

RECEIVED  
MAY 3 - 2023  
Date: \_\_\_\_\_  
BY: \_\_\_\_\_

Received by the Town Clerk:

Application complete \_\_\_\_\_

Signed: \_\_\_\_\_

Application incomplete \_\_\_\_\_

APPLICATION COVER PAGE

Date: April 25, 2023

Date Received by ZBA: 5/1/2023

Name of Applicant and Mailing Address: Peter M. and Jenny Brody

c/o Vineyard Land Surveying & Engineering, Inc. P. O. Box 421 West Tisbury, MA 02575

Email Address: reid@vlse.net Telephone Number: 508-693-3774

Name of Owner and Mailing Address (If not Applicant): same as above

Map and Lot #: 11-44

Street Address of Subject Property: 62 Ophelia Way

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

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

Applicable Section of Zoning Bylaw: Article 4 Section 4.4-3(A)

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): \_\_\_\_\_

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: Reid G. Silva April 25, 2023  
Reid G. Silva

Title(s): Agent

received  
5/1/2023

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

CK # 2596

# HUTKER

ARCHITECTS

## Brody Residence

April 20, 2023

62 Ophelia Way; Parcel #11-44

### Summary:

The proposed Affordable Accessory Apartment is located on Parcel #11-44, on Ophelia Way in West Tisbury. The apartment would be built above a two-car garage, accessed via an exterior deck stair. The intent of the structure is to be utilized as on-island housing for family members, future caregivers, and help provide affordable year-round housing within the context of West Tisbury's predominantly single-family home character.

The structure would consist of:

- Ground Level Garage for two cars = 744 sq. ft.
- Second Floor Affordable Accessory Apartment = 594 sq. ft.

The buildings will comply with all zoning setbacks & height restrictions, being less than 24' above mean grade for pitched roof structures, and 13' for flat or low-sloped roofs.

Additionally, the landscape will include:

- A parking area for up to 3 vehicles.
- A small outdoor seating space to support the apartment living area.

### Project Team:

Architect	Hutker Architects
Principal	Greg Ehrman
Project Manager	Sean Dougherty
Contact Information	508.693.3344 sdougherty@hutkerarchitects.com

Civil Engineer	Vineyard Land Surveying Inc.
Project Manager	Reid Silva
Contact Information	(508) 693-3774 reid@vlse.net

Landscape Architect	Horiuchi Solien Inc.
Project Manager	Kris Horiuchi
Contact Information	(508) 540-5320 khoruchi@horiuchisolien.com