

Received by the Town Clerk: _____ Date: _____

Application complete _____

Application incomplete X

Signed: _____

APPLICATION COVER PAGE

Date: 5/2/2024 Date Received by ZBA: 5/8/2024

Name of Applicant and Mailing Address: John W. McCarthy
MARGARET BRESNAHAN

170 SKIFFS LN VH 02568 338-

Email Address: mageb123@comcast.net Telephone Number: 508-642-1382
508-500-0510

Name of Owner and Mailing Address (If not Applicant): MAURICE & MARGARET BRESNAHAN
170 SKIFFS LN, VH 02568

Map and Lot #: MAP 17 Lot 3.20

Street Address of Subject Property: 170 SKIFFS

Applicant is: owner/tenant (Owner, Tenant, Purchaser, Other)

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

Applicable Section of Zoning Bylaw: 11.2-2

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): 4/19/24

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: [Signature]
MARGARET P. BRESNAHAN

Title(s): _____

Application fee of \$200.00 is required. Date Paid: 5/8/2024
CK #5510



Narrative for Bresnahan

Seven years ago, we built a barn for horses and did not have a permit. In addition, it was built in the 50-foot setbacks. We recently found out that we need a special permit and request one per the instructions of the Building Inspector, Joe Tierney.



Town of West Tisbury
BUILDING & ZONING INSPECTOR
West Tisbury, Massachusetts 02575

April 19, 2024

Maurice & Margaret Bresnahan Realty Trust
170 Skiffs Ln
Vineyard Haven, Ma 02568

Re: 170 Skiffs Ln- Violations

Dear Mr. & Mrs. Bresnahan,

COPY

The following violations on your property, located a 170 Skiffs Ln, have come to my attention:

1. It appears an 480sqft+/- accessory structure was constructed between 2016 and 2019 without a Building Permit. This accessory structure does not appear to meet the required setbacks and would require a Special Permit from the West Tisbury Zoning Board of Appeals (WTZBA), under Section 11.2-2 of the West Tisbury Zoning Bylaws. In addition, a Building Permit is also required under 780 CMR Section R105.1.
2. It also appears alterations to the basement of your existing single-family dwelling unit have occurred that would have also require a Building Permit, under 780 CMR Section R105.1.

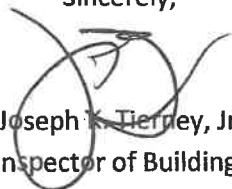
At this time, I am ordering you to file an application with the ZBA by May 21, 2024 to seek approval for the accessory structure and a Building Permit application by June 5, 2024 for this structure.

In addition, I am ordering you to immediately cease any occupancy of the basement of your existing single-family dwelling until such time as a Building Permit and an Occupancy Permit have been issued for the alterations that have occurred in the basement.

Feel free to contact me if you have any additional questions.

If you feel aggrieved by this determination you may file an appeal with the WTZBA within 30 days of this notice for the Zoning violations and the State Building Code Appeals Board within 45 days for the Building Code violations.

Sincerely,


Joseph K. Tierney, Jr.
Inspector of Buildings
Town of West Tisbury

Cc: ZBA





