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Received by the Town Clerk:

Date:

Application complete _____

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APPLICATION COVER PAGE

Date: Nov 21, 2023

Date Received by ZBA: Nov 21, 2023

Name of Applicant and Mailing Address: Emanuela Gulino

193 Vineyard Meadow Farms Rd West Tisbury MA 02575

Email Address: MaryGulino1962@gmail.com Telephone Number: 978-500-4421

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

Map and Lot #: 37 lot 7

Street Address of Subject Property: 193 Vineyard Meadow Farms Rd. W. Tisbury

Applicant is: Emanuela Kathleen Gulino (Owner, Tenant, Purchaser, Other)

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

Applicable Section of Zoning Bylaw: Ch. 40A sections 8 + 15

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): Nov. 15, 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 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. There was a discrepancy of the size of trees planted.
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]*

Title(s): DIRECTOR

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

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11/21/23

CK # 629

Zoning Board of Appeals

From: Michelle Spain <mrsspain3@gmail.com>
Sent: Wednesday, November 22, 2023 1:59 PM
To: Zoning Board of Appeals
Subject: Re: 193 Vineyard Meadow Farms Rd.

To The West Tisbury Board,

At no time during the building process did anyone specify the size of the evergreens that were requested by residents at 199 Vineyard Meadow Farm Road. Within the conditions stated from the zoning board of appeals, condition one states, "As offered, the Applicant has agreed to provide screening by planting a minimum of five(5) evergreens, such as cypress, between the proposed Accessory Apartment and the abutters at 199 Vineyard Meadow Farms Rd." It does not state the size of the trees; the evergreens that I planted grow a foot and a half to two feet every year, so I assumed that would be sufficient. After planting the five required evergreens, I received notice from the West Tisbury Inspector of Buildings explaining that the Zoning Bylaw requires the height of the screening to be a minimum of 6' tall; I was unaware of the height requirement before purchasing and planting the trees. I feel that it would be in the best interest of the town and its residents to have this stated within the initial agreement. At the zoning meeting it was stated that one of the complaints was that when my daughter would go into her cottage the lights from her car would shine into their bedroom; we purposely situated the cottage so her lights would shine on her own cottage and not the abutter's bedrooms. We made every effort to be good neighbors; we spoke to the surrounding neighbors that are on the island year round like us and other abutting neighbors as to if they had any concerns, and none expressed any apprehensions. It is known that the residents at 199 Vineyard Meadow Farms Rd. rent out of their island residence most of the year; we have never complained to the local authorities about their renters being loud, we want to coexist peacefully with our neighbors, and we always have. We are an elderly couple, myself being 71 and my wife, 68, that have built this cottage as affordable housing, in an atmosphere where housing is in great demand for young professionals like my daughter, being a teacher at the Charter School, and her 15 year old daughter who is a student on the island. Being elderly it was a big financial undertaking for us, as everyone knows, building on the island is not for the faint of heart - everything is 3 times more on the island than it is off. As full time, contributing members of the island community for the last 19 years we hope that you will consider our efforts to follow the guidelines stated in the zoning board of appeals agreement as sufficient.