

RECEIVED
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Date: [Signature]

Received by the Town Clerk:

Application complete _____

Signed: _____

Application incomplete _____

APPLICATION COVER PAGE

Date: 08.02.2023

Date Received by ZBA: 8/4/2023

Name of Applicant and Mailing Address: Watcha Club LLC.

c/o Hutker Architects, 79 Beach Rd. Vineyard Haven, MA 02568

sdougherty@hutkerarchitects.com

Email Address: _____ Telephone Number: 508-693-3344

Name of Owner and Mailing Address (If not Applicant): Same as above

Map and Lot #: 43-1

Street Address of Subject Property: 100 Watcha Club Rd

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

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

Applicable Section of Zoning Bylaw: Section 6.1-6 A(3)

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: [Signature] Sean Dougherty - Hutker Architects'

Title(s): Agent

Application fee of \$200.00 is required. Date Paid: 8/4/2023

CK# 1114

HUTKER

ARCHITECTS

Watcha Club LLC Residence

August 2, 2023

100 Watcha Club Rd; Parcel #43-1

Project Summary:

The proposed residence located at 100 Watcha Club Rd. is within an wooded landscape as previously designated by the Site Plan Review Committee, which permits a maximum height of twenty four feet for a pitched roof and thirteen feet for a flat or shed roof from Mean Average Grade. For the purposes of this residence, Mean Average Grade is at Elevation 14.21', putting the Pitched Roof Maximum Height at 38.21' and the Flat Roof Maximum Height at 27.21'. We are seeking a Variation by Special Permit for the Flat Roof Maximum Height (WT Zoning Bylaw 6.1-6a3) to allow for the inclusion of a guardrail for both a 309 square foot roof deck and the exterior spiral stairway that services it above the screen porch, and a guardrail for a 123 square foot roof deck accessible from the owner's suite. The proposed guardrail above the screen porch exceeds the Flat Roof Maximum Height by 25" and the proposed guardrail above the proposed owner's deck exceeds the Flat Roof Maximum Height by 12". For both roof decks, the railings will be within the context of adjacent pitched roofs and walls. (Please refer to the attached diagrams).

Project Team:

Architect	Hutker Architects
Principal	Phil Regan
Project Manager	Sean Dougherty
Contact Information	508.693.3344

Civil Engineer	Vineyard Land Surveying, Inc.
Project Manager	Reid Silva
Contact Information	508.693.3774

Contractor	Adam T., Inc.
Principal	Adam Hayes
Contact Information	508.693.3733

Drawing Index:

Site Plan, 05.03.2023 by VLSE
Floor Plans & Roof Plans, 07.14.2023 by Hutker Architects
Exterior Elevations, 07.14.2023 by Hutker Architects