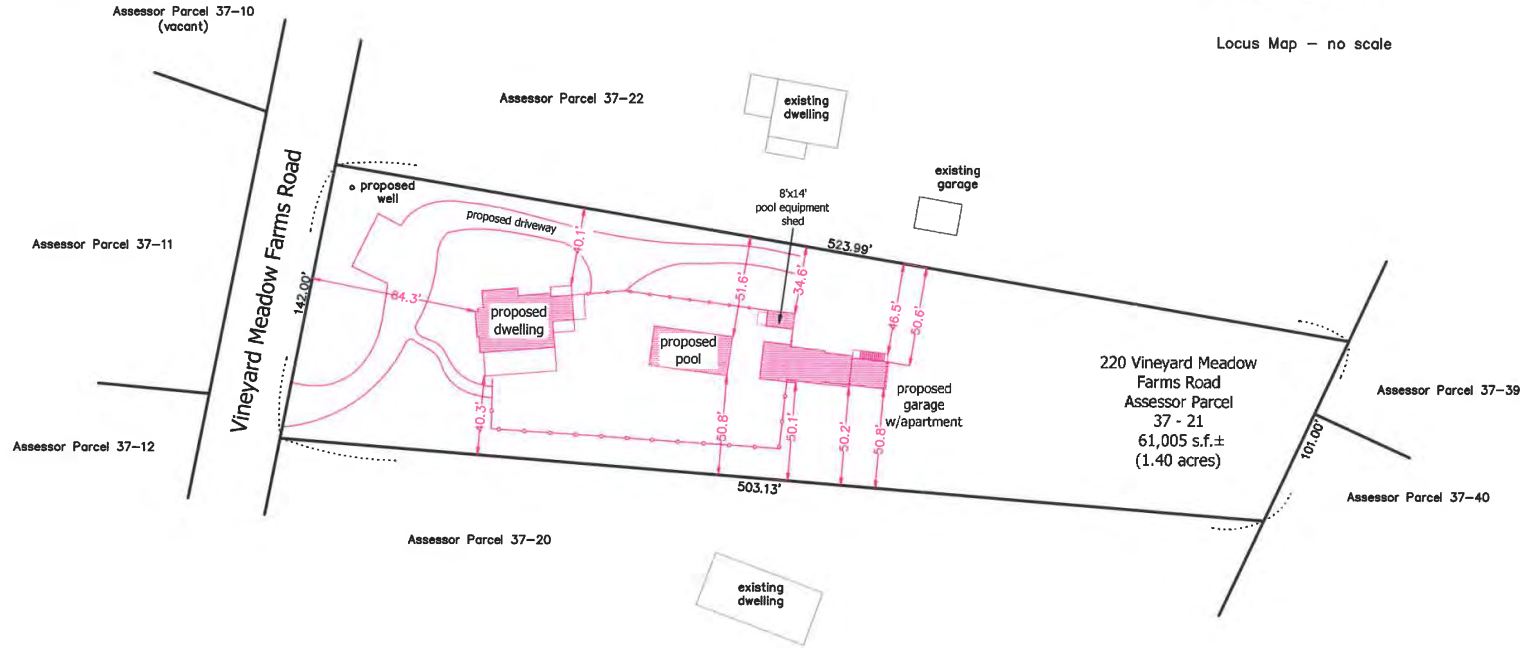
Thank you for your time in consideration to this matter.

Sincerely

Derek & Brooke Avakian



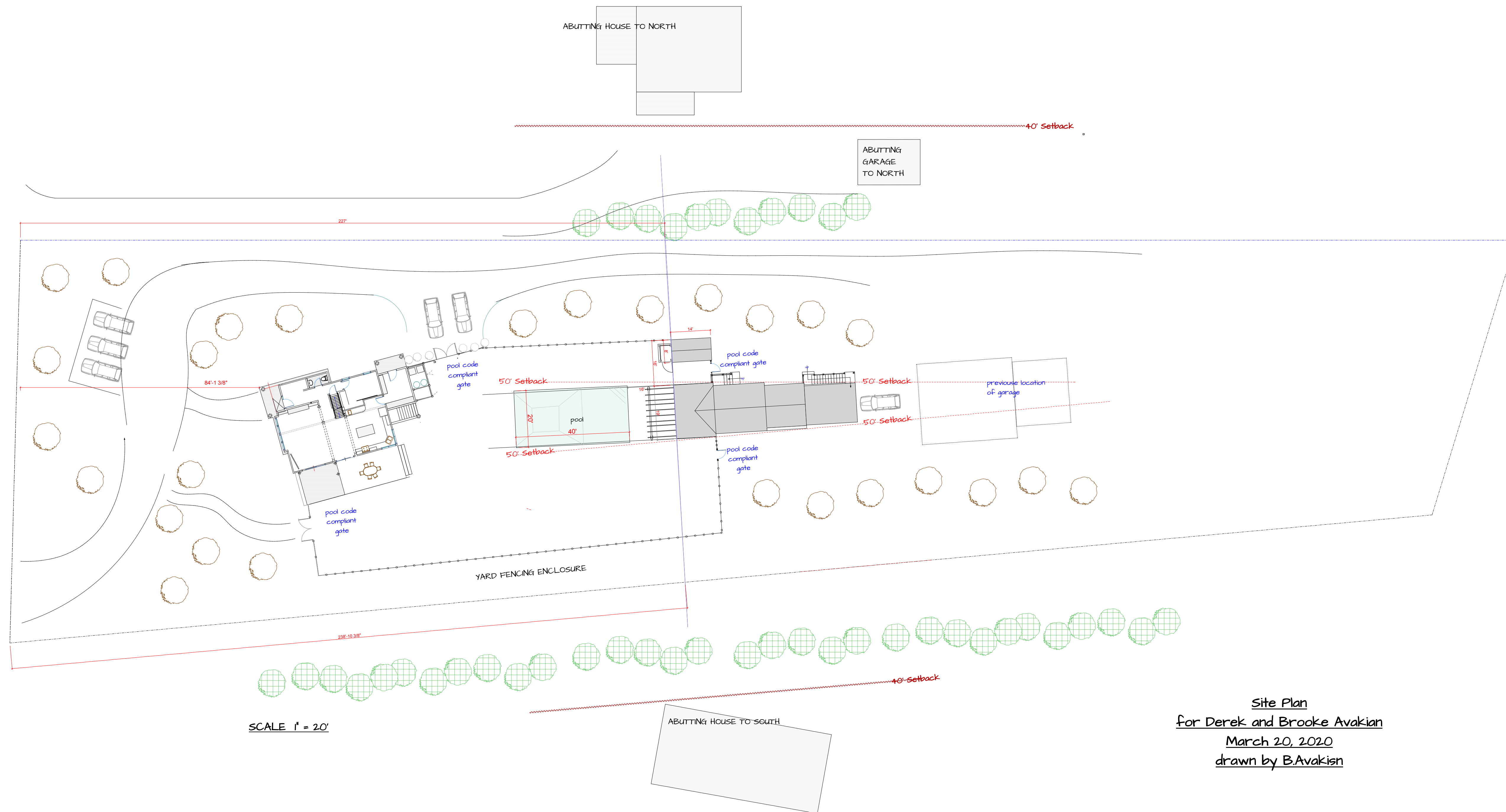
Locus Map - no scale



Site Plan
West Tisbury, Mass.
 Prepared For
Derek & Brooke Avakian
 Scale: 1" = 40' · March 25, 2020

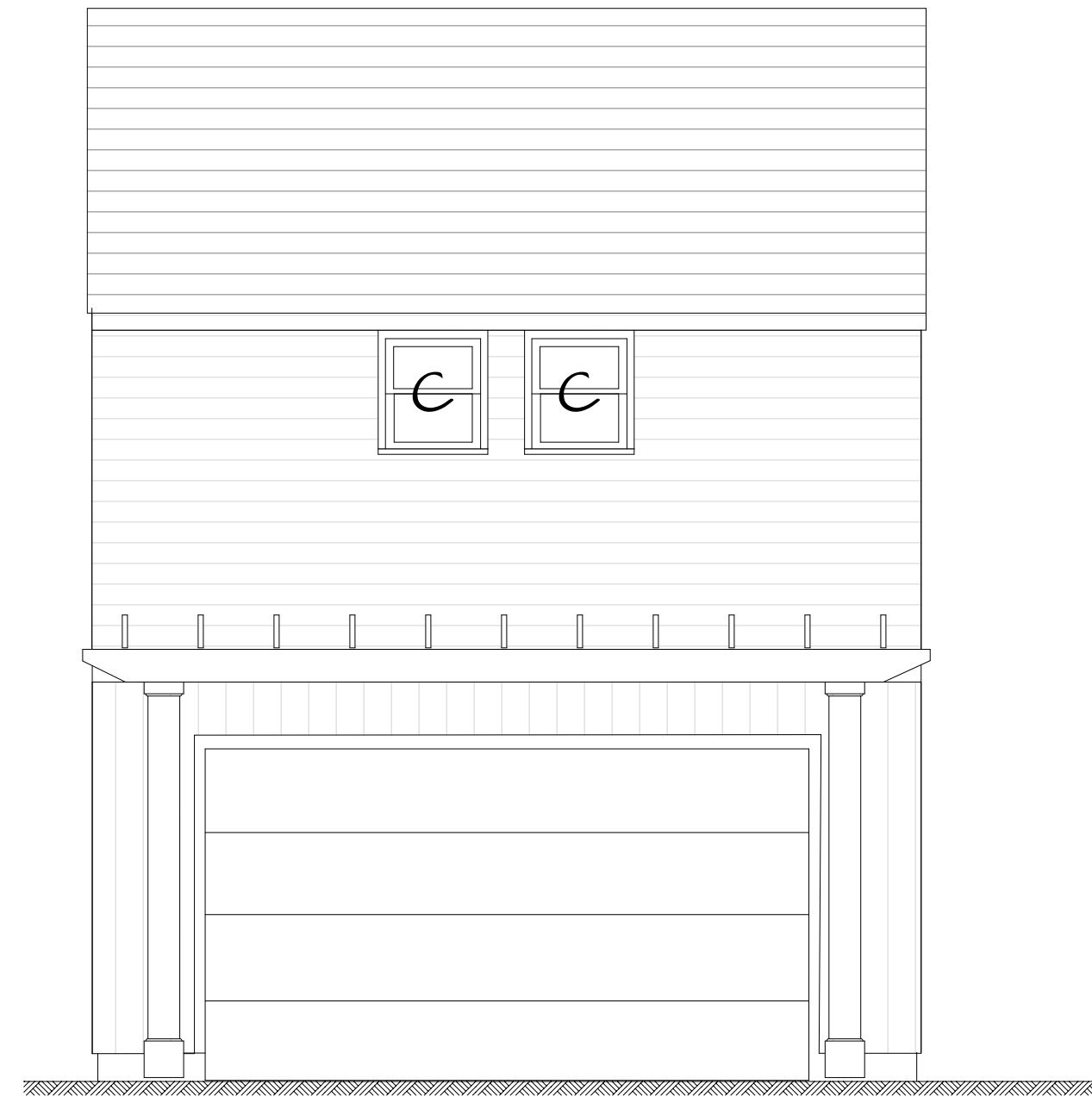
Schofield, Barbini & Hoehn Inc.
 Land Surveying & Civil Engineering

12 Surveyor's Lane, Box 339
 Vineyard Haven, Mass. 02568
 508-693-2781
 www.sbhinc.net
 MV 11998

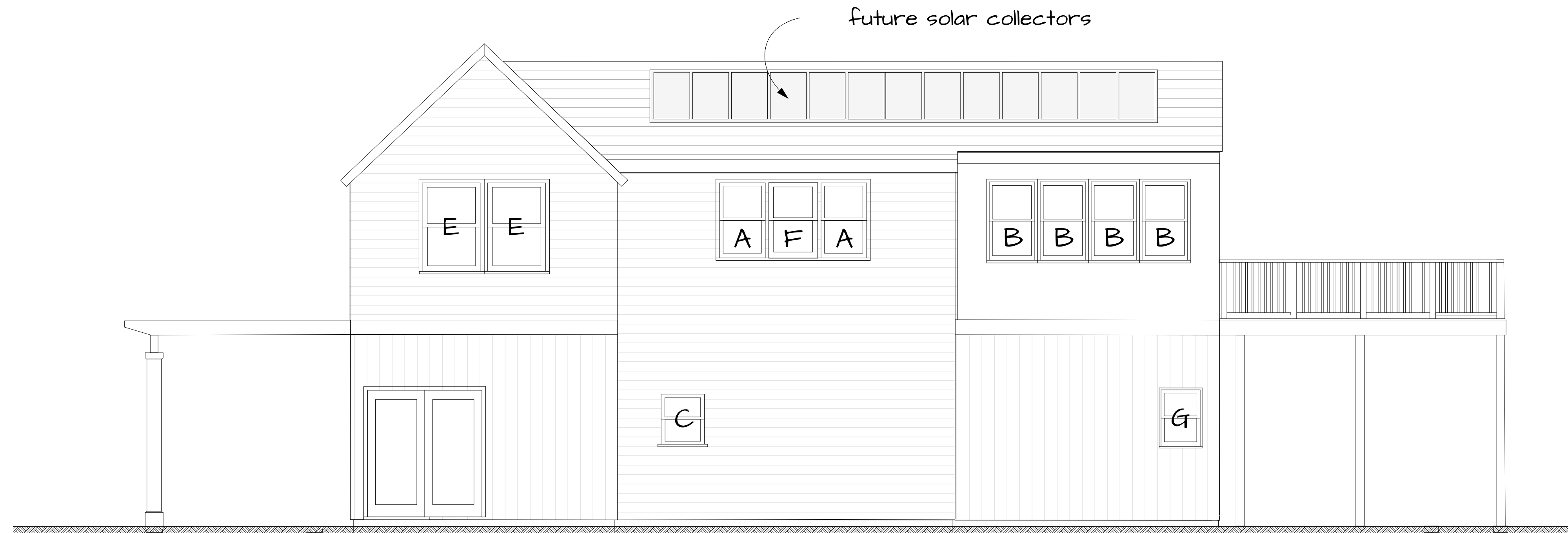


SCALE 1" = 20'

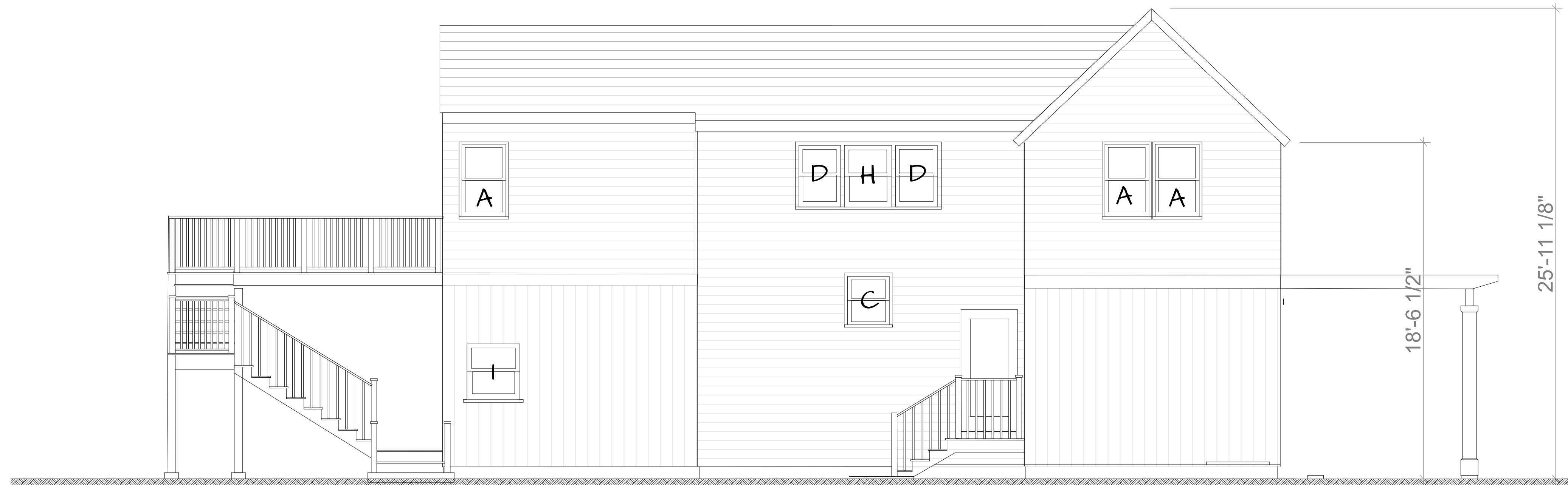
Site Plan
 for Derek and Brooke Avakian
 March 20, 2020
 drawn by B. Avakian



West Elevation



South Elevation

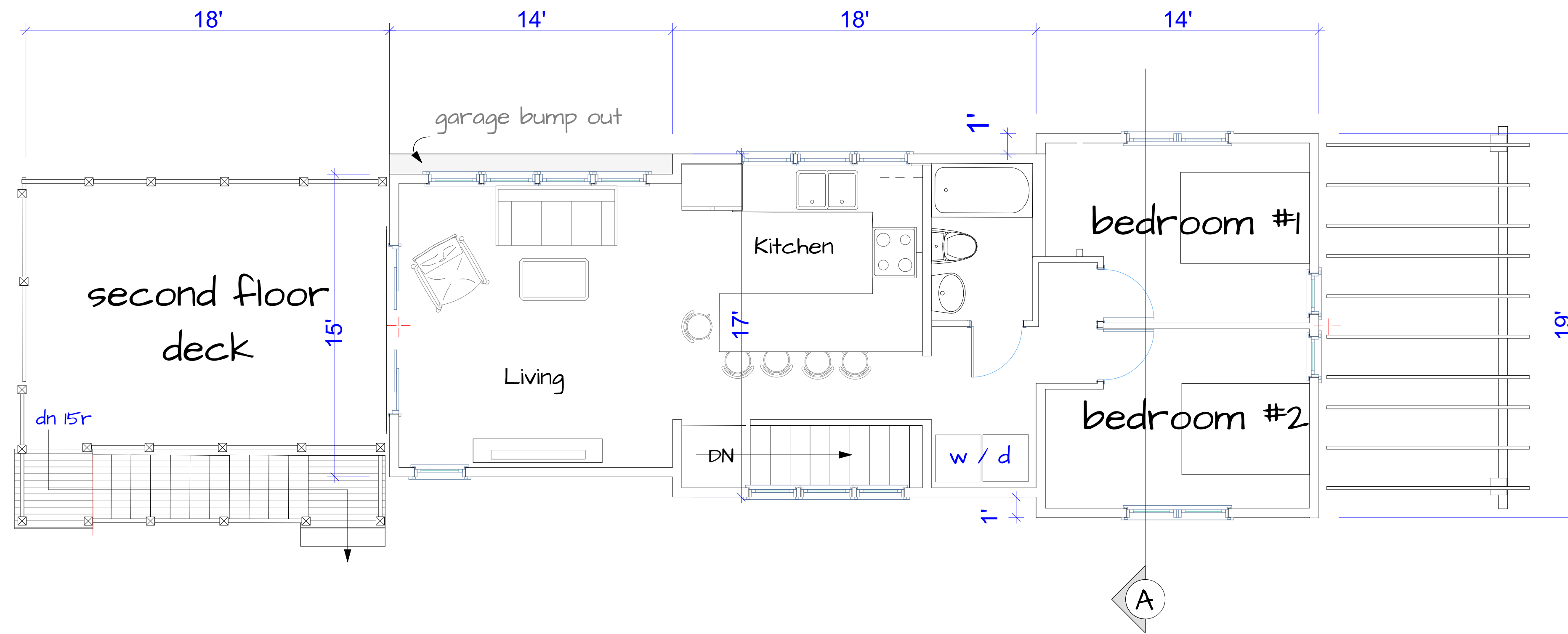


North Elevation



East Elevation

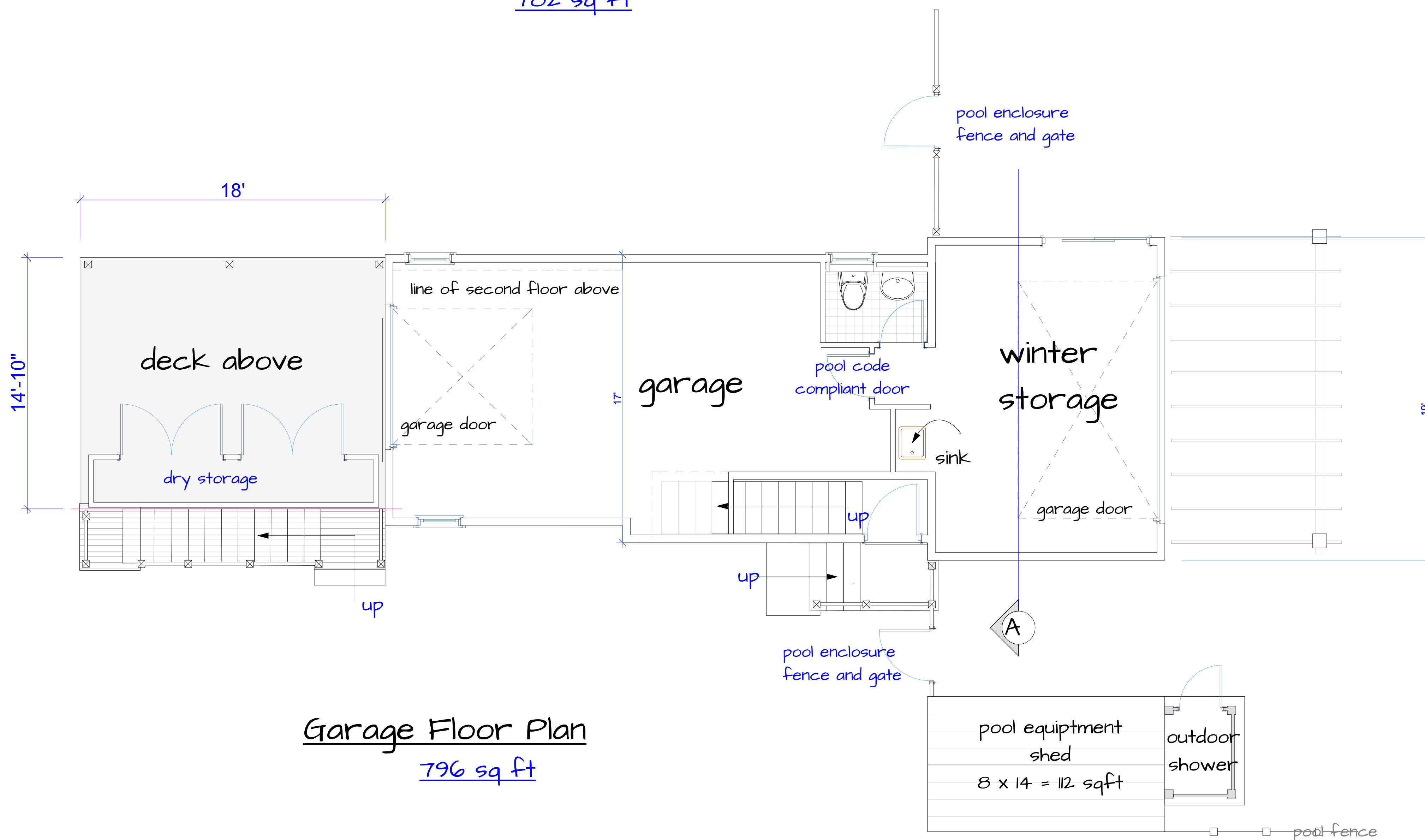
Derek and Brooke Avakian
Garage and Apartment
March 25, 2020
drawn by B.Avakian



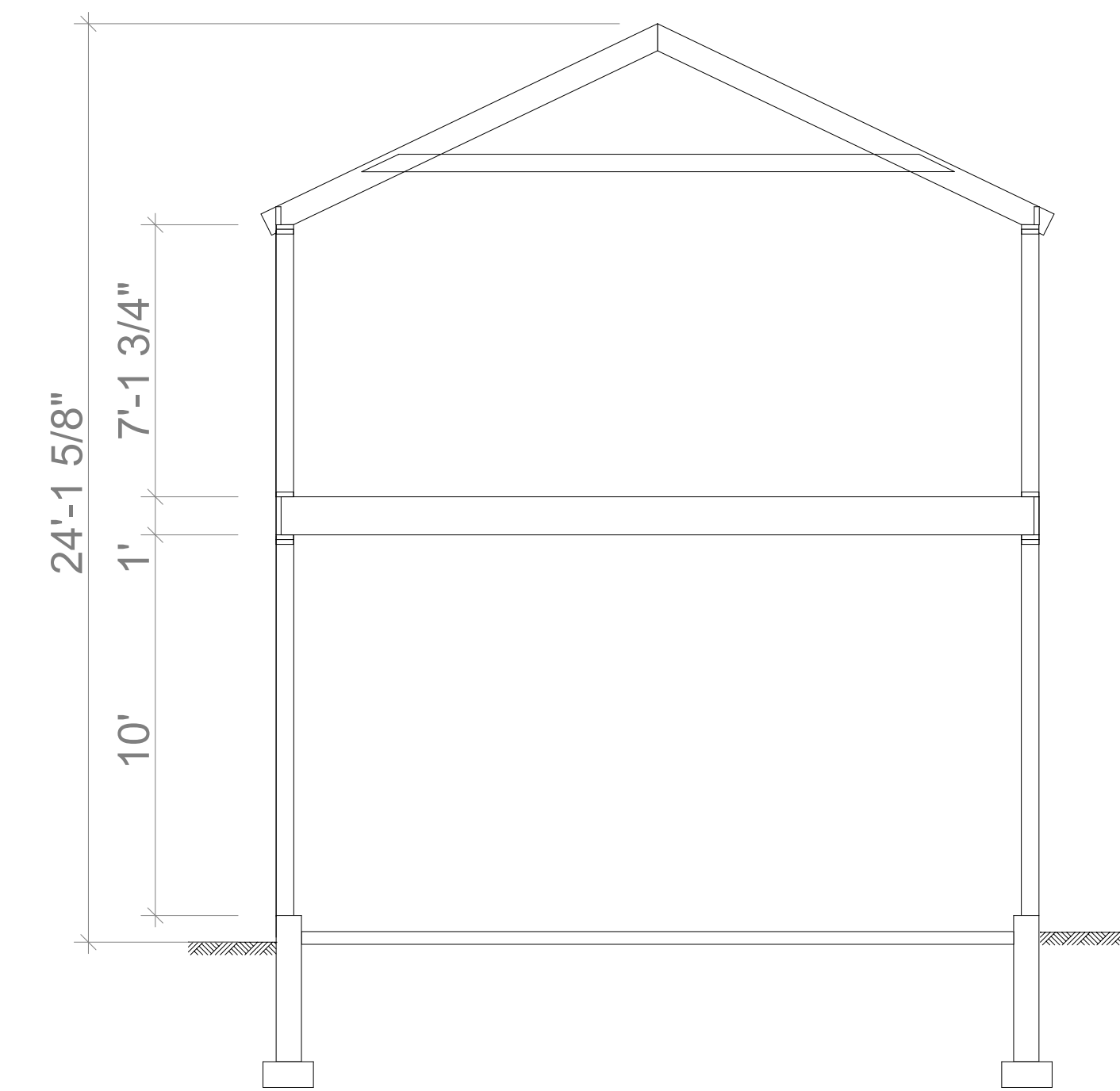
Apartment Floor Plan
782 sq ft

Window Schedule

	width	height	
A	29"	x 48"	= 5
B	29"	x 52"	= 4
C	27 5/8"	x 32"	= 4
D	27 5/8"	x 40"	= 2
E	37"	x 56"	= 2
F	31"	x 48"	= 1
G	25"	x 36"	= 1
H	31"	x 40"	= 1
I	35"	x 36"	= 1

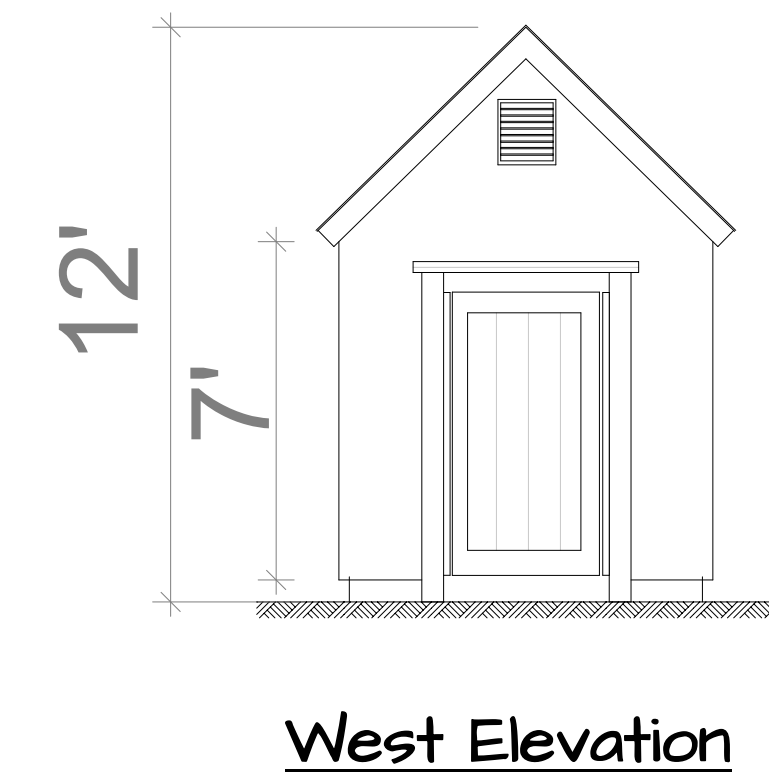
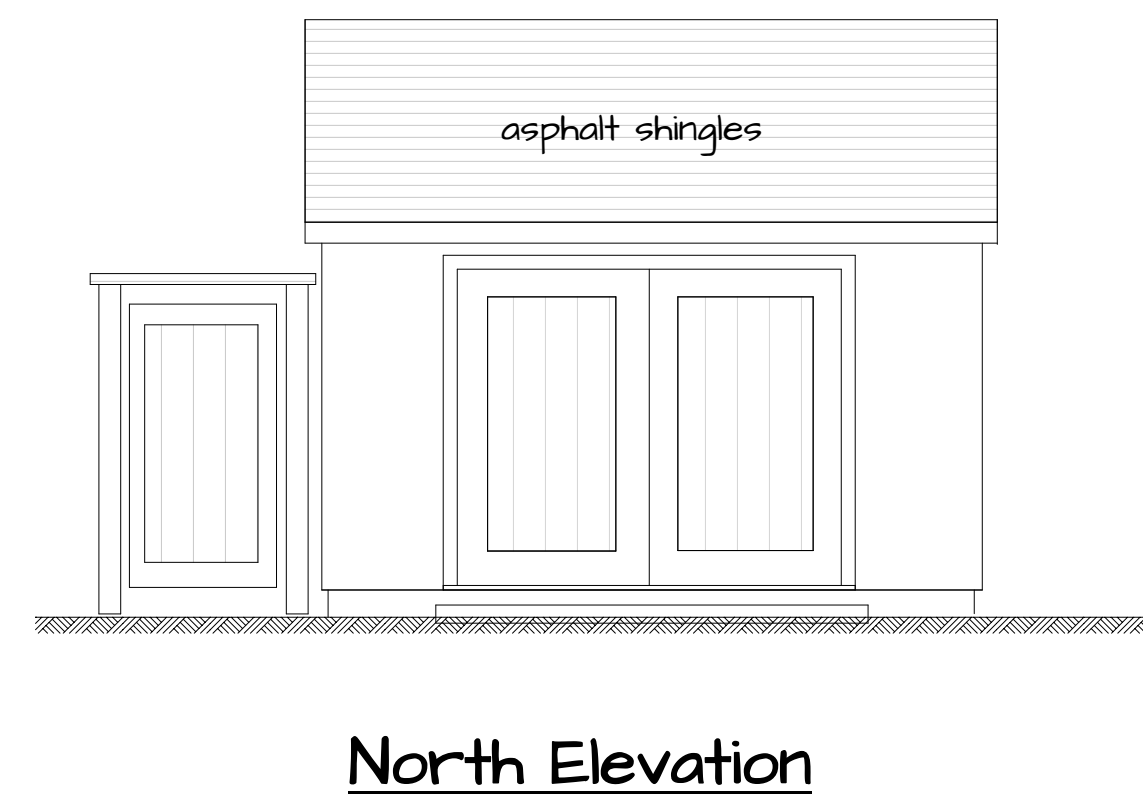
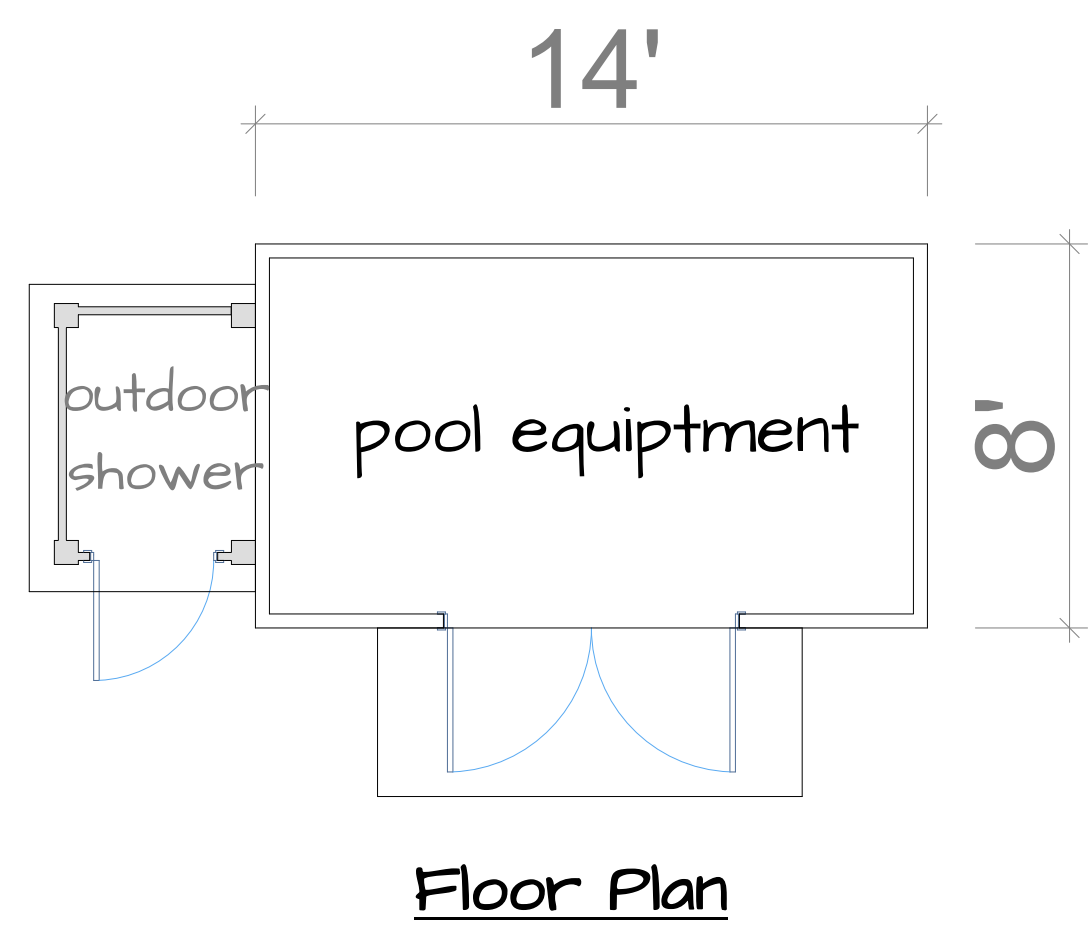


Garage Floor Plan
796 sq ft



Cross Section A

Derek and Brooke Avakian
Garage and Apartment
March 25, 2020
drawn by B. Avakian



☒ Avakian Pool Equipment Shed
March 20, 2020
drawn by B.Avakian



Wood slat fencing and gates design.



Vinyl coated metal Pool fence. Chain Link w/ 1 1/4 grid.

