

## Jane Rossi

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**From:** Joe Tierney <inspect@westtisbury-ma.gov>  
**Sent:** Wednesday, May 11, 2022 10:44 AM  
**To:** Jane Rossi  
**Subject:** RE: Garcia, State Road

Jane,

See below:

The Massachusetts Courts have found that a single-family home can have as many kitchen facilities as the owner desires. Just because you have three kitchen facilities does not make it a three-family home. There would have to be some other means to determine if a single-family home is truly a multi-family home. Ernest J. Boch v Edward Vincent et al, Zoning Board of Town of Edgartown.

Joe

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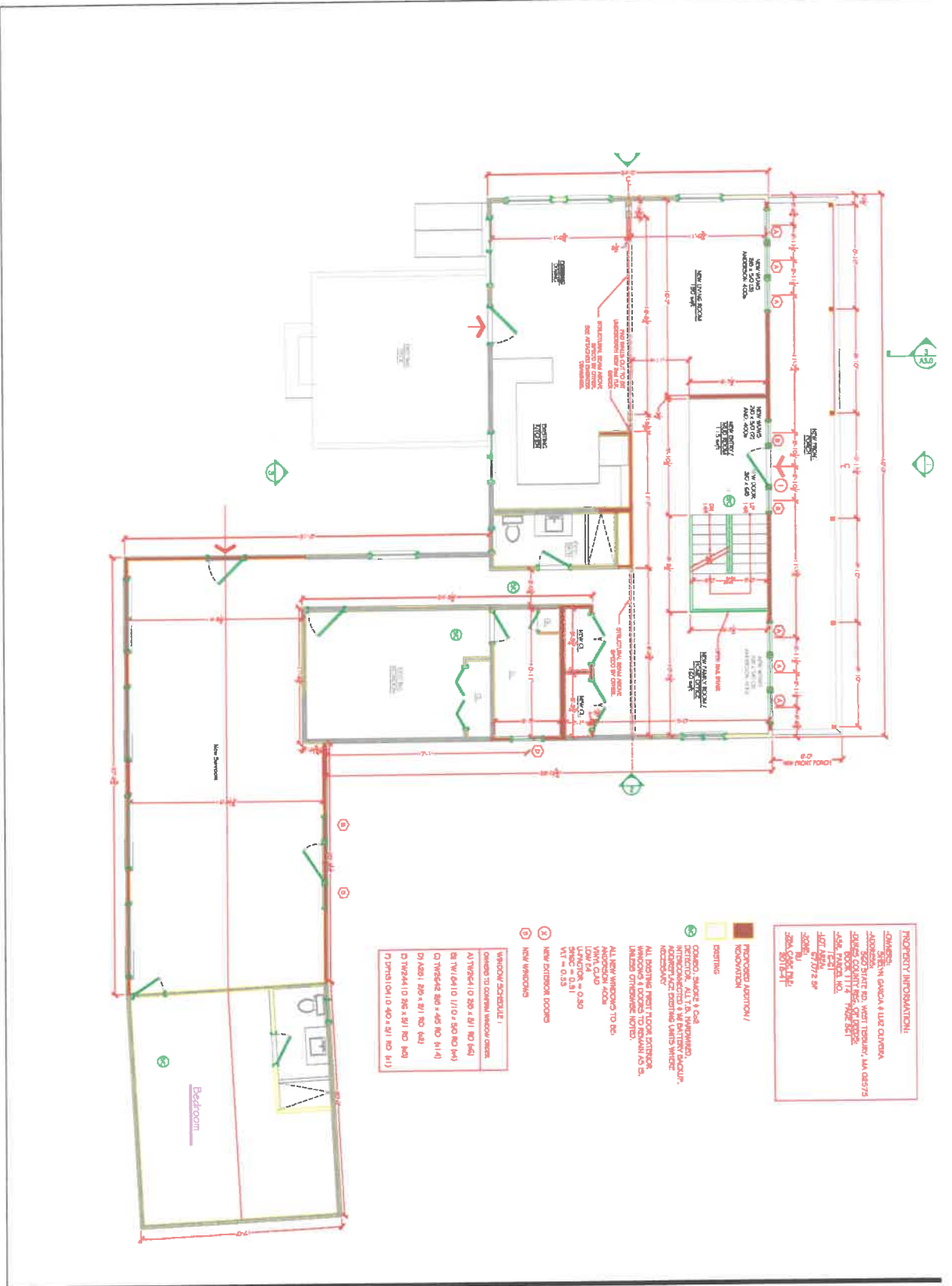
**From:** Jane Rossi <>  
**Sent:** Wednesday, May 11, 2022 10:29 AM  
**To:** Joe Tierney <inspect@westtisbury-ma.gov>  
**Subject:** Garcia, State Road

Hi Joe:

Regarding the Garcia property that will be before the Planning and ZBA, can a house have two kitchens? The application appears to want to create an apartment for the son within the main house. I'm really confused. Any info is appreciated.

Thanks,

Jane



**PROPERTY INFORMATION:**

OWNER: STEVEN GARCIA & LUIZ OLIVEIRA  
 ADDRESS: 560 STATE RD., WEST TISBURY, MA 02775  
 ZONING: RESIDENTIAL  
 PLANNING NO. 1762-2011  
 LOT: 1762-2011  
 LOT AREA: 27,772 sq ft  
 ZONE: R-1  
 20A, CIRC 154  
 8015411

**PROPERTY AGENCY /**  
 ARCHITECT  
 DRAWING

**CHANG:** SHEET 1 OF 4  
 ALL NEW CONSTRUCTION, ALL EXISTING CONSTRUCTION, INTERCONNECTED & W/ BATTERY BACKUP, INTERCONNECTED & W/ BATTERY BACKUP, INTERCONNECTED & W/ BATTERY BACKUP, INTERCONNECTED & W/ BATTERY BACKUP

ALL EXISTING FIRST FLOOR INTERIOR WALLS & DOORS TO REMAIN AS IS, UNLESS OTHERWISE NOTED.

ALL NEW WINDOWS TO BE ANODIZED ALUMINUM  
 U-FACTOR = 0.30  
 U-Factor = 0.31  
 VIT = 0.53

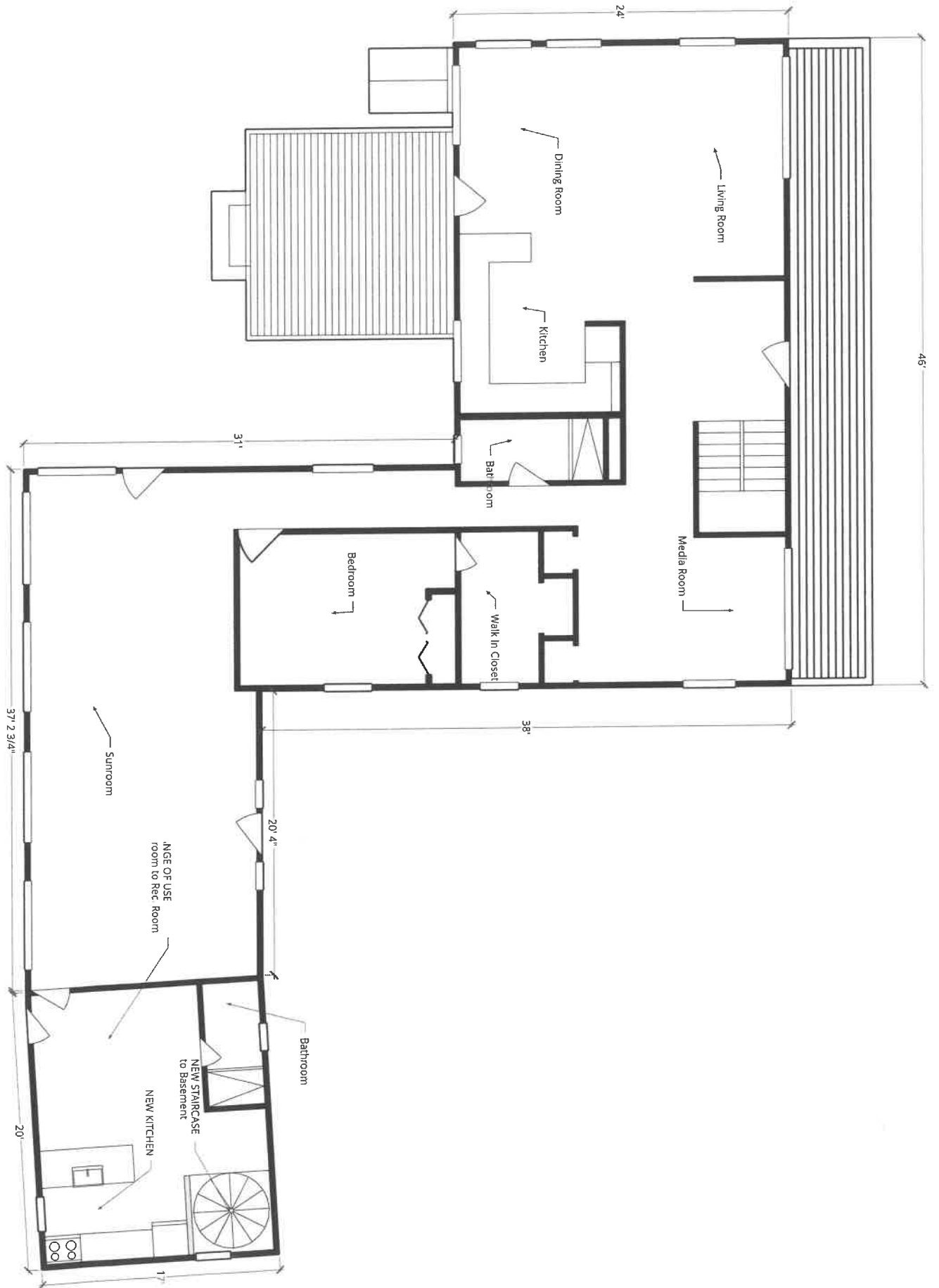
**NEW EXTERIOR DOORS**

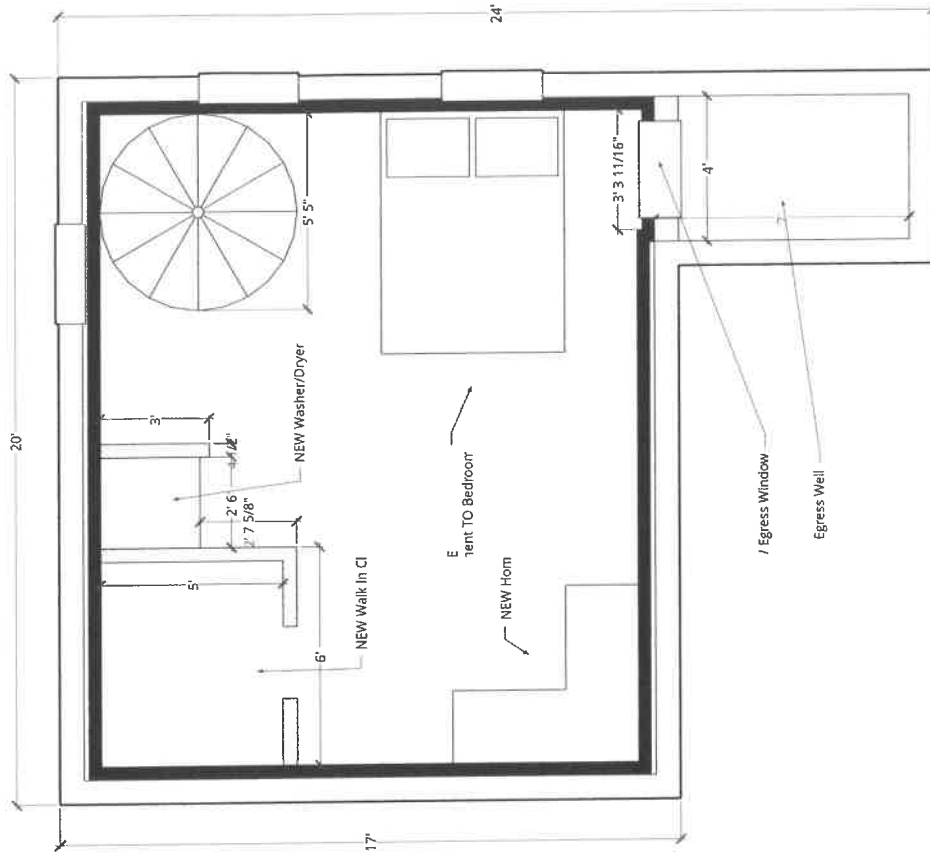
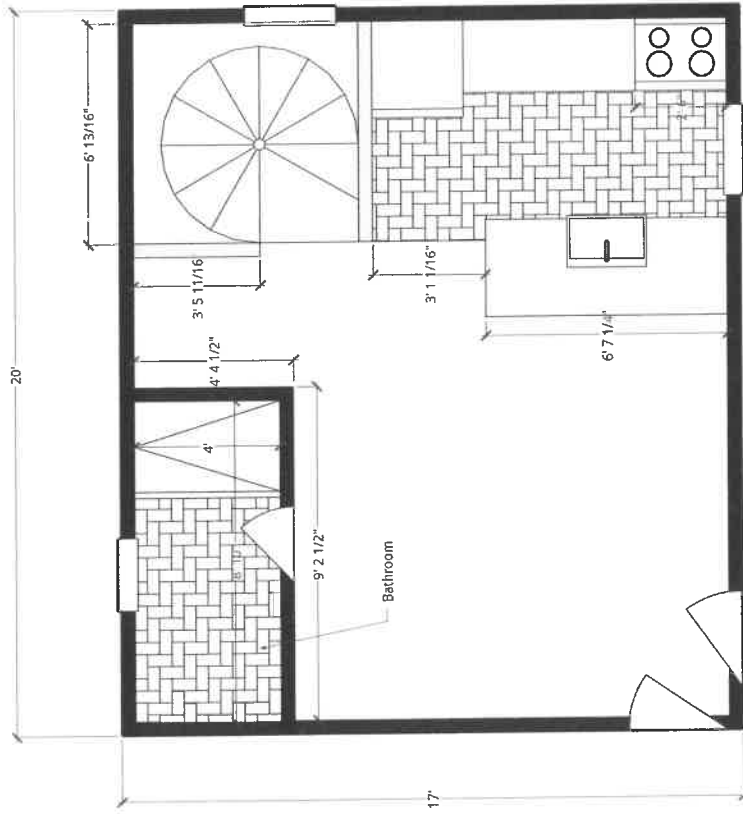
**NEW WINDOWS**

**WINDOW SCHEDULE:**  
 CHANG TO CORRECT WINDOW SIZES.

A) 1764d1 (0 20' x 8') 80 (64)
B) 1764d1 (0 17'0" x 50" NO 64)
C) 1764d2 80' x 48' NO 51 (4)
D) 1764d1 20' x 81' NO 64
E) 1764d1 10 26' x 51' NO 64
F) 1764d1 10 40' x 51' NO 51 (1)

A.I.I.	SHEET NUMBER:	DATE: 02.12.19	REVISD:	<h2 style="margin: 0;">GARCIA - OLIVEIRA RESIDENCE</h2> <p style="margin: 0;">560 STATE RD. WEST TISBURY, MA 02775</p>	
	PLANS				
	SCALE: 1/8" = 1'				





1" = 2' 1 7/8"