



March 3, 2020

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

Re: Kevin Cusack #22 Scotchmans Lane, West Tisbury Assessor Parcel 25-9  
VLS&E Job No. 2089

Dear Board Members,

In accordance with the Town of West Tisbury Zoning By-Law Article 11 Section 11.2-2 please consider the attached special permit application to construct a non-habitable, Residential Accessory Structure that exceeds 676 SF of floor area on the above referenced property. The lot is non-conforming to area (2.87 Acres) and the structure proposed will consist of a 2,480 SF Garage with wood shop that will meet current zoning setbacks. We believe the construction is in harmony with the residential development in the Zoning District and is not detrimental to the neighborhood.

Enclosed please find:

- ZBA Application
- Architectural Plans prepared by Autumn Construction.
- Proposed Septic Design Plan Prepared by VLS&E, Inc.
- A check for \$200.00.

If you have any questions or need additional information, please call my office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Reid G. Silva'.

Reid G. Silva, PE/PLS  
Professional Engineer  
Professional Land Surveyor

APPLICATION COVER PAGE FOR HEARING

Date: March 3, 2020 Date Received by ZBA: \_\_\_\_\_

Name of Applicant and Mailing Address: Kevin Cusack  
c/o Vineyard Land Surveying & Engineering Inc. POBOX 421 West Tisbury 02757

Telephone Number(s): 508-693-3774

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

Map and Lot # and Street Address of Subject Property: \_\_\_\_\_  
# 22 Scotchmans Lane Assessor Parcel 25-9

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

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

Applicable Section of Zoning Bylaw: 11.2-2

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board  
(If Applicable): \_\_\_\_\_

Date(s) and Title(s) of Plans Submitted: Septic Plan by VLS&E, Inc. Dated 2/21/2019  
Architectural Plan (3 Sheets) by Autumn Construction Date - N/A

**Brief Description of Proposal:**

To permit the construction of a Non-habitable Residentail Accessory Structure on a non-conforming lot which would exceed 676 S.F. of floor area. The proposed building is a garage with wood shop with floor area = 2,493 S.F., and will meet the current zoning setbacks.

I hereby request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

Signed: Reid Silva (AGENT)  
Reid Silva  
Title(s): Engineer, Surveyor

Application fee of \$200.00 is required. Date Paid: \_\_\_\_\_

**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:**

\_\_\_\_\_