

Hi Pam and ZBA board,

Attached below are 2 floor plans that show the layout of a proposed accessory apartment owned by Diane Luckey and family.

The Luckeys propose to convert an existing finished studio to a dwelling for use by family members. The existing building is 16 ft x 24 ft with a full basement. The total floor area is 768 sq ft, which includes both floors.

There is no change proposed to the current building shell other than a 10 x 16 deck and a small porch roof to protect the main doorway. The attached photographs show the existing building.

Modifications to the interior of the building include; installing a kitchen on the main floor, a new spiral stair between floors, and a bathroom and closet on the lower level. The lower floor has grade level doors which satisfy egress requirements.

The existing 4 bedroom septic system serves a 2 bedroom main house and has capacity for this additional load. Vineyard Land Surveying is currently revising a plan for resubmittal to the WT Board of Health.

The ZBA had permitted a conversion with a substantial addition in 2018, just over 2 years ago. The Luckeys wish to extend that permit with the new simplified floor plans.

Thank you for meeting in these extraordinary times. Please call with any questions.

Peter Rodegast

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