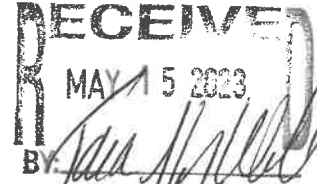


Received by the Town Clerk: _____ Date: _____

Signed: _____



APPLICATION COVER PAGE

Date: April 17, 2023

Date Received by ZBA: _____

Name of Applicant and Mailing Address: David Horwich
125 Church Rd. Easton, CT 06612

Email Address: david.horwich@revisionconstruction.com Telephone Number: 203-824-9606

Name of Owner and Mailing Address (If not Applicant): Arthur Horwich and Martina Brueckner
16 Beechwood Rd, Woodbridge, CT, 06525

Map and Lot #: 1-17 Street Address 126 Naushon Rd

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

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

Applicable Section of Zoning Bylaw: MGL Chapter 40A, sections 8,15

4.3-3D
↓

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): 3-23-2023

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 and driveway access to road.

Floor Plans and Elevations: 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.

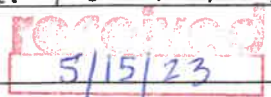
see attached Narrative: Detailed description of proposed project.

Application fee of \$200.00 payable to: The Town of West Tisbury.

I have read the overview of the ZBA process attached to this application, completed all sections of the application cover page and provided all required documentation and therefore request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

Signed: David Horwich
Title(s): Builder / owner Revision Construction

Application fee of \$200.00 is required. Date Paid: 5/15/23



CK # 1201

126 Naushon Rd: Appeal of Cease-and Desist letter

A. Reason for application

The application is for the unanticipated near-total demolition of the existing structure at 126 Naushon Rd, West Tisbury to allow reconstruction of the existing structure to be structurally sound, climate-resilient and energy efficient.

A brief background of the project is that the structure was permitted for interior demolition, along with replacement of siding, roof and windows. During the focused demolition process (7-2022 to 10-2022), structural problems were progressively identified that prohibited reuse of the existing framing. They are listed below:

- Lack of pressure treated sill plates allowing for substantial infestation of termites
- Undersized framing relative to the existing spans which had allowed for severe deflection in the floor joists on both the first and second floors.
- Rotted and undersized subflooring on both existing floors
- Improper application of slab to garage area forcing stud walls to blow off of stem wall
- No connection from existing foundation to framing (Large gap between foundation and framing existed)
 - o See Photos From Demo Attached

Mr. Tierney was made aware by in person or email/phone communication of the concerns, and verbally approved continuation of the project.

At this time, the original foundation along with a small portion of the 1st story wall is left, and plans submitted with this application outline the construction of a building on the existing foundation that recapitulates the size and aesthetic of the previous structure.

B. Impact to the neighborhood

- a. Environmental: there will be no substantial increase in size of the structure and no change to the number of bedrooms from previous.
- b. Noise: noise will be during active construction limited to 8AM to 6PM, and consist of typical noise associated with carpentry and framing, as well as some machine noise from supporting equipment ie. Telehandler & mini excavator.
- c. Visual: there will be minimal visual impact during construction, as most of the active construction site is screened from the road and neighbors' sight lines by trees. Once exterior construction is completed, there will be no visual impact, since the exterior of the new structure closely approximates the previous structure.
- d. Traffic: there will be construction traffic with 3-5 vehicles on site during the time period anticipated from initial construction through envelope completion.

126 Naushon Rd: Appeal of 8.7-3

A. Reason for application

The application is for use of two RVs at 126 Naushon Rd during construction, this is necessitated by the narrow constraint of access to the property, and two smaller RVs are required as one larger unit would not fit.

B. Impact to the neighborhood

- a. Environmental: there will be no environmental impact. The RVs are connected to existing power, and sanitation is provided by Jays Septic
- b. Noise: No noise is anticipated from the RVs
- c. Visual: there will be minimal visual impact during construction, as the RVs are screened from the road and neighbors' sight lines by trees.
- d. Traffic: The RVs will not impact traffic; they are located on the property's driveway

126 Naushon Rd: Variance for front step construction 11.1-3A

A. Reason for application

The application is for the replacement of the non-conforming front entry steps to 126 Naushon Rd by an increase of the current foundation by approximately 85 Sq.Ft.

B. Impact to the neighborhood

- a. Environmental: there will be a plan and permit submitted to wetlands showing the work to be done as well as measures already in place to mitigate impact to the buffer area. (ie. Silt fencing, wetlands boundary marking, vegetation for ground retention)
- b. Noise: this project does not generate additional noise
- c. Visual: there will be no visual impact to neighbors
- d. Traffic: this extension does not impact traffic