



Received by the Town Clerk:

Date: BY:

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

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

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

APPLICATION COVER PAGE

Date: AUGUST 15, 2023 Date Received by ZBA: 8/15/2023

Name of Applicant and Mailing Address: SCHOFIELD, BARBINI + HOEHN INC

12 SURVEYORS LANE, VINEYARD HAVEN, MA 02568

Email Address: kabbott@sbhinc.net Telephone Number: 508-693-2781

Name of Owner and Mailing Address (If not Applicant): DEANNA AHEARN-LAIRD

72 VINEYARD MEADOWS FARM ROAD, VINEYARD HAVEN MA 02568

Map and Lot #: 29-34

Street Address of Subject Property: 72 VINEYARD MEADOW FARMS ROAD

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

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

Applicable Section of Zoning Bylaw: POOL 8.5-4-C 11.2-2 J

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: Kenneth Abbott

Title(s): PLS. SB+H INC

Application fee of \$200.00 is required. Date Paid: 8/15/2023



ck # 7405

FOR ZONING BOARD USE

Size of Subject Lot: 1.84 AC Zoning District: RU

Registry Book and Page #'s and Date BK 1655, PG 98 5/15/2023

Other Boards Involved with the Permitting: BUILDING

Within an Overlay District? NO

Martha's Vineyard Commission Referral Required? NO If So, MV Checklist Items:

\_\_\_\_\_

 **Schofield, Barbini & Hoehn Inc.**  
**Land Surveying**  **Civil Engineering** 

12 Surveyor's Lane, Box 339  
Vineyard Haven, Mass.  
508-693-2781  
www.sbhinc.net  
dhoehn@sbhinc.net  
kabbott@sbhinc.net

Job # MV-2543

August 15, 2023

West Tisbury Zoning Board of Appeals  
Town Hall  
1059 State Road  
PO Box 278  
West Tisbury, MA 02575

Re: Proposed Improvements for Deanna Ahearn-Laird, 72 Vineyard Meadow Farms Road.

Dear Board Members,

On behalf of our client, Deanna Ahearn Laird, we are submitting a proposal for improvements on the above property for your review.

This property is a pre-existing, non-conforming lot created in 1972 as part of the Vineyard Meadow Farms subdivision. The lot area is 1.84± acres with 195' of frontage. Current Zoning requirements require a minimum of 3 acres and 100' of private road frontage. Minimum setbacks are 50' front, 50' side and 50' rear.

The proposal involves an in-ground swimming pool (16'x32'), a shed 12'x20'), an open-air pavillon (16'x18') and a garage (24'x24')

The pool, shed, pavilion and garage meet the minimum 50' setback requirements.

Sincerely,



Ken Abbott  
PLS, Schofield, Barbini & Hoehn Inc.

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**Land Surveying & Civil Engineering** 

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Re: Proposed Improvements for Deanna Ahearn-Laird, 72 Vineyard Meadow Farms Road.

Dear Board Members,

The applicant, Deanna Ahearn Laird, wishes to construct a swimming pool (16'x32'), shed (12'x20'), open-air pavilion (16'x18') and garage (24'x24') on her property purchased in May of this year.

All the proposed structures will meet the current 50' setbacks from all property lines.

All proposed structures will adhere to existing MA building codes and lighting codes.

A landscape plan is provided to show proposed screening to the closest abutting dwelling.

The applicant believes this does not represent an unusual or detrimental use of the property and hopes for similar considerations of previous resemblant applications in West Tisbury.

Sincerely,



Ken Abbott

PLS, Schofield, Barbini & Hoehn Inc.