

RECEIVED  
MAR 31 2022  
Date: [Signature]

Received by the Town Clerk:

Application complete \_\_\_\_\_

Application incomplete \_\_\_\_\_

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

APPLICATION COVER PAGE

Date: March 22, 2022 Date Received by ZBA: \_\_\_\_\_

Name of Applicant and Mailing Address: Squash Meadow Construction Inc  
PO Box 4547 Vineyard Haven, MA 02568

Email Address: SMC@vineyard Telephone Number: 508-693-7451

Name of Owner and Mailing Address (If not Applicant): Luiz DeMiranda & Lucinda Perregil  
455 State Rd PMB 276 Vineyard Haven, MA 02568

Map and Lot #: Map 10 Lot 192.4

Street Address of Subject Property: 33 Kaitlyn Farm Way

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

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

Applicable Section of Zoning Bylaw: Assessory Apt. By-Law 4.4-3A  
~~Home Occupation 8.5-2~~

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: [Signature]  
William Potter/Squash Meadow Construction Inc  
Title(s): \_\_\_\_\_

Application fee of \$200.00 is required. Date Paid: 3/28/2022 ck # 6198

We Luiz DeMiranda & Lucinda Perregli formally request the West Tisbury Zoning Board of Appeals to issue a special permit for our existing home at 33 Kaitlyn Farm Way, Map 10 Lot 192.4 that will allow us to use the existing 2 bedroom 672 square foot home as an accessory apartment. We are building a new 4 bedroom single-family home on the lot, which will become our primary residence. The new home will meet all the required setbacks for the RU Zone and once the new home is completed we plan to use the existing accessory apartment for friends and family that visit us. We do not see this change of use to increase any traffic flow or use of the lot from its current usage. We will be using the existing driveway.

~~We also request a special permit which will allow us to use the first floor 2 bay garage area of the existing structure for "Home Occupation" because we would like to store extra supplies, boxes, records in the bays for our business, Island Fresh Pizza & Subs, located at 395 State Road, Vineyard Haven, MA 02568.~~

Thank you,

*Luiz DeMiranda*  
*Lucinda Perregli* 3/28/22

# HOMEOWNER AUTHORIZATION

To Whom It May Concern:


We, **Luiz Paulo DeMiranda & Lucinda Maria Perregil** of 455 State Rd PMB 276 Vineyard Haven, MA 02568 being the owners of 33 Kaitlyn Farm Way, West Tisbury, MA (West Tisbury's Assessor's Office Map 10 Lot 192.4 and recorded at the Duke's County Registry in Book 1466 Page 15), do hereby authorize Squash Meadow Construction Inc. and/or their representative, with a primary mailing address of Post Office Box 4547, Vineyard Haven, MA 02568-4547 to apply for any required permits, to request inspections and establish utilities needed to construct a new home at 33 Kaitlyn Farm Way, West Tisbury, MA 02568.

Signed \_\_\_\_\_ of December 2021

Luiz Paulo DeMiranda

Lucinda Maria Perregil

**SQUASH  
MEADOW**

  
**CONSTRUCTION, INC.**  
508-693-7451 squashmeadow.com

12-19/21

**WEST TISBURY ZONING**

**BOARD OF APPEALS**

**NOTICE OF PUBLIC HEARING**

On Thursday, May 12, 2022 at 5:35 pm the ZBA will hold a public hearing at the TOWN HALL-2<sup>nd</sup> floor meeting room (this is an IN-PERSON MEETING) on an application for a Special Permit from William Potter, Squash Meadow Construction, agent for Luiz DeMiranda and Lucinda Perregil to utilize an existing 672 sf. dwelling as an Affordable Accessory Apartment under section 4.4-3A of the Zoning Bylaws at 33 Kaitlyn Farm Way, Assessors Map 10, Lot 192.4, RU District.

**Interested parties are invited to send comments via email to:**

**[zba@westtisbury-ma.gov](mailto:zba@westtisbury-ma.gov) or mail**

**comments to: Zoning Board of Appeals, PO Box 278, West**

**Tisbury, MA 02575. Please go to the following Town Hall website for information on the application.**

**<https://www.westtisbury-ma.gov/zoning-board-appeals/agenda/zoning-board-appeals-agenda-5-12-2022>**

Please run ad for the following dates.

**April 28<sup>th</sup> and May 5<sup>th</sup>, 2022**

Thank you. Please bill:

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West Tisbury Zoning Board of Appeals

P.O. Box 278

West Tisbury MA 02575