

Received by the Town Clerk: _____ Date: _____

Application complete _____

Signed: _____

Application incomplete _____

APPLICATION COVER PAGE

Date: March 9, 2022 Date Received by ZBA: _____

Name of Applicant and Mailing Address: The Chowder Kettle Lane Realty Trust
Jill Mendelsohn Alman - Bernstein (trustee) -

Email Address: Jmalb1228@flash.net Telephone Number: 508 698-6006

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

Map and Lot #: West Tisbury (1-15) Assessor

Street Address of Subject Property: 101 Capa Wock Rd.

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

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

Applicable Section of Zoning Bylaw: 2.5-4-C (in ground pool)

* Set Back relief 4.2-2 (D) 4 * 10' of relief.
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: J Edmunds (agent) SBH

Title(s): _____

Application fee of \$200.00 is required. Date Paid: 12/01/21

FOR ZONING BOARD USE

Size of Subject Lot: _____ **Zoning District:** _____

Registry Book and Page #'s and Date _____

Other Boards Involved with the Permitting:

Within an Overlay District?

Martha's Vineyard Commission Referral Required? _____ **If So, MV Checklist Items:**



This Document Prepared By:
Fitzpatrick & Associates, P.C.
841 Main Street
Tewksbury, MA 01876

Abstract

3

62634503

QUITCLAIM DEED

3970484

KNOW ALL MEN BY THESE PRESENTS THAT:

Jill Meredith Alman-Bernstein and Jonathan Bernstein, wife and husband, as tenants by the entirety of West Tisbury, Dukes County, Massachusetts for consideration paid of One and xx/100 (\$1.00) Dollars,

GRANT to Jill Meredith Alman-Bernstein, Trustee of the 17 Chowder Kettle Lane Realty Trust, under a Declaration of Trust dated January 5, 1999 and recorded with Dukes County Registry of Deeds in Book 765, Page, 823 of 101 Capawock Road West Tisbury, MA 02575

With QUITCLAIM COVENANTS, the land in West Tisbury, Dukes County, Massachusetts, being more particularly described as follows:

Tax Id Number(s): 1/15///
Land Situated in the Town of West Tisbury in the County of Dukes in the State of MA

THE LAND WITH ALL IMPROVEMENTS THEREON, LOCATED IN THE TOWN OF WEST TISBURY, COUNTY OF DUKES COUNTY, COMMONWEALTH OF MASSACHUSETTS, DESIGNED AS LOT NO. 3 ON A "PLAN OF LAND IN WEST TISBURY, MASS. SURVEYED FOR JAMES E. & ELIZABETH R. MCCABE, AUGUST 5, 1971, SCALE 1" = 100', DEAN R. SWIFT, REG'D LAND SURVEYOR VINEYARD HAVEN, M.A.", RECORDED WITH DUKES COUNTY REGISTRY OF DEEDS AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

Property Address: 101 Capawock Road West Tisbury, MA 02575

MARTIN'S VINEYARD LAND BANK FEE

PAID \$ D

EXEMPT \$

57222 5/9/17 NH
NO. DATE CERTIFICATION

ON THE NORTH BY LOT NO. 2, ON PLAN ABOVE REFERRED, SIX HUNDRED TWENTY-ONE AND 30/100 (621.30) FEET;
ON THE EAST BY LAND NOW OR FORMERLY OF ROGER W. HIGGINS, SIX HUNDRED FIFTY-SEVEN AND 82/100 (657.82) FEET;
ON THE SOUTH BY LAND NOW OR FORMERLY OF JACK L. MINNER, NINETY-THREE AND 08/100 (93.08) FEET;
ON THE SOUTHEAST BY LAND NOW OR FORMERLY OF JACK L. MINNER, ONE HUNDRED NINETY-SIX AND 38/100 (196.38) FEET;
ON THE SOUTHWEST, WEST, NORTHWEST, NORTH AND SOUTH BY THE EASTERLY SIDE OF A FORTY (40) FOOT WAY TO LAMBERTS COVE ROAD NAMED CAPAWOCK ROAD BY NINE COURSES MEASURING RESPECTIVELY, TWO HUNDRED TWO AND 23/100 (202.23) FEET, EIGHTY-FOUR AND 32/100 (84.32) FEET, TWO HUNDRED TWENTY-NINE AND 48/100 (229.48) FEET; TWO HUNDRED FOUR AND 02/100 (204.02) FEET; ONE HUNDRED EIGHT AND 06/100 (108.06) FEET; EIGHTY-ONE AND 62/100 (81.62) FEET; FIFTY-FIVE AND 07/100 (55.07) FEET; SEVENTY-FOUR AND 35/100 (74.35) FEET; AND TWENTY-THREE AND 39/100 (23.39) FEET.

CONTAINING 6.93 ACRES, MORE OR LESS.

BEING SHOWN AS LOT #3 ON A "PLAN OF LAND IN WEST TISBURY, MASS., SURVEYED FOR JAMES E. & ELIZABETH R. MCCABE, AUGUST 5, 1971, SCALE: 1" = 100', DEAN T. SWIFT, REG'D LAND SURVEYOR VINEYARD HAVEN, MA." AND FILED WITH THE DUKES COUNTY REGISTRY OF DEEDS IN WEST TISBURY CASE FILE NO. 37.

EXCEPTING THEREFROM LOT 3A AS SHOWN ON A "PLAN OF LAND IN WEST TISBURY, MASS. SURVEYED FOR JACK L. & OLGA B. MINNER, OCTOBER 1, 1974, SCALE: 1" = 100', DEAN R. SWIFT REG'D LAND SURVEYOR VINEYARD HAVEN, MASS." AND FILED IN SAID REGISTRY OF DEEDS IN BOOK 321, PAGE 312.

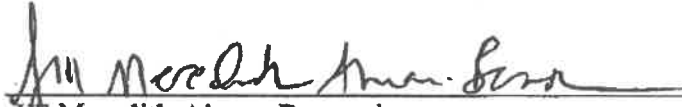
THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Jill Meredith Alman-Bernstein, Trustee of the 17 Chowder Kettle Lane Realty Trust, under a Declaration of Trust dated January 5, 1999, by deed recorded herewith dated _____ of record in Deed Book _____, Page _____, in the County Clerk's Office.


Commonly known as: 101 Capawock Road, West Tisbury, MA 02575

Witness my hand and seal this 20th day of March 2018.

Grantor:



Jill Meredith Alman-Bernstein



Jonathan Bernstein

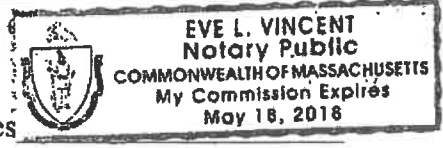
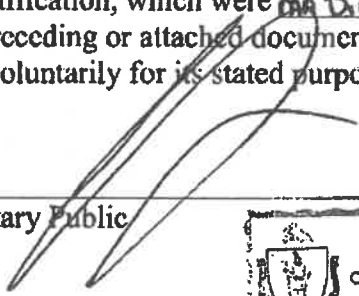
Commonwealth OF Massachusetts

Dukes County, ss

On this 20th day of March, 2018, before me, the undersigned notary public, personally appeared, Jill Meredith Alman-Bernstein and Jonathan Bernstein, proved to me through satisfactory evidence of identification, which were on Dukes Co to be the persons whose name are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public

My commission expires



ATTEST: Paulo C. DeOliveira, Register
Dukes County Registry of Deeds



West Tisbury, MA

1 inch = 400 Feet



April 30, 2021



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

5244

CAPE 5
CODS
PO Box 10
Orleans, MA 02653
capecodfive.com
53-7107/2113

SCHOFIELD BARBINI AND HOEHN INC
PO BOX 339
VINEYARD HAVEN, MA 02568

12/01/2021

PAY TO THE
ORDER OF

Town of West Tisbury

\$**200.00

Two hundred and 00/100*****

DOLLARS

Town of West Tisbury
P.O. Box 278
West Tisbury, MA 02575

MEMO

bernstein wtzba

[Handwritten Signature]
AUTHORIZED SIGNATURE



⑆005244⑆ ⑆211371078⑆ 832888109⑆

Security features. Details on back.

November 30, 2021

MV 7985/Jill Bernstein

Assessor's Parcel 1-15/101 Capawock Road West Tisbury

Zoning Board of Appeals

To whom it may concern:

This is a narrative to describe the work to be done at the above referenced property.

The Bernstein family would like to install a 16'x38' pool.

There would be a small patio surrounding the pool with a 4' high pool fence and 3 self-closing / self-latching gates (as shown on the plan). The pool equipment would be located under the deck in a sound insulated enclosure.

Let me know if you have any other questions or need anything else.

Thanks,
Tracey Smith, SBH