



August 3, 2020

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

Re: Special Permit Request – Michael R. Walsdorf; Sarita Walker Rd., West Tisbury A.P. 12-44
VLS&E Job No. 2303

Dear Board Members;

Enclosed is a request for Special Permit pursuant to Article 6.1-5(B) of the Zoning Bylaw for construction of the following structures on the above referenced property:

Detached accessory structure in Coastal District – Screened Porch
Detached 923 SF garage in Coastal District
Detached accessory structure in Coastal District – 1,425 SF Pool Pavilion

Enclosed please find:

1. ZBA Application
2. A site plan prepared by VLS&E, Inc.
3. Architectural plans prepared by Greenwater Architects
4. Project narrative
5. A check for \$200.00.

If you have any questions or concerns please contact us at the office.

Sincerely,

A handwritten signature in blue ink, reading 'Reid G. Silva'.

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

APPLICATION COVER PAGE FOR HEARING

Date: August 3, 2020 Date Received by ZBA: _____

Name of Applicant and Mailing Address: Michael K. Walsdorf
c/o Vineyard Land Surveying & Engineering, Inc
PO Box 421, West Tisbury, MA 02575-0421
Telephone Number(s): 508-693-3774

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

Map and Lot # and Street Address of Subject Property: _____
Sarita Walker Rd., WT A.P. 38-7.7 & 7.8

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

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

Applicable Section of Zoning Bylaw: Article 6.1-5(B)

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

Date(s) and Title(s) of Plans Submitted: 1. VLS&E Site Plan 8/3/2020
2. Greenwater Architecture plans 7/17/2020

Brief Description of Proposal:

Pursuant to Article 6.1-5(B): to construct the following accessory structures within the Coastal District (structures do not qualify as "minor, non-habitable accessory structures" as deemed by the Building Department.

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

Signed:  **Aug. 3, 2020**

Title(s): Agent - Reid G. Silva PE/PLS

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:**

Project Description

The proposed project includes the construction of the following structures, all of which are in the Coastal District. The regulations in this district allow by right, the construction of “Detached single family dwelling, non-habitable minor accessory structures normally used for personal, family and household purposes . . . “. The structures listed below have been determined by the building inspector as not meeting this criteria and therefor require a special permit.

Screened Porch “Summer Room” (476 SF): The structure has been designed with screens on two of the end walls and more traditional walls on the remaining two sides. The building inspector believes that this structure is “habitable” but is also detached, therefor requires a special permit. The owner would like to keep the structure detached as it would reduce the massing of the main house.

Detached garage (923 SF): The building official believes that the proposed garage cannot be viewed as “minor non-habitable” accessory structure as the area exceeds 676 SF.

Pool Pavilion (1,425 SF): The proposed structure has open sides with a half-bath and cooking area. Similar to the Screened Porch, the building inspector believes the structure needs a special permit as it has “habitable” space and is detached from the dwelling – but does not meet the criteria of “non-habitable” accessory structure. The structure was originally designed as a second dwelling (permissible by right), however, the owner does not wish to build the bedroom portion of the structure at this time.