



Received by the Town Clerk:

Date:

Application complete

Application incomplete

Signed: _____

BY: _____

APPLICATION COVER PAGE

Date: 6/15/2022

Date Received by ZBA: _____

Name of Applicant and Mailing Address: BRUCE RAYVID

26 BRUSHBROOM LN, VINEYARD HAVEN, MA 02568

Email Address: BPROJECTS@GMAIL.COM

Telephone Number: 508 456-6891

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

Map and Lot #: 31-106.1

Street Address of Subject Property: 26 BRUSHBROOM LANE

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

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

Applicable Section of Zoning Bylaw: 11.1-3A; 4.3-3D

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

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: Bruce Rayvid

Title(s): OWNER

Application fee of \$200.00 is required. Date Paid: 6/19/22 CK # 1248

Mitchell Fuller, LLC
39 Lake Street
Vineyard Haven, MA 02568
978-998-5786

Detailed Narrative of Proposed Project

Project Owner: Bruce Rayvid

Project Location: 26 Brushbroom Lane

Lot #: 31-106.1 2.8 Acres RU District

The Owner wants to extend the size of his existing house with the expectation he and his wife may move here in the future.

The existing house is a 2159.63 sf cape located on a wooded lot some 500' in from the Edgartown Road. The attached drawings show a 12' one story addition being added to each end of the house – the additions are the same width as the existing house. Once completed, the total useable square footage increases to 2796.03 sf. The existing deck will be recreated on the south end of the house.

The exterior finishes will be consistent with the existing house finishes including cedar shingles and painted trim as well as new windows and doors. The interior will be completely renovated with updated plumbing, electric and HVAC. A new septic system will be installed- the documents prepared by Douglas E. Cooper, RS have been filed with the Board of Health.

The existing house is non-conforming with regards to side lot setback requirement of 50'- currently the east side of the structure is 43' from the side lot line; the west side of the structure is 45' from the lot line.

With the additions, the east lot line setback becomes 40.3' so we are asking for 2.7' of setback relief. The additions are the same width as the existing house so the difference in setback dimension is a function of the lot lines not being parallel with the house.

With the additions, the west lot line setback becomes 42.9' so we are asking for 2.1' of setback relief.

The new roofline profile enables the Owner to add solar panels to the south side of the roof in an effort to reduce the projects 'carbon footprint'.

As architect for the project, I believe that the proposed additions that extend the existing structure will not have a material detrimental effect upon the established and future character of the neighborhood and the town.

Prepared by:

John M. Fuller, AIA, LEED, AP

A handwritten signature in black ink that reads "John M. Fuller". The signature is written in a cursive style with a long, horizontal flourish extending to the right.