

RECEIVED  
JAN 28 2022

Received by the Town Clerk:

Date:

*[Signature]*

Application complete \_\_\_\_\_  
Narrative + Site plan delay  
Application incomplete  
Site plan rec. ✓

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

APPLICATION COVER PAGE

Date: 10/14/2021

Date Received by ZBA: \_\_\_\_\_

Name of Applicant and Mailing Address: Paul A. Connor

96 South St. Foxboro MA 02035

Email Address: @gmail.com Telephone Number: 508-942-1663

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

Map and Lot #: 29-25

Street Address of Subject Property: 124 Vineyard Meadow Farms Rd.

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

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

Applicable Section of Zoning Bylaw: Section 3.1 Section 8.5-4c

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): \_\_\_\_\_  
*4.2-2D4 + 11.2-2 (P)  
Added per applicant request - see attached*

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: *Paul A. Connor*

Title(s): \_\_\_\_\_

Application fee of \$200.00 is required. Date Paid: 10/14/21 ck # 2753188592

## Zoning Board of Appeals

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**From:** Paul Connor <paulconnor55@gmail.com>  
**Sent:** Friday, January 21, 2022 12:40 PM  
**To:** Zoning Board of Appeals  
**Subject:** Re: West Tisbury ZBA application changes

Hi Pam,

It's my understanding from previous conversations that I do not need a setback relief for the additional shed since it is 120 sf and more than 10 feet from my border. Is this correct? If so I will amend as follows:

Please revise my application for a pool at 124 Vineyard Meadow Farms Rd in West Tisbury to include variances for setbacks that apply under are 4.2-2D4 Setback for Accessory Structures and Uses and 11.2-2 Accessory structures on non-conforming lots. Please revise my application for a pool at 124 Vineyard Meadow Farms Rd in West Tisbury to include variances for setbacks that apply under are 4.2-2D4 Setback for Accessory Structures and Uses and 11.2-2 Accessory structures on non-conforming lots. Setback relief of 1' is requested on the South side. Setback relief of 3' is requested on the West side.

We are applying for relief for the following reasons:

Due to supply chain issues our pool was supposed to be shipped by September 2021. We had already ordered our 10x12 foot shed to be installed before the pool arrived. The shed is to be used for the pool equipment and pumps. The shed was paid for and built for some time so the shed company had to deliver the shed by November 9th which was their last day for installation in 2021 until the spring. So my decision to locate the shed was calculated with the best knowledge of boundaries and utilities that I had at the time. I could not get a surveyor until recently as they were backed up for at least 3 months. It would have been better to have the pool put in before the shed. The spot we picked for the pool was moved closer to the street so that we could be far enough away from our underground utilities. My pool installer asked that I put it at least 10 feet away from the utilities. The cost to move it was cost prohibitive. Digsafe gave me a location and we located the corner of the pool about 7 feet away from the cable location.

Any more movement of the pool to the north will move it closer to a steeper part of a slope there and require an expensive retaining wall to be built. We are asking for financial relief under the statutes as well.

A backyard location would have been near or on top of our septic system. It also would have actually been in clear view of the Widra house on the North side and also closer to the Wojik house on the South side. For that reason we felt as if a pool in the front yard would be less detrimental to the enjoyment of our neighbors property, who would have been more impacted with a pool in the backyard.

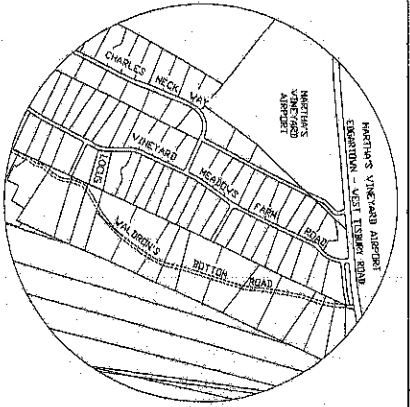
We already put in the shed because we were forced to before the pool arrived. The pool is very late due to supply issues. The shed had to be paid for and installed by November since it was at the supplier lot way too long. The shed with 120 sf in size is already allowed by right so no variance is needed for the shed.

Paul Connor

On Thu, Jan 13, 2022 at 1:05 PM Zoning Board of Appeals <[zba@westtisbury-ma.gov](mailto:zba@westtisbury-ma.gov)> wrote:

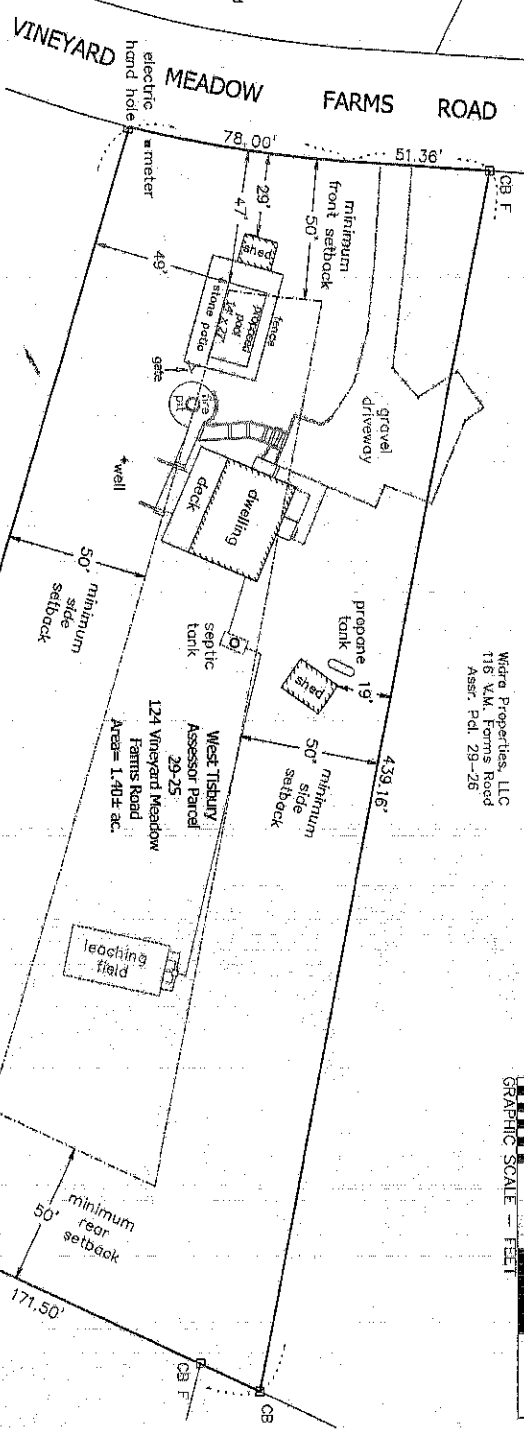
Ryan White  
119 V.M. Farms Road  
Assr. Pct. 29-17

locus map — no scale



Case File 31

Widre Properties, LLC  
118 V.M. Farms Road  
Assr. Pct. 29-26



Kevin Wojcik et al  
130 V.M. Farms Road  
Assr. Pct. 29-24

Richard Garcia  
130 Weidron's Bottom Road  
Assr. Pct. 29-54

Dominique Pagan  
& Karen Callahan  
121 Weidron's Bottom Road  
Assr. Pct. 29-78

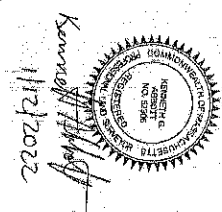
# Proposed Pool Site Plan West Tisbury, MA

Prepared for  
**Paul & Mary Connor**

Scale: 1" = 30' January 12, 2022

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

12 Surveyor's Lane, Box 339  
Vineyard Haven, Mass.  
508-693-2781  
www.sbhinc.net  
MV 7703



- Notes:**
- Locus is a pre-existing, non-conforming lot in the West Tisbury RU Zoning District.
  - Current minimum setbacks are 50' front, 50' side and 50' rear.
  - The proposed fence and gate shall be code-compliant for swimming pools.
  - Pool mechanical equipment to be installed in the existing shed.
  - Any proposed pool area lighting shall comply with Section 8.6 (outdoor lighting) of the Zoning Bylaw.
  - OB F □ denotes concrete bound found