

APPLICATION COVER PAGE FOR HEARING

Date: June 3, 2020

Date Received by ZBA: _____

Name of Applicant and Mailing Address: Island Housing Trust
c/o Vineyard Land Surveying & Engineering Inc. POBOX 421 West Tisbury 02757

Telephone Number(s): 508-693-3774

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

Map and Lot # and Street Address of Subject Property: _____
16 Old Courthouse Road A.P. 22-8

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

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

Applicable Section of Zoning Bylaw: 4.3-3(D) & 11.1-3(A)

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

Date(s) and Title(s) of Plans Submitted: SEE ATTACHED PLAN LIST

Brief Description of Proposal:

To remove a pre-existing/non-conforming structure and construct a new multi-family affordable housing duplex on a pre-existing/non-conforming lot in the RU district.

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

Signed:  (agent)

Title(s): Reid G. Silva PE PLS
Professional Engineer
Professional Land Surveyor

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:**



ISLAND HOUSING TRUST

June 3, 2020

Application Narrative:

In May of 2019 the Island Housing Trust responded to an RFP issued by the Town of West Tisbury to develop affordable housing at 16 Old Courthouse Road, Parcel 22-8. The RFP requested that the proposed housing would provide 2 units of housing in one structure with a total of 3 or 4 bedrooms that would be become perpetually affordable.

IHT's proposal closely follows the requirements of the RFP and was accepted by the Town. We have taken the design of the duplexes at Scott's Grove and customized it to have a total of 3 bedrooms in the 2 units. We have also made the units smaller, so that the footprint of the conditioned, living spaces totally fits within the site's setbacks. A small attached, unheated, uninsulated storage shed, about 55 sq.ft., projects into one setback zone, but in the area where the existing structure stands. This allows the building massing to be consolidated in the center of the property as far away from the property lines as possible, and makes the house look nice. Since sheds only have 10ft setback requirements, we think this a good solution for all involved.

The Building is designed for low maintenance and to fit the architecture tradition of West Tisbury and the Old Courthouse Road neighborhood with simple gable roof, cedar wall shingles and cedar trim. The building is only one story high and set back from Old Courthouse Rd. Plantings along the perimeter and the road will offer privacy and to neighbors and renters. As required by the Town's RFP, the building will follow ADA visitability standards and will have 4 parking spaces. Like all IHT designs, it will be energy efficient, ecological and attractive.

The proposed septic system, will incorporate an enhanced treatment component that removes approximately 70% more nitrogen from the wastewater than a standard Title 5 septic system. The system will be one of the most effective treatment methods in use today for residential properties.

Sincerely,

Keith McGuire
Project Manager
Island Housing Trust

Plans & Materials List
Town of West Tisbury
#16 Old Courthouse Road., WT
Assessor Parcel 22-8

- a. Survey Plan in West Tisbury Prepared for The Town of West Tisbury, June 3, 2020
- b. Sewage Disposal System Plan dated: June 5, 2020
- c. Architectural building plans prepared by LDA architecture dated: April 29, 2020
- d. Project Narrative prepared by IHT dated: June 3, 2020