

RECEIVED

Received by the Town Clerk:

Date: APR 7 2023

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

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

BY: \_\_\_\_\_

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

APPLICATION COVER PAGE

received  
4/7/2023

Date: 4.7.23

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

Name of Applicant and Mailing Address: SOIKKELI AND Co, PO Box 1195,  
VINEYARD HAVEN, MA 02568

Email Address: VINEYARD.NET Telephone Number: 508 627 0521

Name of Owner and Mailing Address (If not Applicant): MARIA AND BIZKE BULLEN,  
89 POND RD., WEST TISBURY, MA

Map and Lot #: 30-2, 68

Street Address of Subject Property: 89 POND RD.

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

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

Applicable Section of Zoning Bylaw: 10.3-2

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): 4.6.23

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: \_\_\_\_\_

Title(s): PRESIDENT

Application fee of \$200.00 is required. Date Paid: \_\_\_\_\_

received  
4/7/2023  
CK # 1523

## Heikki Soikkeli

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**From:** Maria Krokidas <mariakrokidas@gmail.com>  
**Sent:** Thursday, April 6, 2023 10:55 PM  
**To:** Heikki Soikkeli  
**Subject:** Reasons for hardship . Some ideas. Feel free to edit down !

We purchased the property including the pool house / bedroom separate building with assurances that the pool house bedroom structure was a lawful structure . We moved to allow our adult disabled son who lives with us to have separate sleeping quarters. We could not find alternative affordable options to allow our son to have a separate living space . The pool house first floor has a room with pool equipment and an indoor outdoor shower and bathroom . The bedroom is on the second floor.

We want to remove the pool equipment to an outdoor shed , enclose the existing shower and add an outdoor shower. We have been advised by the building inspector that the existing use and structure may not have been lawfully permitted. And our proposed plans are also not allowed.

If our son is not allowed to use this bedroom in the pool house and have an indoor shower we will have spent considerable funds for a property which will not allow him to live independently while living close to us . This is a substantial financial and personal hardship.

Also the current design of the existing structure which mirrors the main house would not easily allow us to reduce the living space to 400 sf as required For a detached bedroom.This would require removing some of the second floor and extensive exterior work. The existing structure is tasteful and consistent with the character of the deep bottom pond association design standards.

We request a variance to allow a detached bedroom in the existing structure which will exceed 400sft for family use and not to include a kitchen.

Sent from my iPhone=