

www.souratigroup.com

Martha's Vineyard Office
107 Beach Rd., Suite 202
P.O. Box 4458, Vineyard Haven, MA 02568
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office:
35 Old South Road, Nantucket, MA 02554
Phone: 508-228-7888, Fax: 508-228-5511

February 28, 2022

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

RE: **Carlos Gomes Teles Filho & Sybil J. Teles**
Special Permit for Additions to a Single-Family Residence
Assessor's Map 29, Parcel 86.16
41 West Farm Road
West Tisbury, MA 02557

Dear Board Members,

Please find enclosed an Application for a Special Permit for the above referenced property. The owner is seeking permission to construct additions to an existing Single-Family Residence. Enclosed is filing fee check #20175 in the amount of \$200.00.

Supporting documents enclosed:

- Project Description
- A copy of the filing fee check #20175.
- Site Plan in West Tisbury, MA prepared for Carlos Gomes Teles Filho & Sybil J. Teles by Sourati Engineering Group, LLC dated December 17, 2021, scale 1"=20'.
- Architectural Plans in West Tisbury, MA for Teles by Worth & Wing, dated December 3, 2021, scale as shown.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Collins", written over a white background.

Bryan Collins

SEG 102405

Received by the Town Clerk: _____ Date: _____

Application complete _____

Application incomplete _____

Signed: _____

APPLICATION COVER PAGE

Date: February 28, 2022 Date Received by ZBA: _____

Name of Applicant and Mailing Address: Carlos Gomes Teles Filho and Sybil J. Teles

c/o Sourati Engineering Group, LLC, PO Box 4458, Vineyard Haven, MA 02568

Email Address: gsourati@souratigroup.com Telephone Number: (508) 693-9933

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

Map and Lot #: Map 29 Parcel 86.16

Street Address of Subject Property: 41 West Farm Road

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

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

Applicable Section of Zoning Bylaw: Section 11.1-3A: to allow additions to a single family residence located on a pre-existing, non-conforming lot

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: George Sourati (Representative)

Title(s): _____

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:

Applicant: Carlos Gomes Teles Filho and Sybil J. Teles

RE: Special Permit Application for Additions to a Single-Family Residence
41 West Farm Road
Assessor's Map 29, Parcel 86.16
West Tisbury, MA

PROJECT DESCRIPTION

The project consists of the renovation and construction of additions to an existing single-family residence located on a pre-existing, non-conforming lot in the RU District.

The construction of the following additions is proposed:

Living Space:

- A 672± S.F addition to connect the existing house to an existing garage with above living space
- A 242± S.F addition located at the north of the existing house

Decks:

- 119± S.F porch and stairs
- A 414± S.F deck
- Converting an existing 243± S.F deck to a concrete porch

Please refer to the attached Site Plan for details.

20175

SOURATI ENGINEERING GROUP LLC
107 BEACH RD SUITE 202, PO BOX 4458
VINEYARD HAVEN, MA 02568
PH. (508) 693-9933

MARTHA'S VINEYARD BANK
53-7292/2113



2-25-2022

PAY TO THE ORDER OF Town of West Tisbury
two hundred and $\frac{00}{100}$

\$ 200.00

DOLLARS



George Louali

AUTHORIZED SIGNATURE

MEMO 102405 Teles ZBA Appl.

Security features. Details on back.

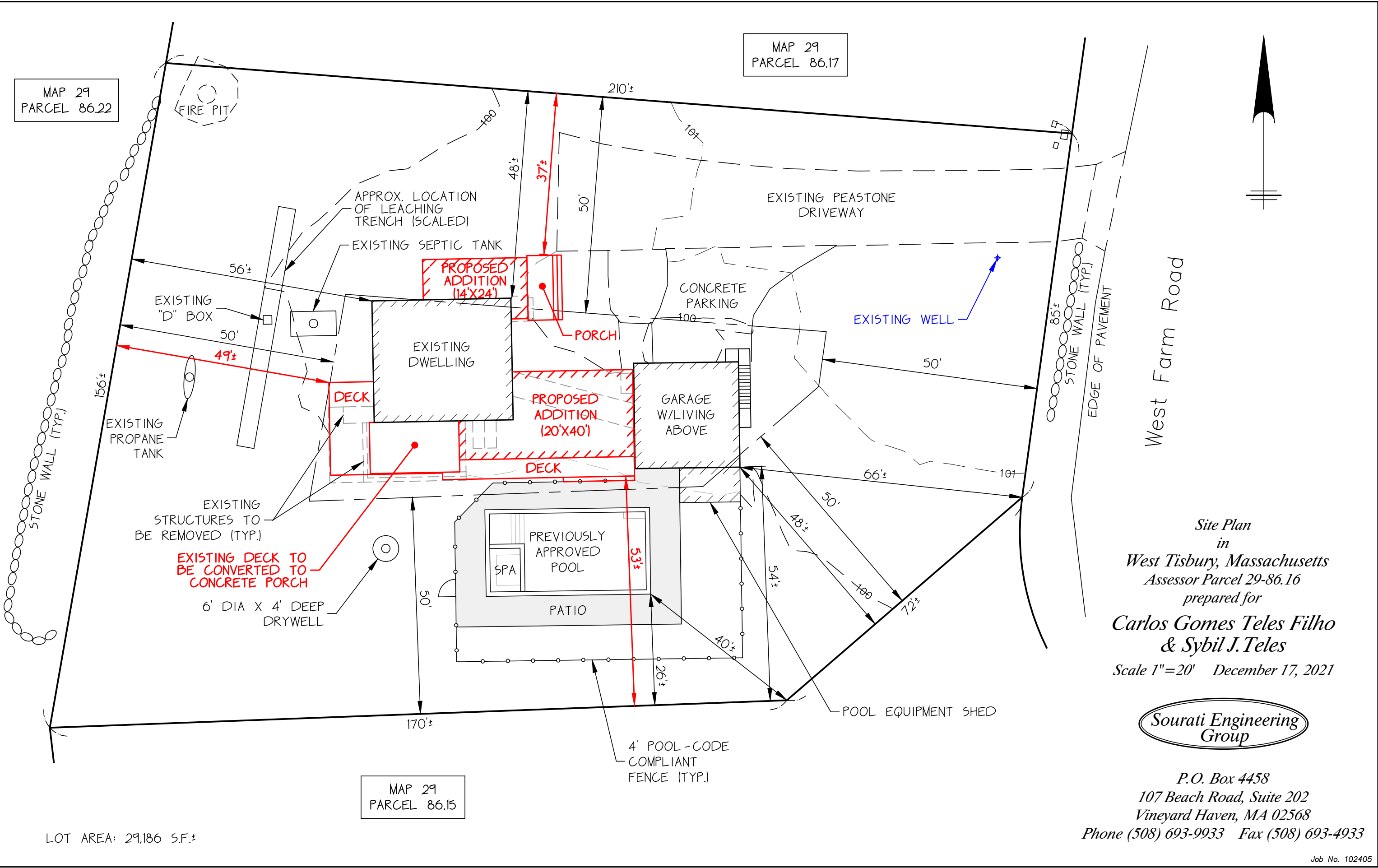
⑈020175⑈ ⑆211372925⑆ 45 255593⑈

MAP 29
PARCEL 86.22

MAP 29
PARCEL 86.17

MAP 29
PARCEL 86.15

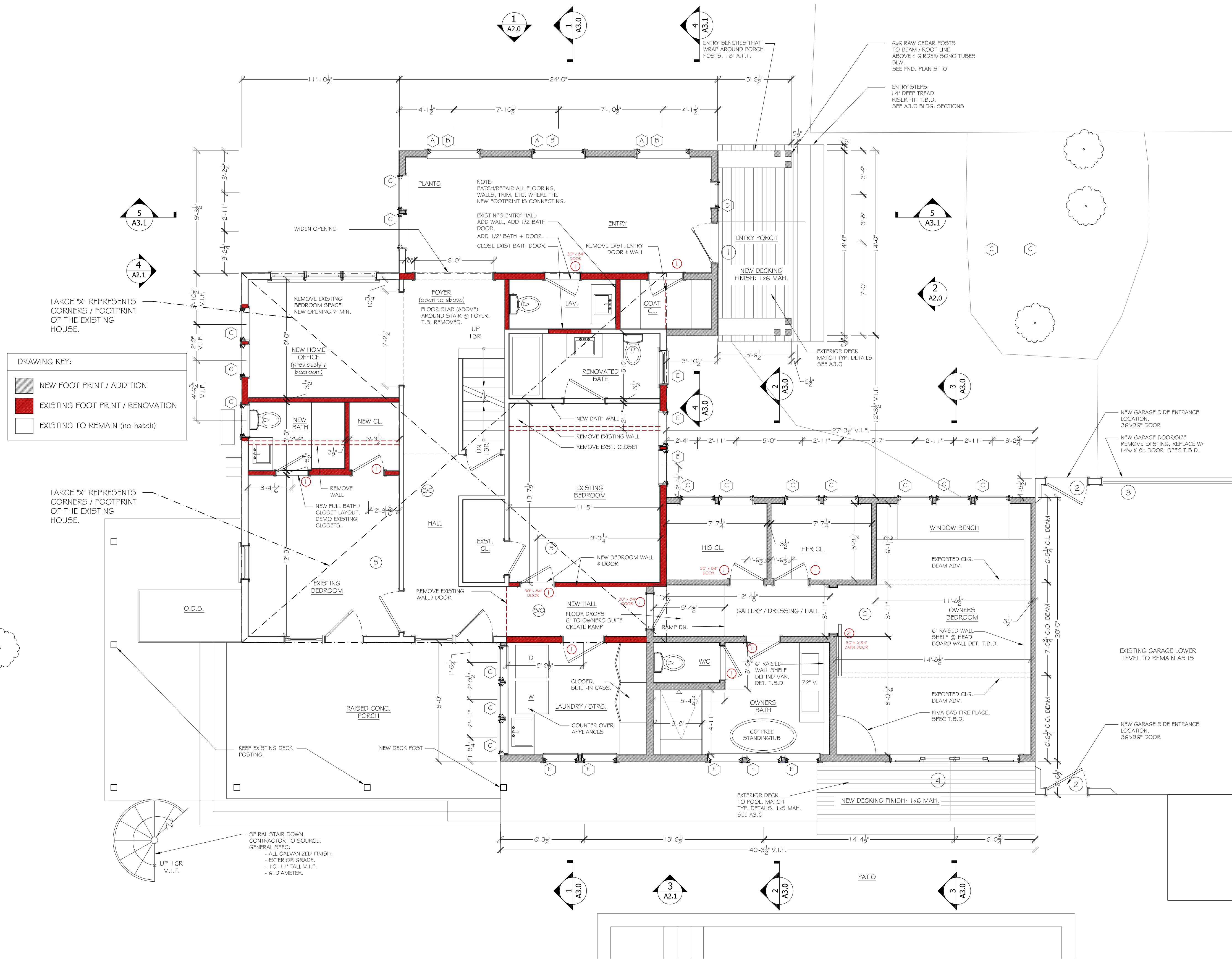
LOT AREA: 29,186 S.F.±



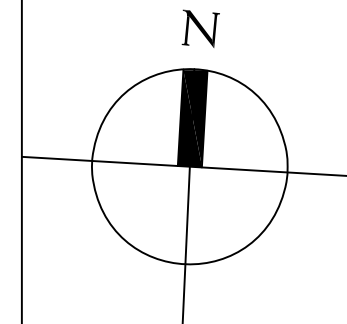
Site Plan
in
West Tisbury, Massachusetts
Assessor Parcel 29-86.16
prepared for
**Carlos Gomes Teles Filho
& Sybil J. Teles**
Scale 1"=20' December 17, 2021

**Sourati Engineering
Group**

P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933



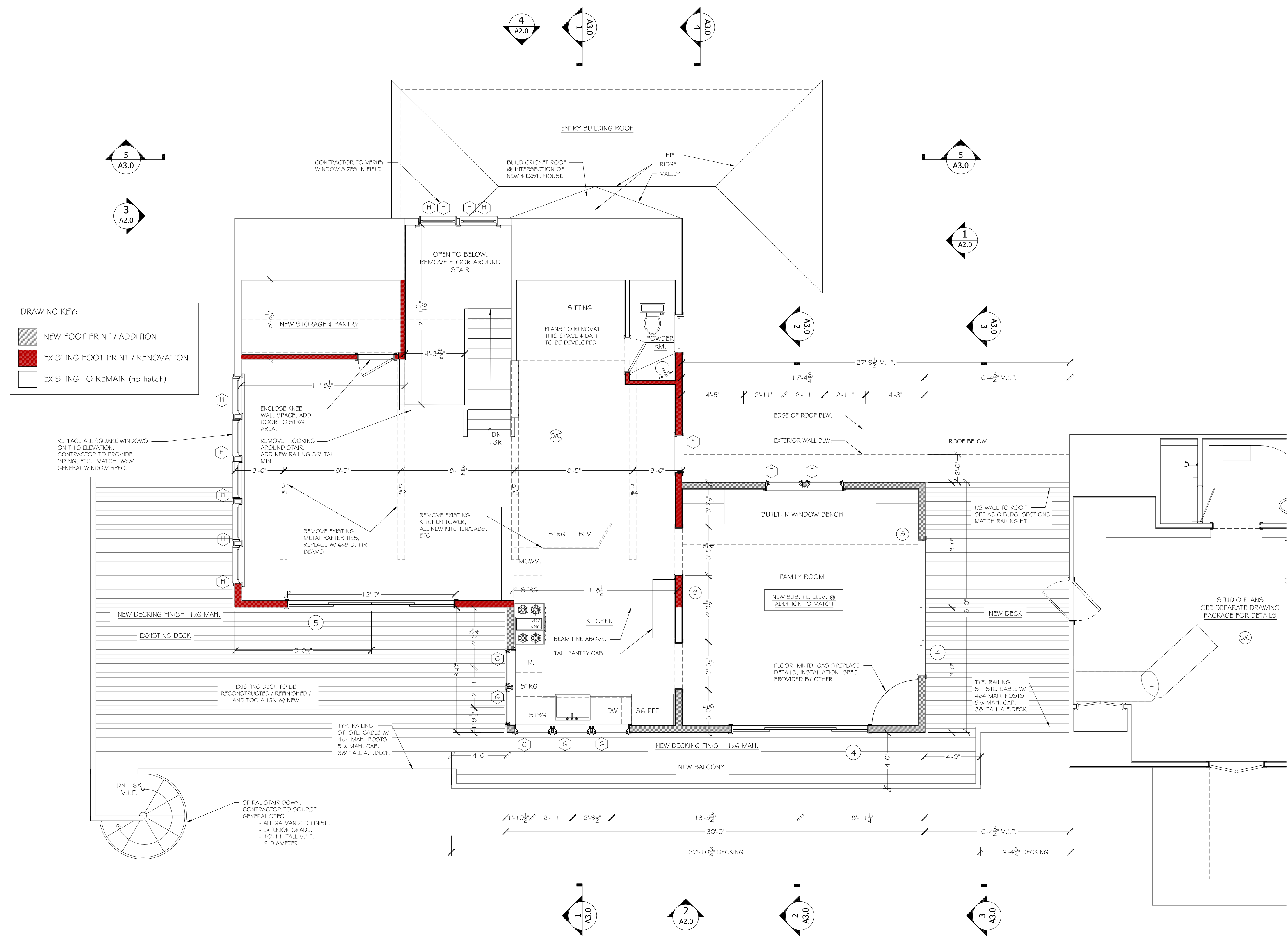
1 FIRST FLOOR PLAN
SCALE: PG&P



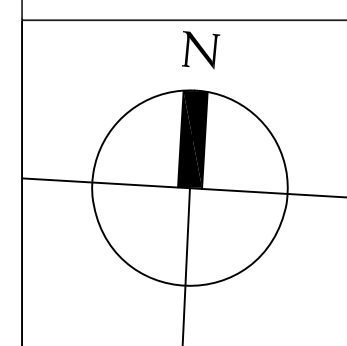
TELES RESIDENCE
41 WEST FARM RD.
WEST TISBURY

FLOOR PLANS
DATE: 12.03.21
REVISIONS:
SCALE: 1/4"=1'-0"

SHEET NUMBER:
A1.1



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



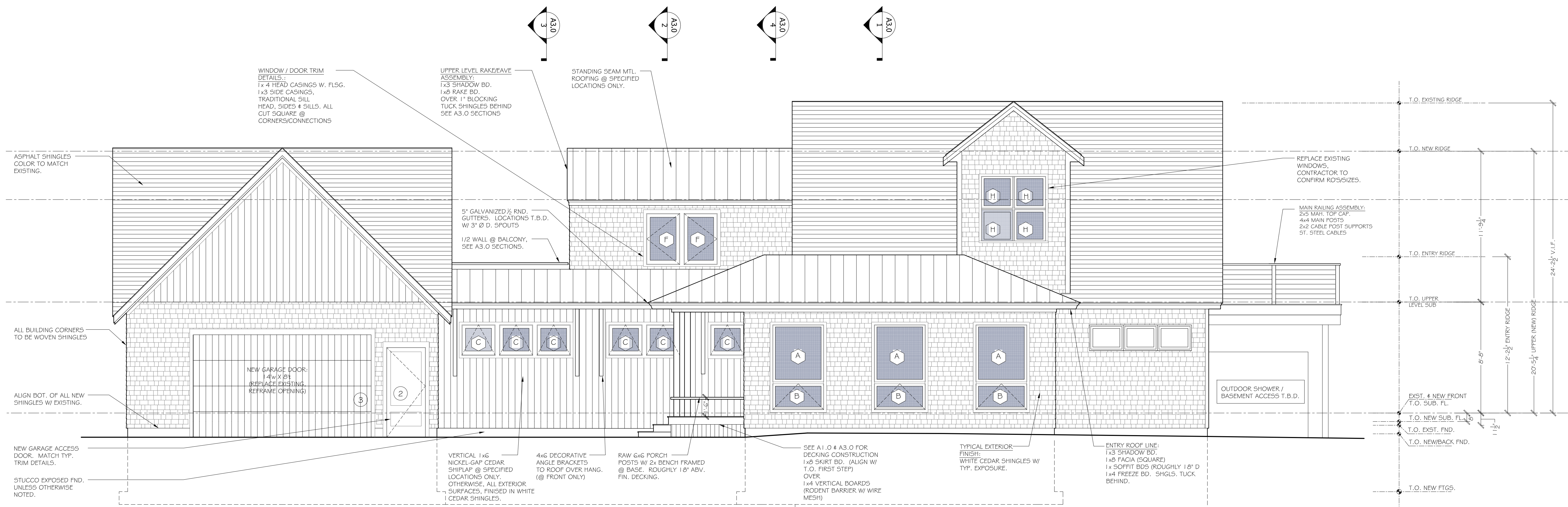
TELES RESIDENCE
41 WEST FARM RD.
WEST TISBURY

PROPOSED PLANS	REVISIONS:
DATE: 12.03.21	
SCALE: 1/4"=1'-0"	

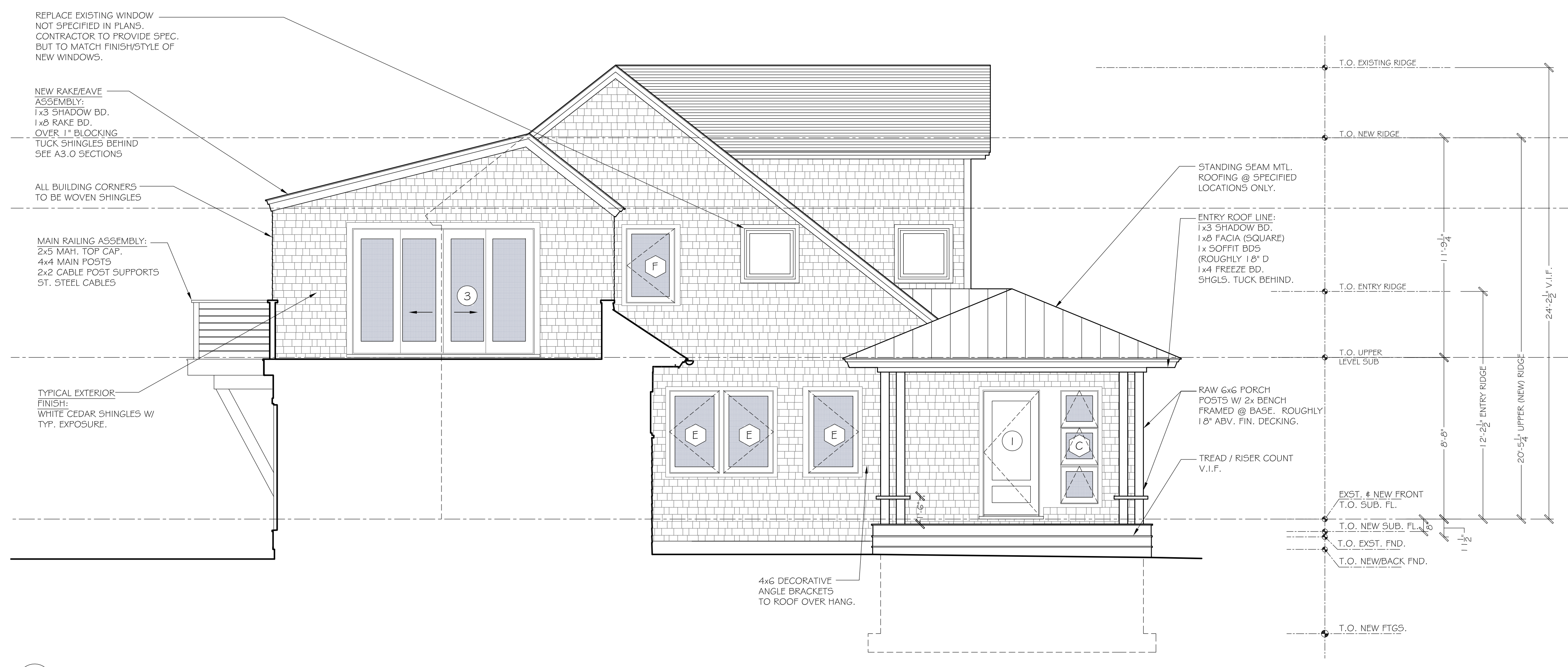
TELES RESIDENCE
 41 WEST FARM RD.
 WEST TISBURY

SHEET NAME: EXT. ELEVATIONS
 DATE: 12.03.21
 SCALE: 1/4"=1'-0"
 SHEET NUMBER:
 REVISED:

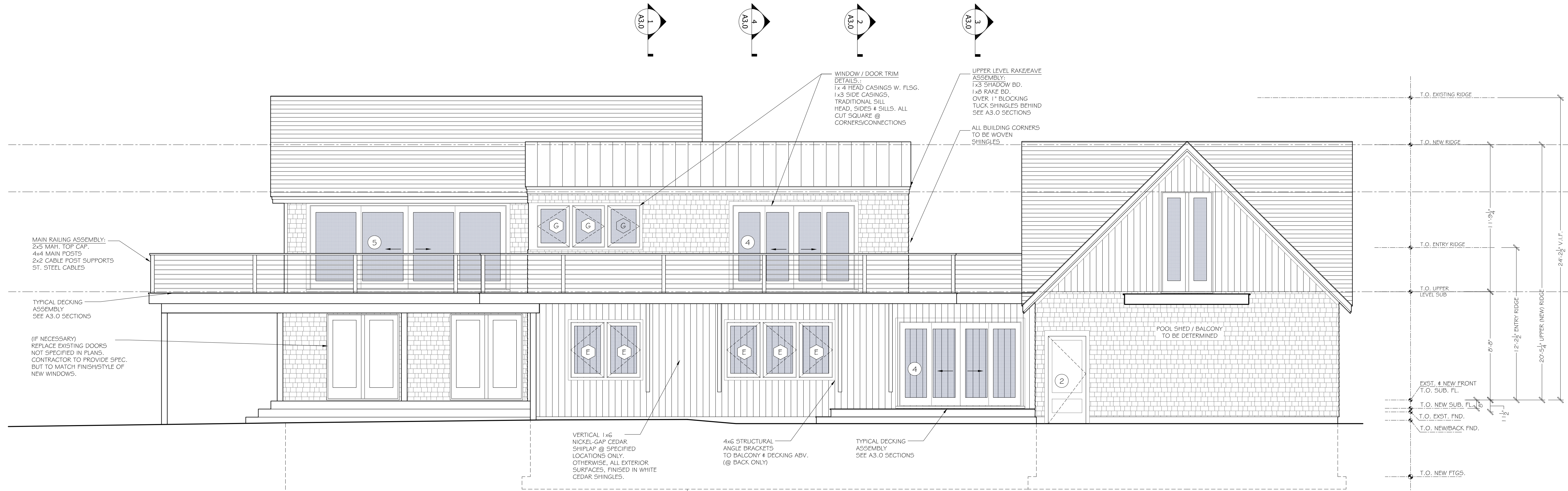
A2.0



1 FRONT BUILDING ELEVATION (NORTH)
 SCALE: 1/4"=1'-0"



2 SIDE BUILDING ELEVATION (EAST, FRONT ENTRY)
 SCALE: 1/4"=1'-0"

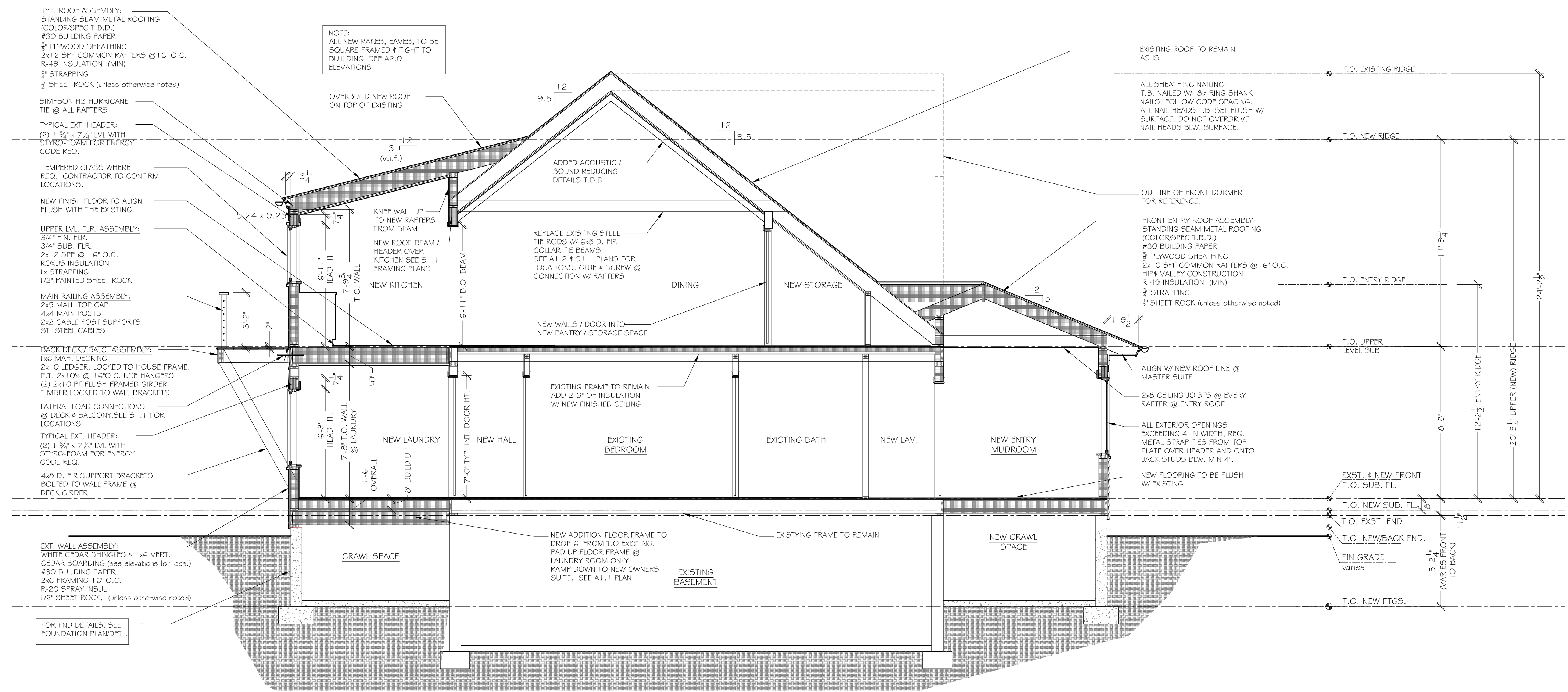


3 READ BUILDING ELEVATION (SOUTH, POOL SIDE)
SCALE: 1/4"=1'-0"

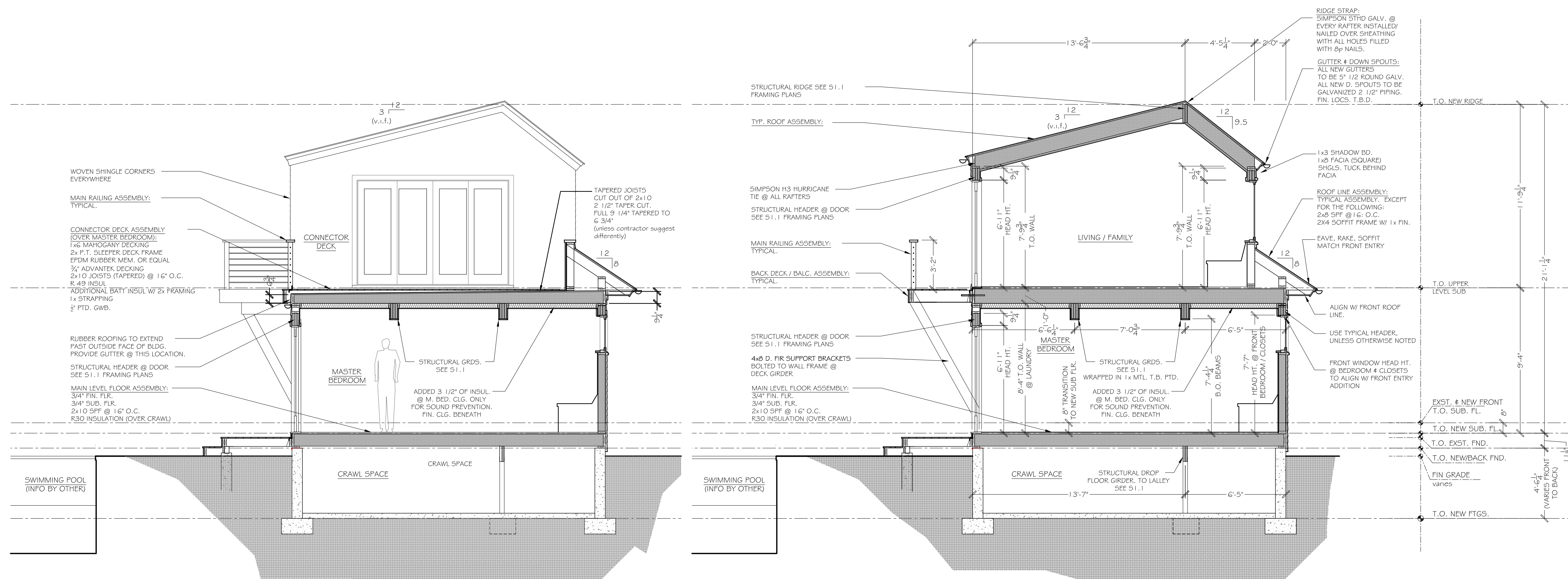


4 SIDE BUILDING ELEVATION (WEST, BACK YARD SIDE)
SCALE: 1/4"=1'-0"



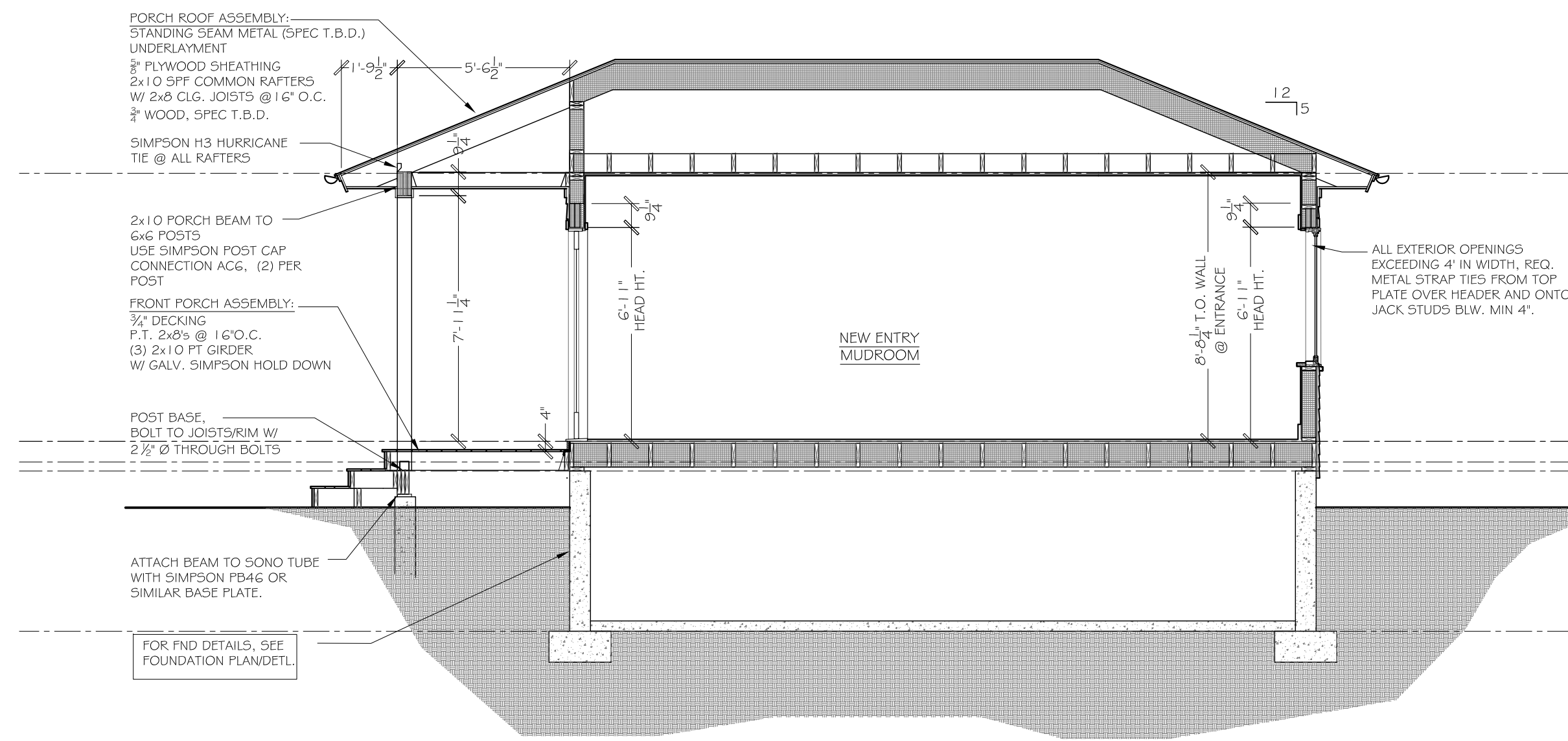


1 MAIN BUILDING SECTION
SCALE: 1/4"=1'-0"

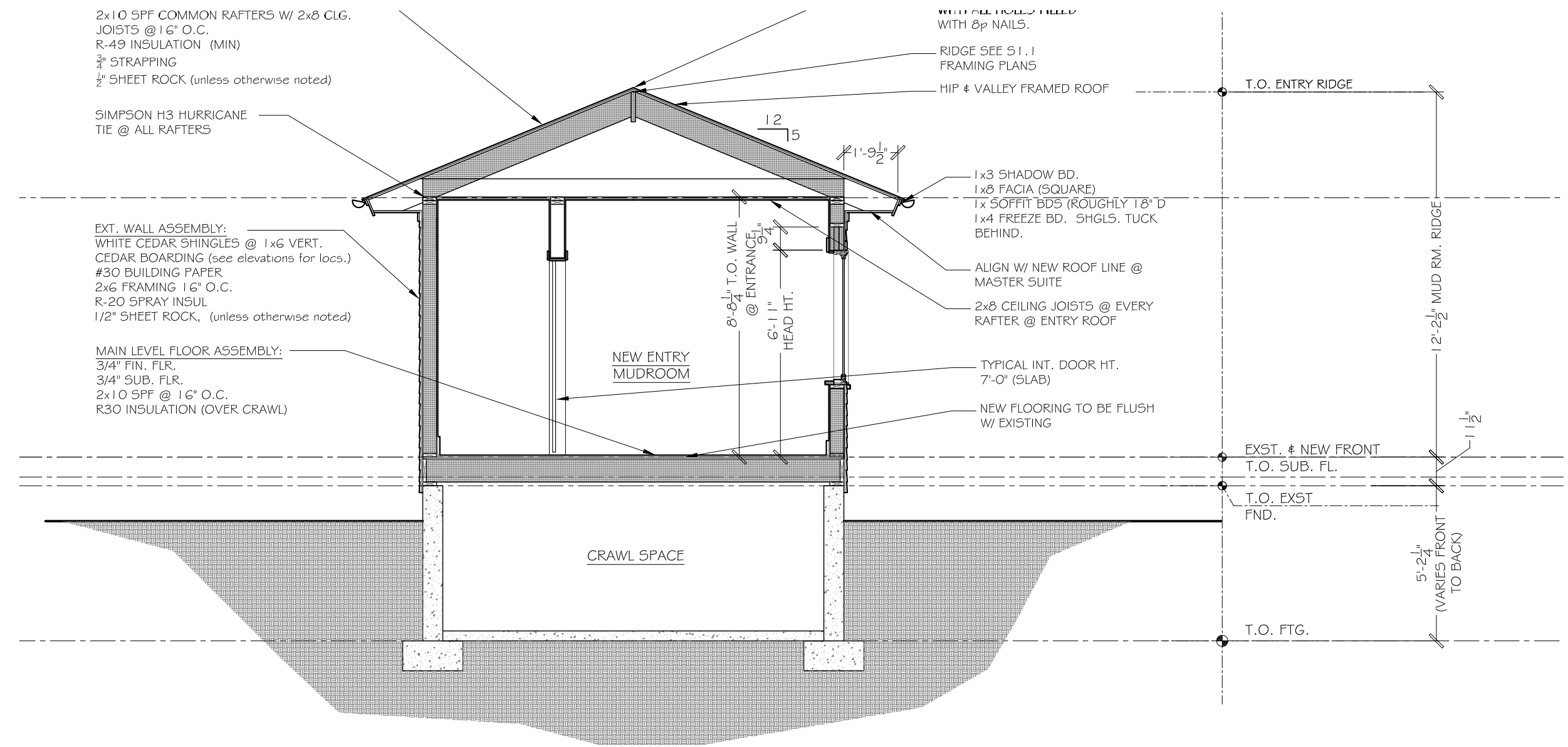


3 BUILDING SECTION @ NEW CONNECTOR DECK
SCALE: 1/4"=1'-0"

2 BUILDING SECTION @ NEW LIVING/FAMILY ROOM
SCALE: 1/4"=1'-0"



5 BUILDING SECTION @ ENTRY
SCALE: 1/4"=1'-0"



4 BUILDING SECTION @ ENTRY
SCALE: 1/4"=1'-0"

SHEET NAME:

BUILDING SECTIONS

DATE: 12.03.21

REVISED:

SCALE: 1/4"=1'-0"

SHEET NUMBER:

A3.1

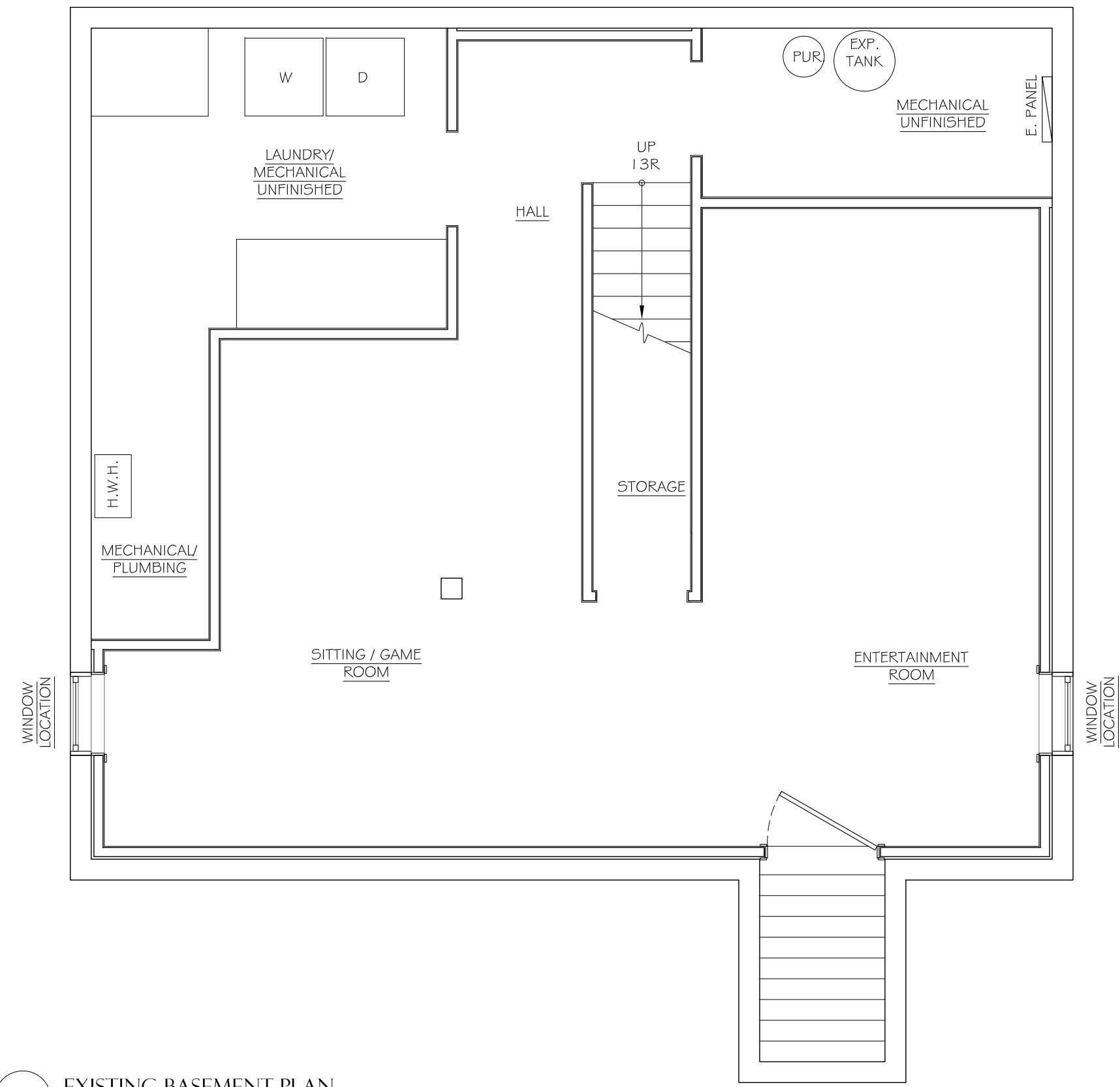
TELES RESIDENCE

41 WEST FARM RD.
WEST TISBURY

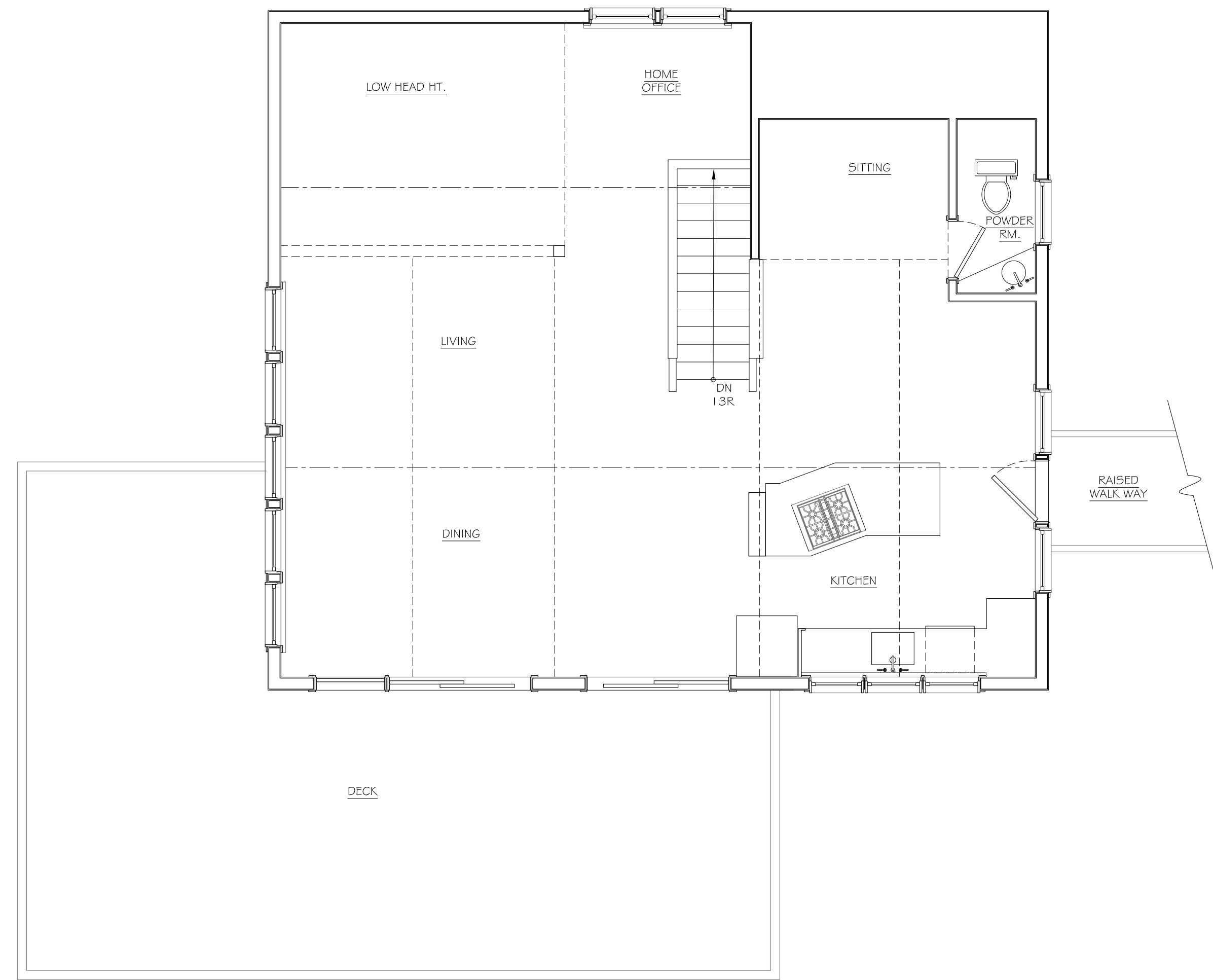


**WORTH
& WING**

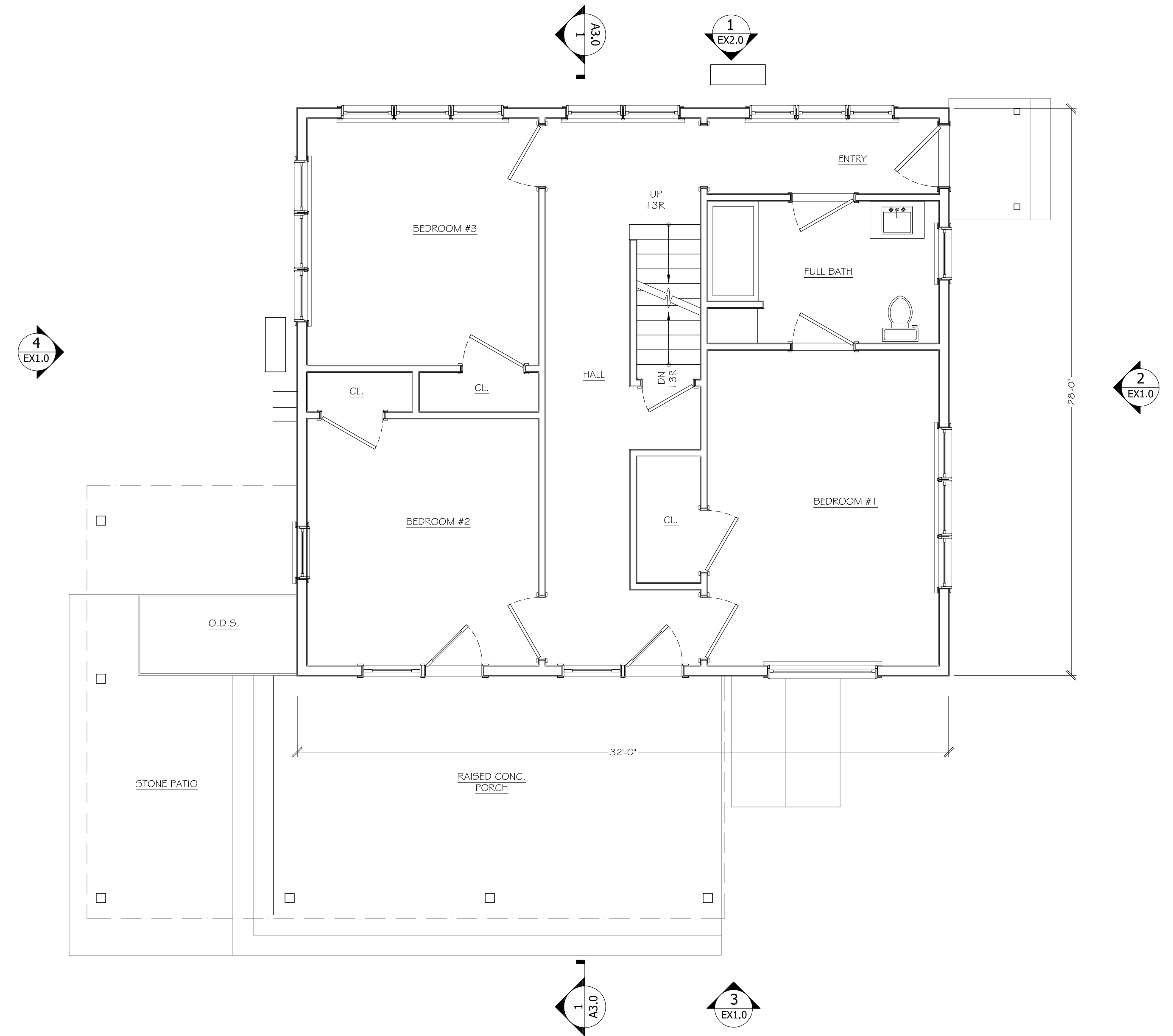
K-W@WORTHANDWING.COM PO BOX 2781 VINEYARD HAVEN, MA 02568 508-687-9504



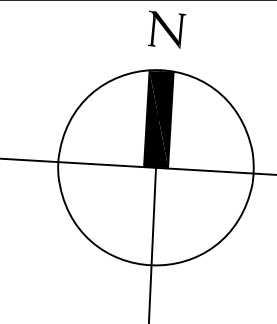
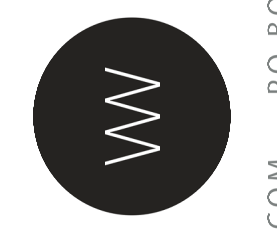
1 EXISTING BASEMENT PLAN
SCALE: 1/4"=1'-0"



3 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

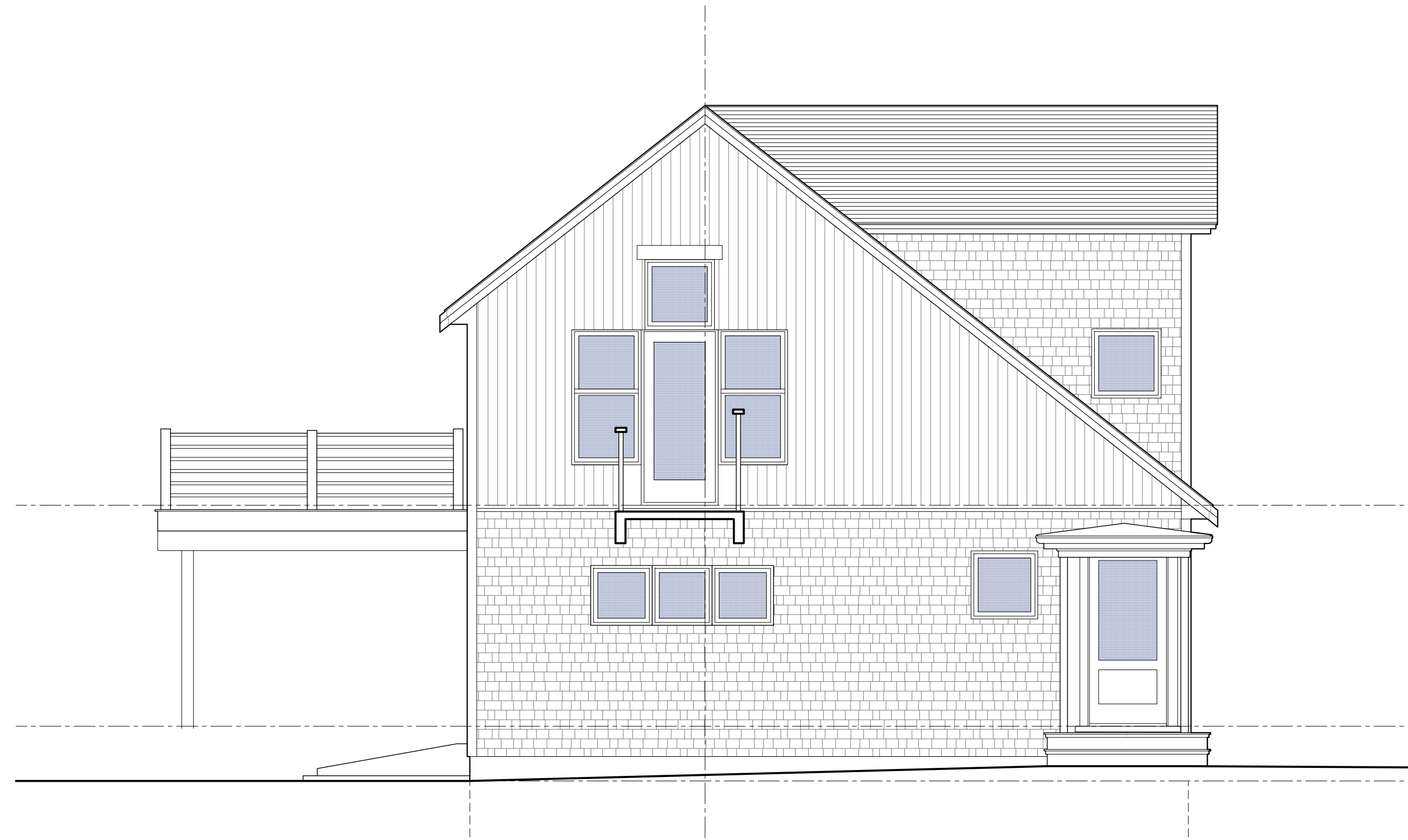


2 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



TELES RESIDENCE
41 WEST FARM RD.
WEST TISBURY

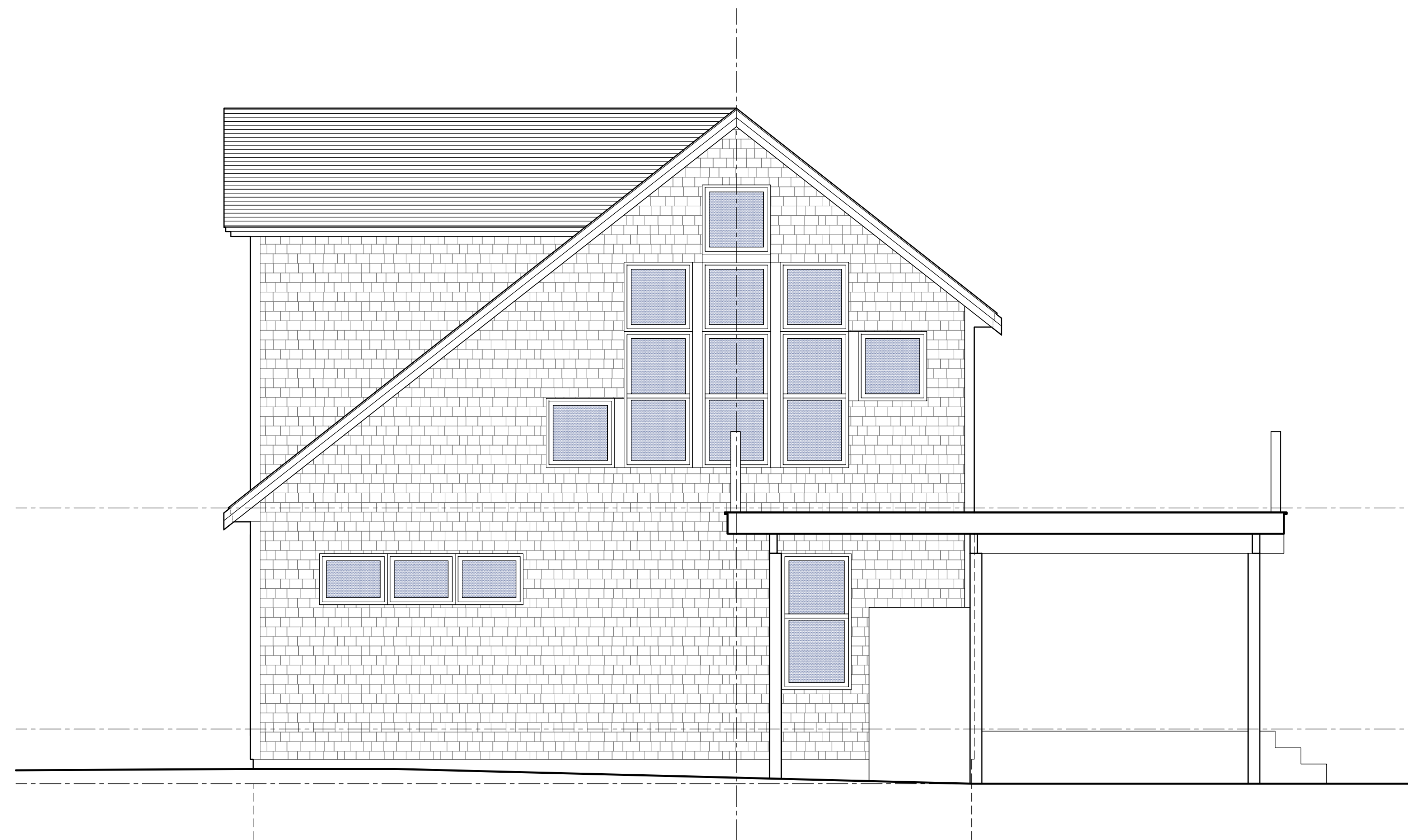
DATE: 12.03.21	REVISED:
SCALE: 1/4"=1'-0"	
SHEET NUMBER:	



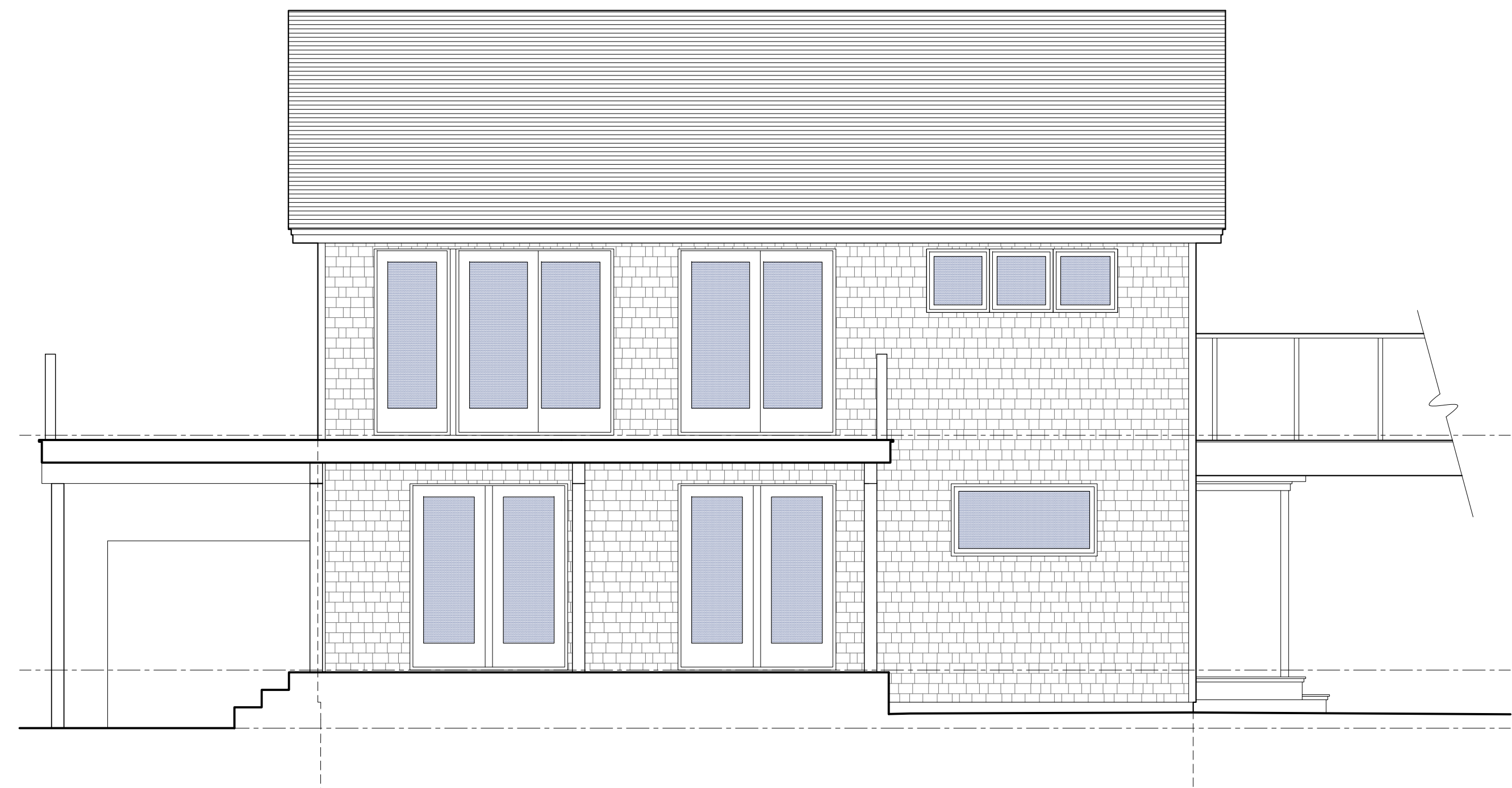
2 EXISTING SIDE ELEVATION (EAST, ROAD SIDE)
SCALE: 1/4"=1'-0"



1 EXISTING FRONT ELEVATION (NORTH)
SCALE: 1/4"=1'-0"



4 EXISTING SIDE ELEVATION (WEST)
SCALE: 1/4"=1'-0"



3 EXISTING REAR ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"