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APPLICATION COVER PAGE

Date: _____ Date Received by ZBA: Aug. 22, 2023

Name of Applicant and Mailing Address: Eastville Construction (Nicholas Viaggio)
41 Eastville Rd., Oak Bluffs, MA 02557

Email Address: eastvilleconstruction@gmail.com Telephone Number: 508-560-7062

Name of Owner and Mailing Address (If not Applicant): Robert S. Nash and Joann H. Frechette
251 West 19th St., Apt 4A, New York, NY 10011

Map and Lot #: 10-30 Street Address 36 Oak Lane

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

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

Applicable Section of Zoning Bylaw: 4.4-3A and 4.2-2D4 (Access. Apt w/setback relief)

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 and driveway access to road.

Floor Plans and Elevations: 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.

Narrative: Detailed description of proposed project.

Application fee of \$200.00 payable to: The Town of West Tisbury.

I have read the overview of the ZBA process attached to this application, completed all sections of the application cover page and provided all required documentation and therefore request a hearing before the West Tisbury Zoning Board of Appeals with reference to the above noted application.

Signed: _____

Title(s): _____

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

received
8/22/23
CK # 124

Nash Residence - Accessory Dwelling Unit
Project Narrative

36 Oak Lane
West Tisbury, MA 02575

Parcel ID: 10-30

Robert Nash and Joann Frechette are working with architect, Courtney Sterry, to design an affordable accessory dwelling unit that will become the home of their son, Jeremy Nash, who is a year-round island resident. Their current home is a 2,298 sq. ft. on a 1.5-acre lot on Oak Lane off Old County Road.

The proposed dwelling unit is a 1.5 story building with one bedroom, one bathroom, a combined kitchen and living space, and a lofted office space totaling in 800 sq. ft. The family and architect have identified the most ideal spot for the unit to be behind the main house in the southeast corner of the site which puts in 23 feet and 8 inches into the 50-foot setback. This sets the unit away from buildings and on neighboring lots and greatly limits the number of trees that would need to be cleared to construct the new building. They are asking for an exemption to the setback requirements for this reason.