

Date: June 5, 2020

R + D STUDIO

Lynley Projects, LLC
Lot 3-7
63 Bog House Way
West Tisbury, MA

PO Box 2598
Vineyard Haven, MA
02568

ALTERNATIVES ANALYSIS:PROJECT SITING

- Moving the house completely out of the Buffer Zone is not achievable while maintaining the min. buffer zone between existing water wells and septic systems
- Moving the house landward closes the short distance with the neighbor's main house on Lot 3-6, owned by Snezana Westby. The main house at 62 Bog House Way is only 11' from the property line; shifting landward puts the swimming pool next to her house. She has expressed concern over possible noise from the swimming pool
- Moving landward would also place the proposed house abreast of the neighbor to the North (Lot 9-1, owned by Minawetu LLC), who is building a 5,130 sq ft house (excluding basement) with a roof-top pool. This house is 42' from the property line
- Moving the house landward greatly increases the non-conforming nature of the existing footprint, pushing it further into the setback because the lot tapers, becoming narrower to the South
- Moving the house landward pushes the swimming pool, the house, or both, further into the 100' Wetland Buffer Zone
- Moving the house landward could require the removal of mature trees that provide screening

CONCLUSIONS

- Moving the house landward does not substantially lessen the structure's impact on the site, and in some cases, increases the impact
- Moving the house landward would require setback relief from the Zoning Board of Appeals and additional approvals from the Planning Board, Board of Health, and Conservation Commission
- Moving the house landward likely would receive strong opposition from both of the neighbors, as it would reduce the distance between neighboring structures