



Received by the Town Clerk:

Date:

Application complete _____

Signed: _____

Application incomplete _____

APPLICATION COVER PAGE

Date: 10-03-23

Date Received by ZBA: _____

Name of Applicant and Mailing Address: Philip Pratt & Kathie Skinner

P.O. Box 1552, West Tisbury MA 02575

Email Address: philipg140@aol.com Telephone Number: 781-9291475

Name of Owner and Mailing Address (If not Applicant): _____

Map and Lot #: Map 17 Lot # 63

Street Address of Subject Property: 85 Oak Lane, West Tisbury MA 02575

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

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

Applicable Section of Zoning Bylaw: 4.3 - 3D

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.

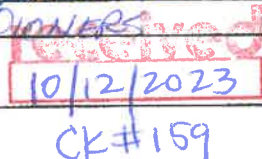
Description of proposed project: Please attach a detailed narrative.

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: Philip G. Pratt

Title(s): Kathie Skinner
Home Owners

Application fee of \$200.00 is required. Date Paid: 10/12/2023



October 12, 2023

Kim Leaird
Board Administrator
West Tisbury - Zoning Board of Appeals
1059 State Road
West Tisbury, MA 02575

RE: Amended Application (see italics additions below)

Special Permit to construct a first-floor primary bedroom, walk-in closet, bathroom and laundry closet addition to a pre-existing, non-conforming lot under Section 4.3-3D of the Zoning Bylaws at 85 Oak Lane (Map 17, Lot #63) in the R District.

To Zoning Board of Appeals:

We are seeking relief for approximately 4 feet into the rear setback to provide enough space for a first-floor primary bedroom, walk-in closet, bathroom, and laundry closet addition.

In response to your request, the square footage of the addition is 494 sf. The screen porch is 96 sf but will solely be for warm weather use.

We are also attaching two e-files:

- *Site Plan*
- *A-0 to A-4 architectural drawings*

The purpose is to allow us to “age in place” in our home which currently has one small bedroom on the first floor that will be converted into a study/office. Should either of us need a walker or wheelchair, we could not be accommodated in the current layout.

The proposed addition will allow one story living and less use of the stairs for aging in place. Locating the addition on the southwest side of the house lends itself to the most privacy in relationship to the surrounding outdoor spaces. The other sides of the house are less private, such as: driveway side, large screen porch side (with main entrance), and front of house side (with front door).

The side we chose to locate the addition has the most privacy. However, it also has the shortest distance to the setback. It is our understanding the setbacks were 40 feet when we purchased our home and were changed to 50 feet when the minimum lot size changed to 3 acres. Our lot size is 2.21 +- acres.

We worked towards keeping the room sizes minimal and efficient. Some of the other design challenges were to tie the new roof into the existing roof at the backside of the house and not block the large living room window on the front side, this then narrowed the width of the new footprint and therefore extended the length slightly into the rear setback.

This application is accompanied by the required blueprints. Please feel free to contact us at the numbers and email addresses below.

Thank you for your consideration, Kathie & Phil

Kathleen Skinner – 617.543.7898, kjskin@comcast.net

Philip Pratt – 781.929.1475, philipg140@aol.com