



Received by the Town Clerk:

Date:

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

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

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

**APPLICATION COVER PAGE**

Date: 01 MAY 2022

Date Received by ZBA: \_\_\_\_\_

Name of Applicant and Mailing Address: KATHERINE WILSON

PO BOX 2052, VINEYARD HAVEN, MA 02568

Email Address: KATH9130@GMAIL.COM Telephone Number: (508) 951 9130

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

CASEY DECKER & KATHERINE WILSON

Map and Lot #: 31-28

Street Address of Subject Property: 625 EDGARTOWN RD

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

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

Applicable Section of Zoning Bylaw: HOME OCCUPATION 8.5-1 (B)

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: CASEY DECKER

Title(s): OWNER

Application fee of \$200.00 is required. Date Paid: 5/9/22 Ch # 534

FOR ZONING BOARD USE

Size of Subject Lot: 1.6 ac / 71,172.54 sf Zoning District: RU

Registry Book and Page #'s and Date 1528 - 785

Other Boards Involved with the Permitting:  
NONE

Within an Overlay District?  
ISLAND ROADS & HISTORIC, NOT APPLICABLE HERE

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

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## Zoning Board of Appeals

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**From:** Joe Tierney <inspect@westtisbury-ma.gov>  
**Sent:** Monday, May 9, 2022 8:31 AM  
**To:** zba@westtisbury-ma.gov  
**Subject:** 625 EDGARTOWN RD - (Residential Building Application)

Pam,

The Building Department has received a request for a building permit. While the detached bedroom is by right, the application appears include a home occupation under 8.5-1(B). I have referred the applicant to the ZBA for a Special Permit. Contact me if you have any questions.

App Number: 13434

Applicant/Owner: Casey Decker & Katherine Wilson

Address: 625 EDGARTOWN RD

Phone: 774-563-8535

Brief Description: Construct a detached bedroom with full bath to serve as an at home studio for massage/body work business.

**625 Edgartown Rd – Proposed Home Occupation in New 336 ft<sup>2</sup> Detached  
Bedroom**

**Special Permit Narrative**

The proposed project is to build a 14'x24' detached bedroom that will serve as an office for my therapeutic massage business.

My office hours would vary but would generally fall between Mon – Sat / 9am – 6pm. The number of clients will also vary but would generally be between 1-4 clients/day depending on the time of year.

There will be an extra parking area specifically for clients adjacent to the existing leaching field.

There will be no items/merchandise for sale on the property.

I have reviewed section 9.1-2; the proposed use of the home occupation will comply with all relevant items.

Sincerely,

Katherine Wilson



All under 31-121

Neago

121.3  
Binney

121.2 Hartzband  
121.4 Fischer  
121

18.1  
Bruno

Bernstein  
26

Woods

Kirchmeier

Halperin  
27

Bryant  
31

Green

Jones

55.1

55.2

55.3

44





18.1

3.44 A

3.36

28.01

52.54

24.02

19.41

38

241.79

50.07

260

206

150

26

1.1 A

236

483.11

475

478.84

205

28

1.6 A

29

2.2

27

1.1 A

236

M/R .02

233

90.66

150

30

204

502

Cleveland House

180