

RECEIVED  
12 12  
BY: [Signature]

Received by the Town Clerk:

Date:

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

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

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

APPLICATION COVER PAGE

Date: August 8, 2022

Date Received by ZBA: 8/9/22

Name of Applicant and Mailing Address: Lot 3A West Tisbury Realty Trust,  
40 Douglas Hoehn, Schofield Barbini & Hoehn Inc., Box 339 Vineyard Haven  
MA 02568

Email Address: dhoehn@sbhinc.net Telephone Number: 508-693-2781

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

Map and Lot #: 43-9

Street Address of Subject Property: 111 Little Homer's Pond Road

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

Nature of Application (Special Permit, Appeal, Variance): special permit - shed in

Applicable Section of Zoning Bylaw: 6.1-5 B Inland Zone of Coastal District

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.  
\*Construct shed in Inland Zone of Coastal District

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: Douglas R. Hoel

Title(s): agent for applicant

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

received  
CK # 5837 8/9/2022

FOR ZONING BOARD USE

*wooded marsh*

Size of Subject Lot: 20 acres Zoning District: RU / NHESP *Estimated*

*& Parc*

Registry Book and Page #'s and Date 1576-20

Other Boards Involved with the Permitting: CONCOM?

Within an Overlay District? Inland Zone

Martha's Vineyard Commission Referral Required? \_\_\_\_\_ If So, MV Checklist Items:  
\_\_\_\_\_

111 Little Homer's Pond Road  
West Tisbury, MA 02575

August 11, 2022

**A. SCOPE OVERVIEW**

- New construction
- Floor area: 585 sf
- Exterior footprint: 660 sf

**B. PROGRAMS**

- Storage
  - 265 sf
  - Insulated; unheated
  - Occasional storage space for beach equipment
- Studio
  - 288 sf
  - Insulated; heated
  - Art working studio space
- Half Bath
  - 32 sf
  - Insulated; heated

**C. STRUCTURAL SYSTEM**

- Foundation system: reinforced CIP concrete walls supported on reinforced CIP concrete strip footings.
- Gravity system: wood engineered I-joists framing to wood stud walls.
- Lateral system: wood shear walls. Wood diaphragms distribute loads to the shear walls.

**D. MEP**

- Insulated, electrified, partially heated

**E. Envelope**

- Flat Roof with Parapet: solar panels
- Openings: 8' tall swing door, sliders, windows
- Siding: vertical wood siding (Accoya / Kebony / Mahogany)

**F. SUSTAINABILITY**

- PV Panels on the roof (quantity TBD)
- EV charging station at storage
- Windows & Doors & Windows:
  - high-performance, air-tight opening systems
  - exterior frame finish with high weatherability
- Environmentally sustainable insulation
- Durable siding with weatherability

**G. FINISHES**

- Simple construction, (rough) finish, shelving
- Concrete flooring (finish TBD)