

Received by the Town Clerk: _____ Date: _____

Application complete
Completed on 5/11/21
Application incomplete

Signed: _____

APPLICATION COVER PAGE

Date: 5/4/21 Date Received by ZBA: _____

Name of Applicant and Mailing Address: HENRY AND KARI LEAL
PO Box 1152 WEST TISBURY, MA 02575

Email Address: HFL3RD @ GMAIL.COM Telephone Number: 508-264-9042

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

Map and Lot #: 3-58

Street Address of Subject Property: 43 STONEBRIDGE RD

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

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

Applicable Section of Zoning Bylaw: 44-3(A) and 11.2-2 (D)

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]

Title(s): OWNERS

Application fee of \$200.00 is required. Date Paid: 5/4/21 CK# 239

Zoning Board of Appeals

From: Henry Leal <hfl3rd@gmail.com>
Sent: Monday, May 10, 2021 8:19 PM
To: Zoning Board of Appeals
Subject: Re: ZBA Application for Special permit
Attachments: att15750.htm; Leal ZBA Narrative.pdf

Hello Pam,

Thank you for speaking with me today. I omitted the applicable sections of the by-laws on my special permit application. I authorize you to write in sections 4.4-3(A) Accessory Apartments and 11.2-2 Accessory Structures on Non-conforming Lots on my application. I'll have scale copies to you shortly.
The following pdf is our amended narrative.

May 10, 2021

Dear Zoning Board of Appeals,

We are Kari and Henry Leal of 43 Stone Bridge Road. We have lived on island for ten years. Kari is a middle school math teacher at the Tisbury school and Henry is a carpenter who recently started his own construction business. We would like to build a garage and workshop with a two bedroom accessory apartment above.

The garage would be for personal use and the shop would be for Henry's business of which he is the only employee. We qualify under 8.5-1a where a home occupation is permitted by right. There will be no signage or increased noise/traffic. It will be a place for Henry to safely store his tools and equipment and use the shop for woodworking.

The accessory apartment would be for our use as well as our immediate and extended family. We anticipate the need for space within our family and Henry's business. Furthermore, we would like to have the ability to provide stable housing to Henry's aging parents. We are familiar with the requirements of accessory apartments.

We love our island community and specifically Stone Bridge Road. As we continue to put down roots here, we hope that our home can grow with us and that we may continue to foster the relationships we have made with our neighborhood community. Thank you for considering our request.

Sincerely,

Henry and Kari Leal