

ZBA Narrative 5.22.2020

63 Boghouse Way

Alteration and Reconstruction of a Pre-Existing Non-Conforming Residential Structure

Applicant, Site and Proposed Elements:

The applicant, Lynley Projects, LLC, seeks a Special Permit under Sections 6.1-4(B), 6.1-6(A.3) and 11.1-3(A) to reconstruct the existing structure at 63 Boghouse Way, West Tisbury, with alterations to the existing roofline. (Assessor's Parcel 3-7, containing approximately 1.73 Acres -75,380 sq. ft.- within the RU Rural District)

Project Siting:

The property is a long, narrow parcel, oriented North-South at the terminus of Boghouse Way, with Vineyard Sound to the North. The existing structure lies within the Shore Zone of the Coastal District, 32' from the top of the coastal bank to the North and 142' to the nearest wetlands to the South. Because of existing site constraints, relocating the structure is not possible.

Zoning Relief:

The applicant seeks approximately 36' of Setback relief on the North/East and approximately 6' on the South/West property lines, respectively. Additionally, the applicant seeks approximately 36" of height relief for the existing pitched roof at 20'-1" above mean grade, and 8' of height relief for a new flat roof dormer at 20'-1" above mean grade. The proposed alterations do not increase the number of plumbing facilities or non-conforming nature of the existing structure. The proposal remains the same square foot area as the existing structure and reduces the number of bedrooms from 8 to 5.

Code Compliance:

The proposed structure will meet the requirements of the West Tisbury Zoning Bylaws, the Massachusetts State Building Code, 9th Edition, and MA amended 2018 IECC.