

Received by the Town Clerk: _____ Date: 2/10/22
Signed: [Signature]

Application complete 2/10/2022

Application incomplete
RECEIVED
FEB 10 2022
BY: [Signature]

APPLICATION COVER PAGE

Date: 12/8/21 Date Received by ZBA: _____

Name of Applicant and Mailing Address: JOSEPH COGUANO

PO BOX 205, Oak Bluffs, MA 02557
Blueview Building

Email Address: @YAHOO.COM Telephone Number: 774 563 0938

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

57 NEW LANE, WEST TISBURY

Map and Lot #: 31-53

Street Address of Subject Property: 57 NEW LANE, W.T. 02575

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

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

Applicable Section of Zoning Bylaw: 11.2-2 and 4.2-2D4 PK

see attached authorize

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: J. C. [Signature]

Title(s): _____

Application fee of \$200.00 is required. Date Paid: 1/13/22 # 1120

Zoning Board of Appeals

From: BlueView Building <blueviewbuilding@yahoo.com>
Sent: Friday, January 28, 2022 11:59 AM
To: Zoning Board of Appeals
Subject: Re: ZBA Special Permit Application

Hello I'm authorizing and asking you to please complete the form so we are able to process the thank you for all your help Joe Cogliano.

Sent from Yahoo Mail for iPhone

On Friday, January 28, 2022, 11:57 AM, Zoning Board of Appeals <zba@westtisbury-ma.gov> wrote:

Hi Joseph, Your application file is complete but the application you submitted does not have the "Applicable Section of Bylaw" filled out. The sections of bylaw required are 11.2-2 and 4.2-2D4. Please send me an email authorizing me to add this information to the file so that your hearing can be scheduled. Thank you, Pam

Pam Thors

Board Administrator

Zoning Board of Appeals

Town of West Tisbury

PO Box 278

West Tisbury, MA 02575-0278

508-696-0107 Phone

508-696-0103 FAX

zba@westtisbury-ma.gov

This message is transmitted to you by the Town of West Tisbury, Mass. Please be advised that emails to and from a municipal office in Mass. may be considered public record. However, if you are not the designated recipient of this message, please destroy it and notify the sender of the error by return e-mail or by calling 508-696-0107.

Joseph Cogliano
Blueview Building and Remodeling
Blueviewbuilding@yahoo.com
774-563-0938

Brief to the Board:

Regarding:
Kelso Property
57 New Lane
West Tisbury, MA

A building permit application was submitted to the West Tisbury Building Department for the Kelso property at 57 New Lane. This permit application was for approval to complete an already started carport off of an existing shed. There is currently a granite foundation in place for the carport. To complete the carport the granite foundation will have to be built upon, using approved methods and materials that are stamped by engineer.

The West Tisbury Building Department had no objection to the completion of this carport. WTBD wanted us to bring this to the Zoning Board of Appeals due to the fact that the existing shed and unfinished carport are within the setback.

The location of the shed and carport is in the back left of property, in reference to New Lane. A wooded area is between the shed/carport and the abutting the neighbors property. The closest structure is this neighbors unfinished barn, which also sits within a wooded area. Access to this carport is already established due to the existing shed and carport foundation.

The abutting neighbors have been notified about this project and will give written authorization if needed by town or ZBA.

Thank you,

Joseph Cogliano
Blueview Building and Remodeling

Kelso

57 New Lane

West Tisbury, Ma 02575

Carport/ Boatport

Description of Work:

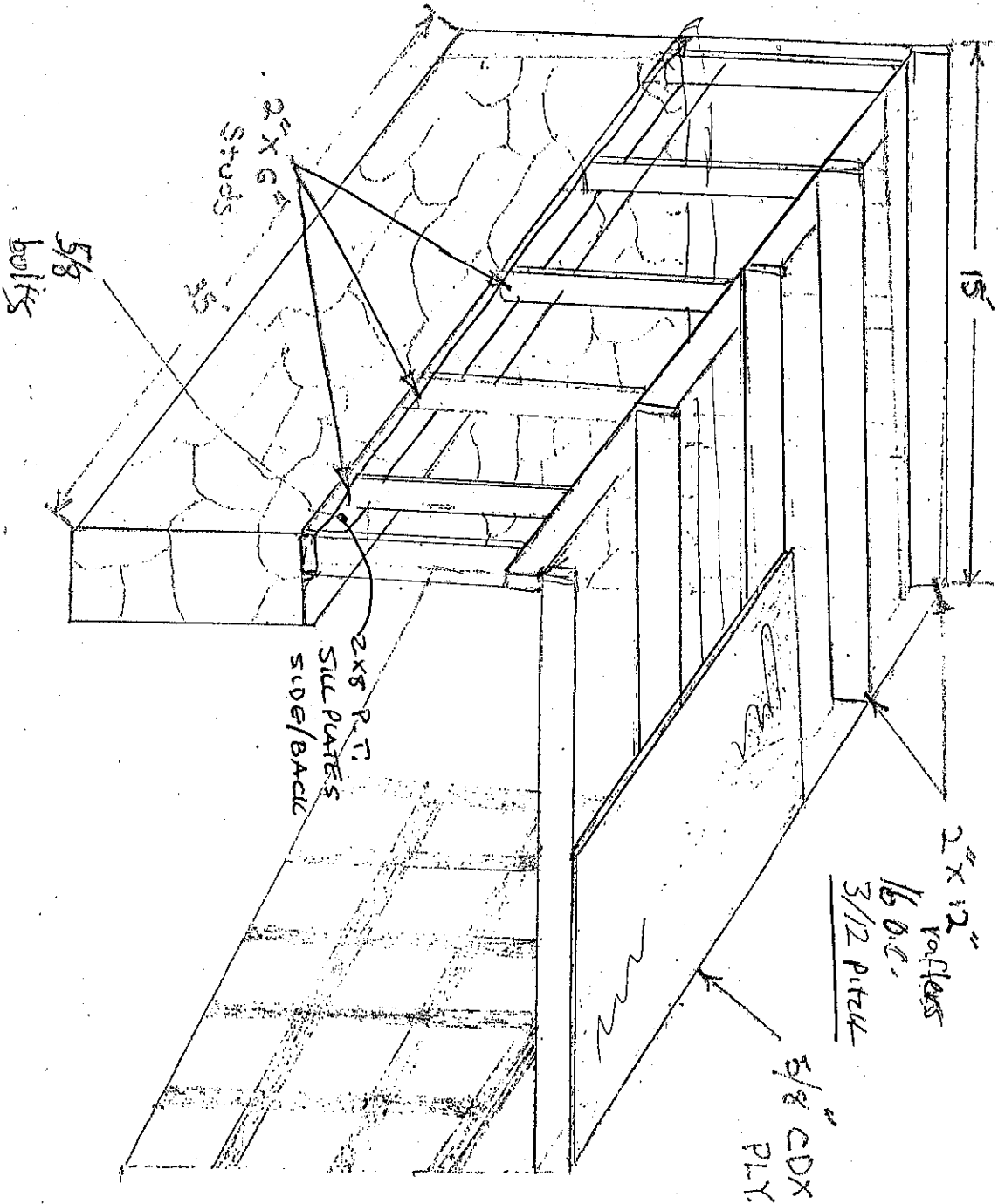
Complete a three -sided structure to be used as a carport/ boatport attached to existing shed. The project was previously started by former owners. Currently there is a stepped stone knee wall that will be the base of the structure. This knee wall accounts for two of the three sides to the carport. Framing will be anchored to knee wall and built up to complete the remainder of the structure (see drawing for specs). The third side of the structure is the shed wall. The roof of the shed will continue over the carport.



Kelso

KELSO PROJECT
57 NEW LAWS, W.T.

STEEL 1/2





FRONT ELEVATION

EXISTING
BASED/SHEED

EXISTING
CARPORT

EXISTING
FOUNDATIONS

REAR ROOF

CARPORT ROOF

12'

14'

15'

KELSO PROJECT
57 NEW LANE
WEST TIBURY, MA 02575

SHEET 2/2

SIDE & BACK WALLS:

Entire Side Wall to be constructed as if it's a continuous shear panel.
Set double studs at Panel Edges and midway blocking for each Panel.
Panel edges must be glued & nailed to solid blocking their entire length.
Edge Nailing: 4" o.c. 8d Common or 10d
Field Nailing: 6" o.c. 8d Common or 10d
Each panel to be fastened to a Simpson HDU hold-down connector,
spaced 48" and set 1" each above sill plate.

Anchor bolts (5/8") shall be embedded into Hilti HY200 Safe Set Epoxy Resin in the properly drilled and cleaned 6" deep hole into granite walls.

ROOF CONSTRUCTION:

Asphalt Roof Shingles
#30 Building Felt
5/8" Roof Sheathing @ 3/12 pitch
2x12 Roof Rafters 16" o.c. connect with Simpson's H2.5 brackets.
Use Simpson Corner brackets @ corner.

