

[www.souratigroup.com](http://www.souratigroup.com)

Martha's Vineyard Office  
107 Beach Rd., Suite 202  
P.O. Box 4458, Vineyard Haven, MA 02568  
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office:  
35 Old South Road, Nantucket, MA 02554  
Phone: 508-228-7888, Fax: 508-228-5511

July 14, 2023

West Tisbury Zoning Board of Appeals  
P.O. Box 278  
West Tisbury, MA 02575

RE: **Middle Point Bend, LLC**  
**Renovation of an Existing Structure into a Detached Bedroom/Studio**  
**Assessor's Map 39, Parcels 7&8**  
**208 & 216 Middle Point Road**  
**West Tisbury, MA 02575**

Dear Board Members,

Please find enclosed an Application for a Special Permit for the above referenced property. Enclosed is the filing fee check (#1183) in the amount of \$200.00.

Supporting documents enclosed:

- Copy of the filing fee check
- Project Description
- Photograph of an Existing Building to be Removed
- Site Plan in West Tisbury, MA prepared for Middle Point Bend, LLC by Sourati Engineering Group LLC dated May 17, 2023
- Shore Zone Areas Sketch in West Tisbury, MA prepared for Middle Point Bend, LLC by Sourati Engineering Group LLC dated July 14, 2023
- Architectural Plans in West Tisbury, MA prepared for Middle Point Bend, LLC by Michael Barclay, Architect, dated May 16, 2023 (3 sheets)

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Collins", written over a white background.

Bryan Collins

SEG S427

Received by the Town Clerk:      Date: \_\_\_\_\_

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

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

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

**APPLICATION COVER PAGE**

Date: July 14, 2023      Date Received by ZBA: \_\_\_\_\_

Name of Applicant and Mailing Address: Middle Point Bend, LLC  
c/o Sourati Engineering Group LLC, P.O. Box 4458, Vineyard Haven, MA 02568

Email Address: gsourati@souratigroup.com Telephone Number: 508-693-9933

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

Map and Lot #: Assessor's Map 39, Parcels 7 & 8

Street Address of Subject Property: 208 & 216 Middle Point Road

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

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

Applicable Section of Zoning Bylaw: 6.1-4B: To allow the renovation and construction of additions to an existing residential structure in the Shore Zone  
11.1-3A: To allow the extension/alteration of a pre-existing, non-conforming structure

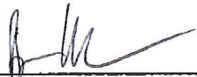
Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): \_\_\_\_\_

**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:  \_\_\_\_\_

Title(s): Representative

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

FOR ZONING BOARD USE

Size of Subject Lot: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Registry Book and Page #'s and Date \_\_\_\_\_

Other Boards Involved with the Permitting:

\_\_\_\_\_

Within an Overlay District?

\_\_\_\_\_

Martha's Vineyard Commission Referral Required? \_\_\_\_\_ If So, MV Checklist Items:

\_\_\_\_\_

1183

**SOURATI ENGINEERING INC.**

107 BEACH RD., STE. 202 P.O. BOX 4458  
VINEYARD HAVEN, MASSACHUSETTS 02568  
(508) 693-9933



**Martha's Vineyard**  
SAVINGS BANK  
Edgartown, MA  
53-7292/2113



7/14/2013

PAY TO THE ORDER OF Town of West Tisbury

\$ 200.00

two hundred and  $\frac{00}{100}$

DOLLARS

Security features. Details on back.

*George Soule*



AUTHORIZED SIGNATURE

MEMO 5427 Middle Point Bend LLC, ZBA Renovation

⑈001183⑈ ⑆211372925⑆ 45 170156⑈

Applicant: Middle Point Bend, LLC

RE: Special Permit Application for the Renovation of an Existing Structure into a Detached Bedroom / Studio  
208 & 216 Middle Point Road  
Assessor's Map 39, Parcels 7&8  
West Tisbury, MA

### PROJECT DESCRIPTION

The project consists of the renovation and additions to a pre-existing, non-conforming structure located in the Shore Zone of the Coastal District. The structure will be renovated into a detached bedroom and studio. The proposed work is located in the Shore Zone and includes:

- Constructing a 20± S.F. addition
- Removing an existing 17± S.F. shed
- Removing an existing 2± S.F. chimney
- Removing a total 25± S.F. of existing decks and constructing a total of 36± S.F. of deck additions (an 11± S.F. net increase in decks)
- Constructing an 8± S.F. porch addition
- Removing an existing 16± S.F. patio

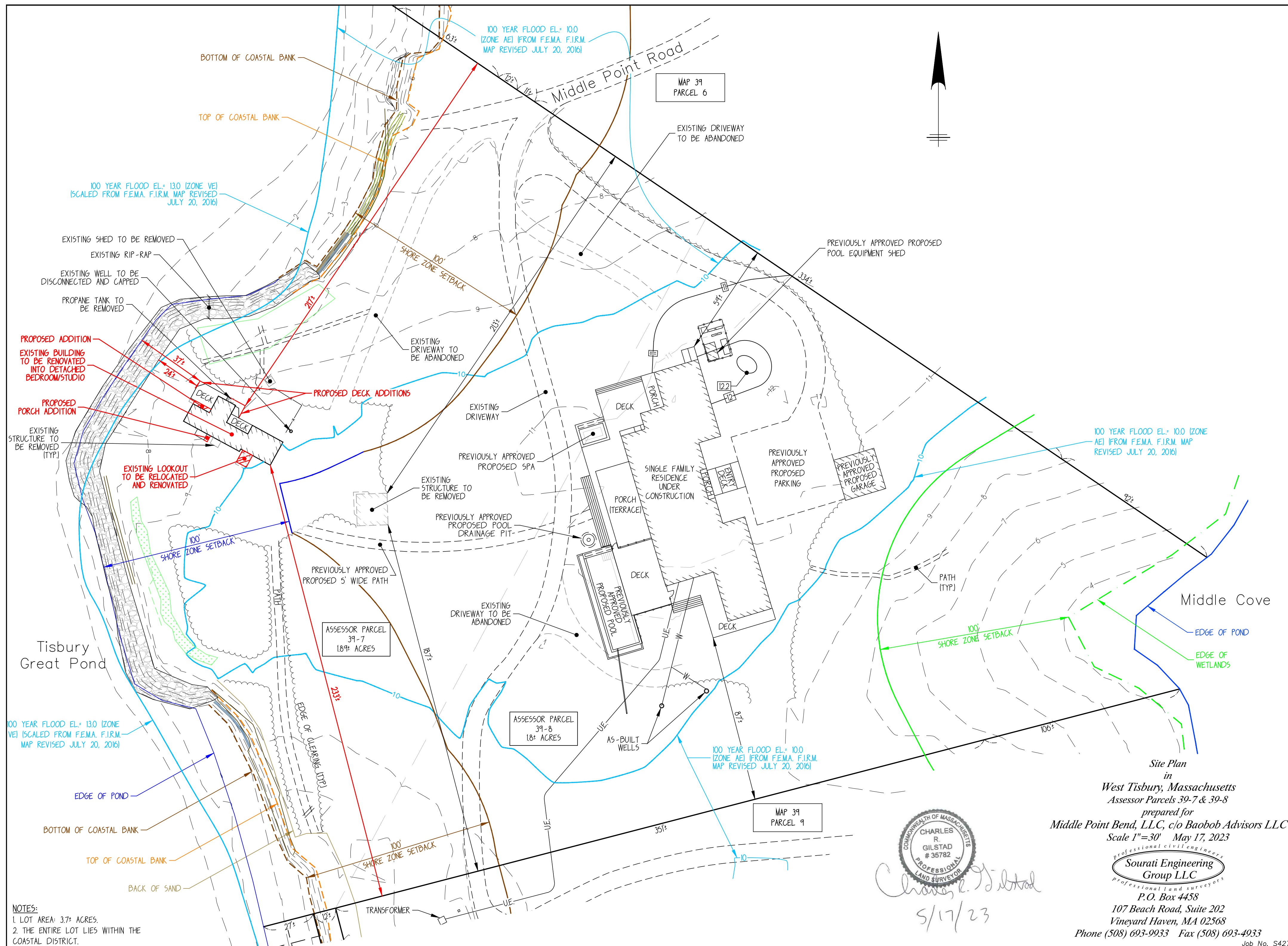
The net addition is 4± S.F. Please refer to the enclosed Shore Zone Areas Sketch for details. The size of the subject lot is 3.7± acres.





S427 Existing Structure to be Removed  
Middle Point Bend, LLC  
208 & 216 Middle Point Road  
Map 39 Parcels 7&8  
West Tisbury, MA 02575

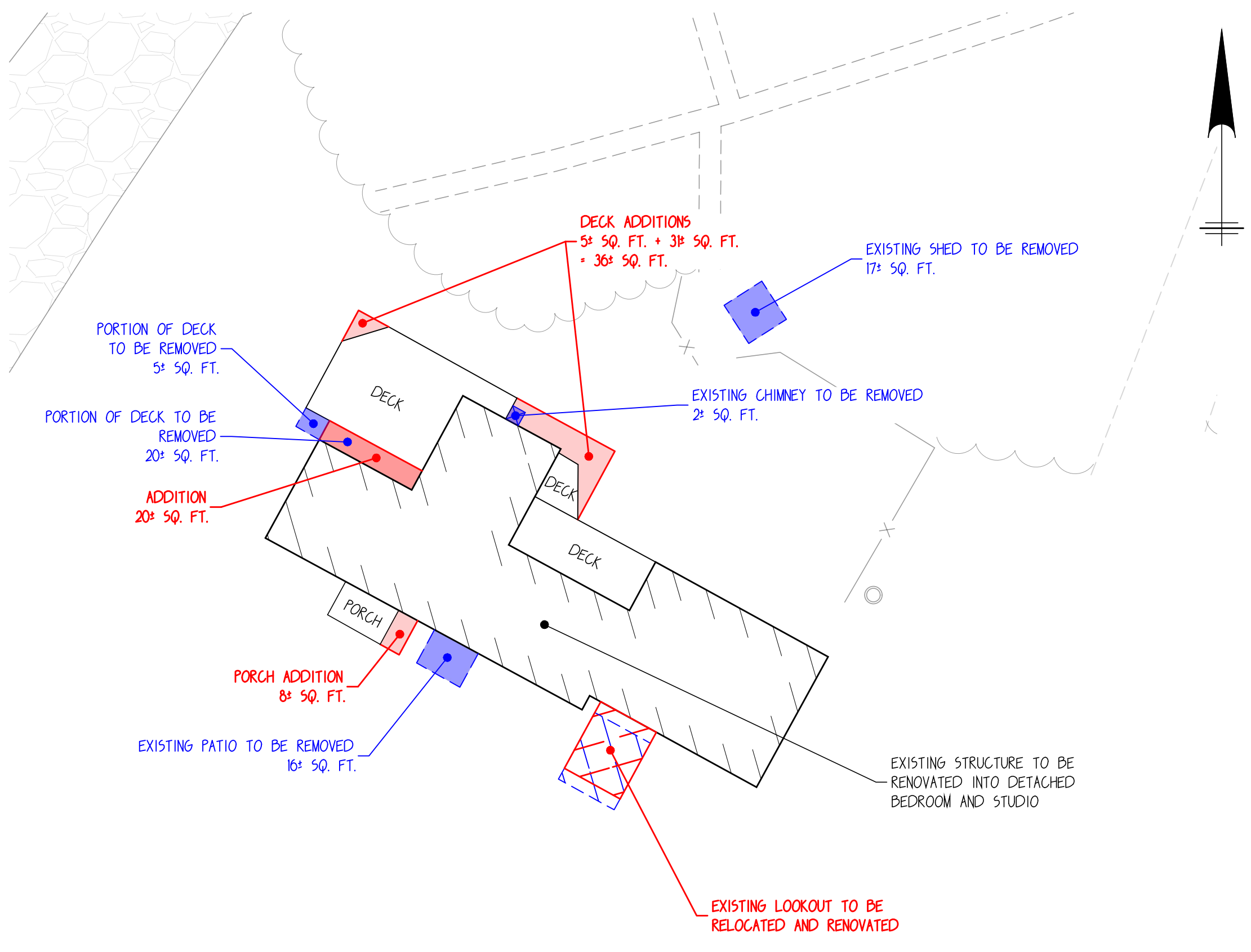




NOTES:  
1. LOT AREA: 3.7± ACRES.  
2. THE ENTIRE LOT LIES WITHIN THE COASTAL DISTRICT.

Site Plan  
in  
West Tisbury, Massachusetts  
Assessor Parcels 39-7 & 39-8  
prepared for  
Middle Point Bend, LLC, c/o Baobob Advisors LLC  
Scale 1"=30' May 17, 2023  
Professional civil engineers  
Sourati Engineering  
Group LLC  
Professional land surveyors  
P.O. Box 4458  
107 Beach Road, Suite 202  
Vineyard Haven, MA 02568  
Phone (508) 693-9933 Fax (508) 693-4933  
Job No. 5427

Professional seal for Charles R. Gilstad, #35782, Professional Land Surveyor, State of Massachusetts. Handwritten signature and date 5/17/23 are present below the seal.

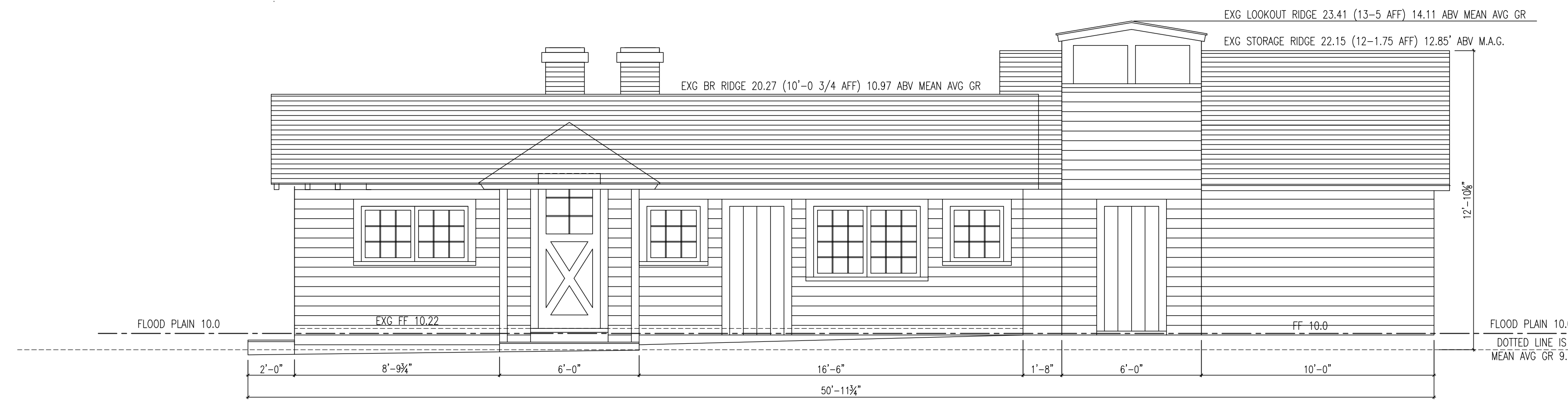


Shore Zone Areas Sketch  
 in  
 West Tisbury, Massachusetts  
 Assessor Parcel 39-7  
 prepared for  
**Middle Point Bend, LLC**  
 Scale 1"=10' July 14, 2023

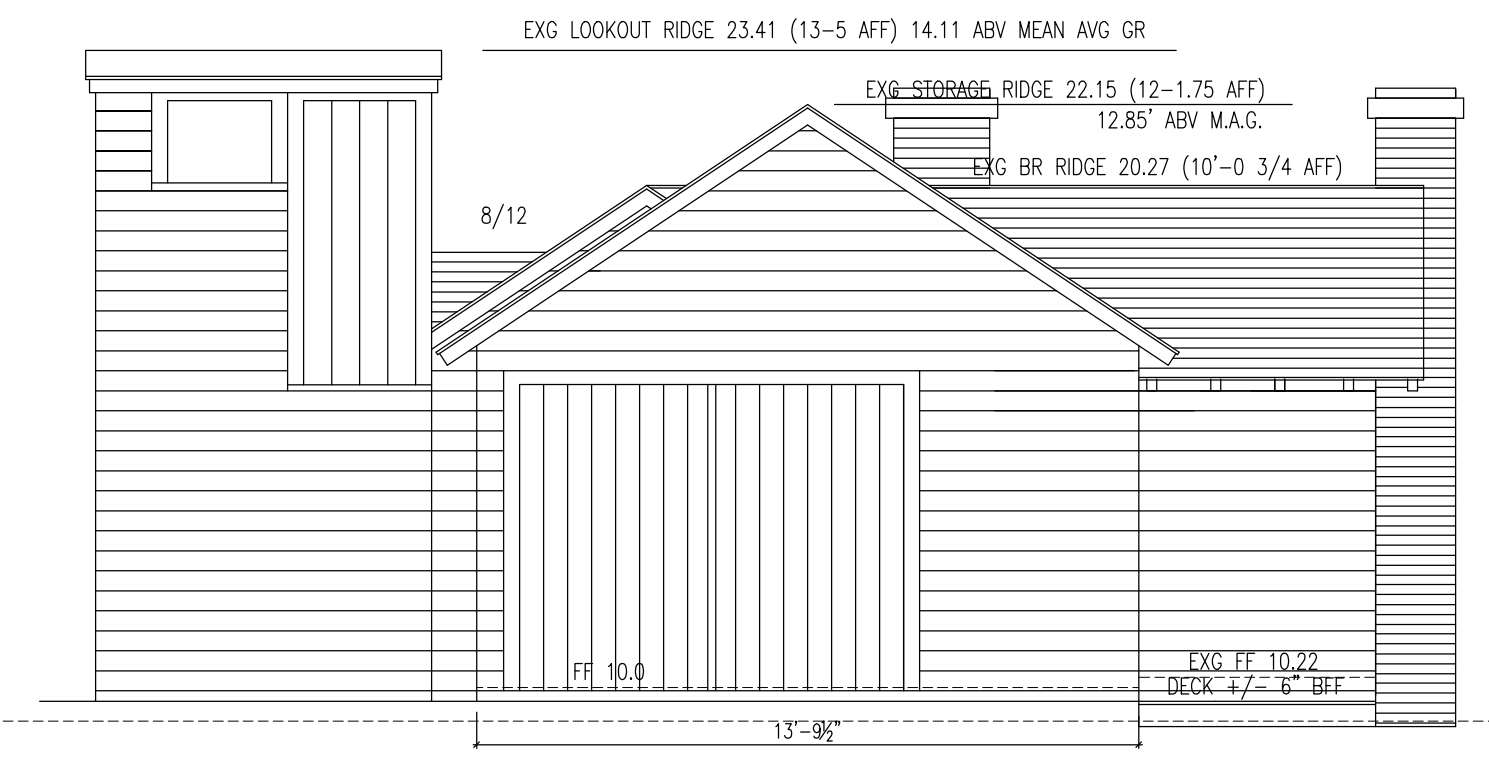


P.O. Box 4458  
 107 Beach Road, Suite 202  
 Vineyard Haven, MA 02568  
 Phone (508) 693-9933 Fax (508) 693-4933

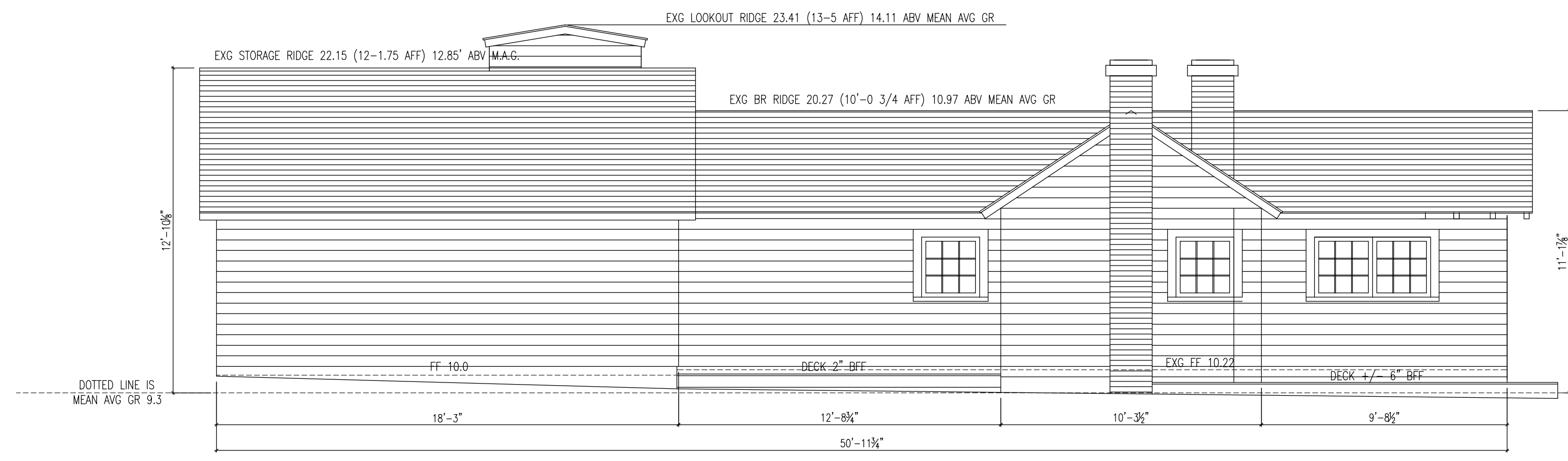




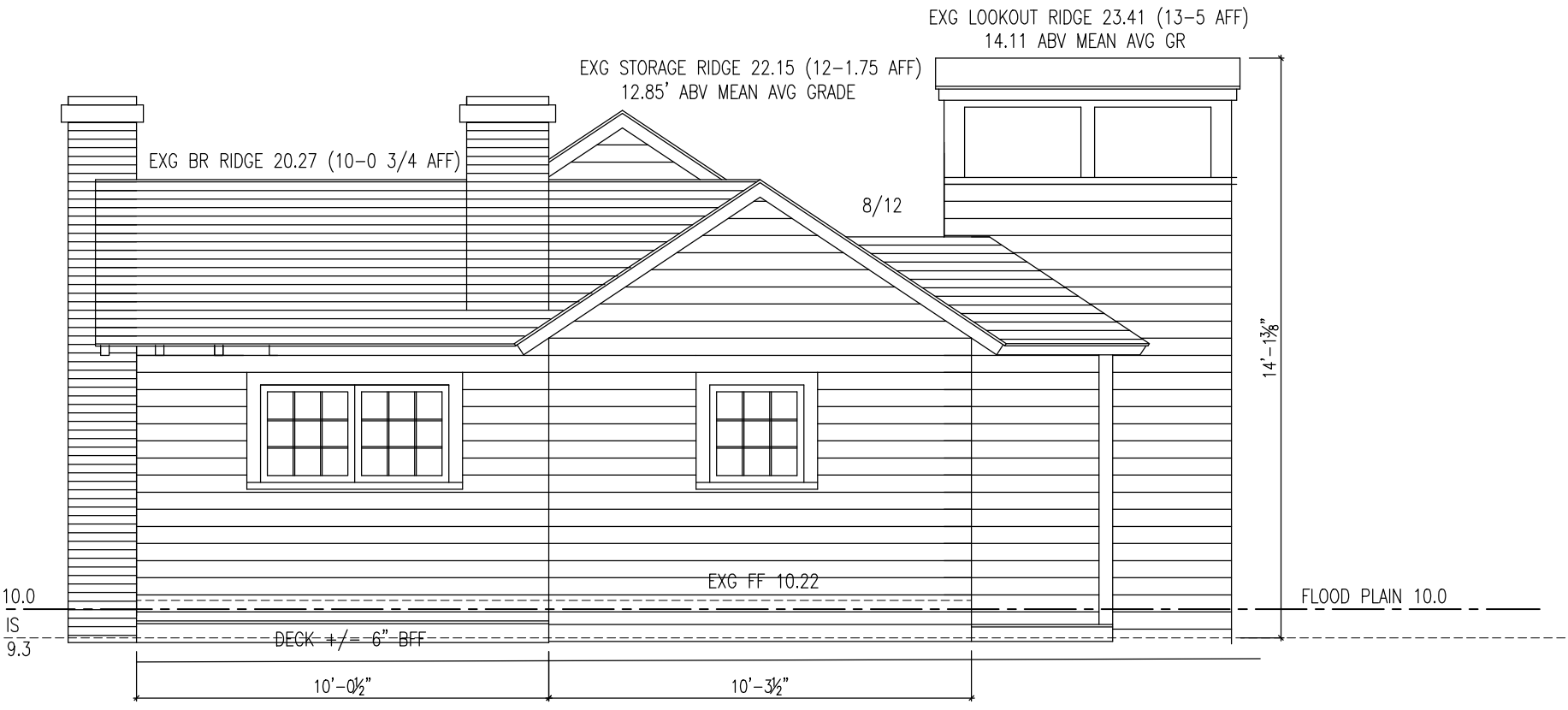
SOUTH ELEVATION



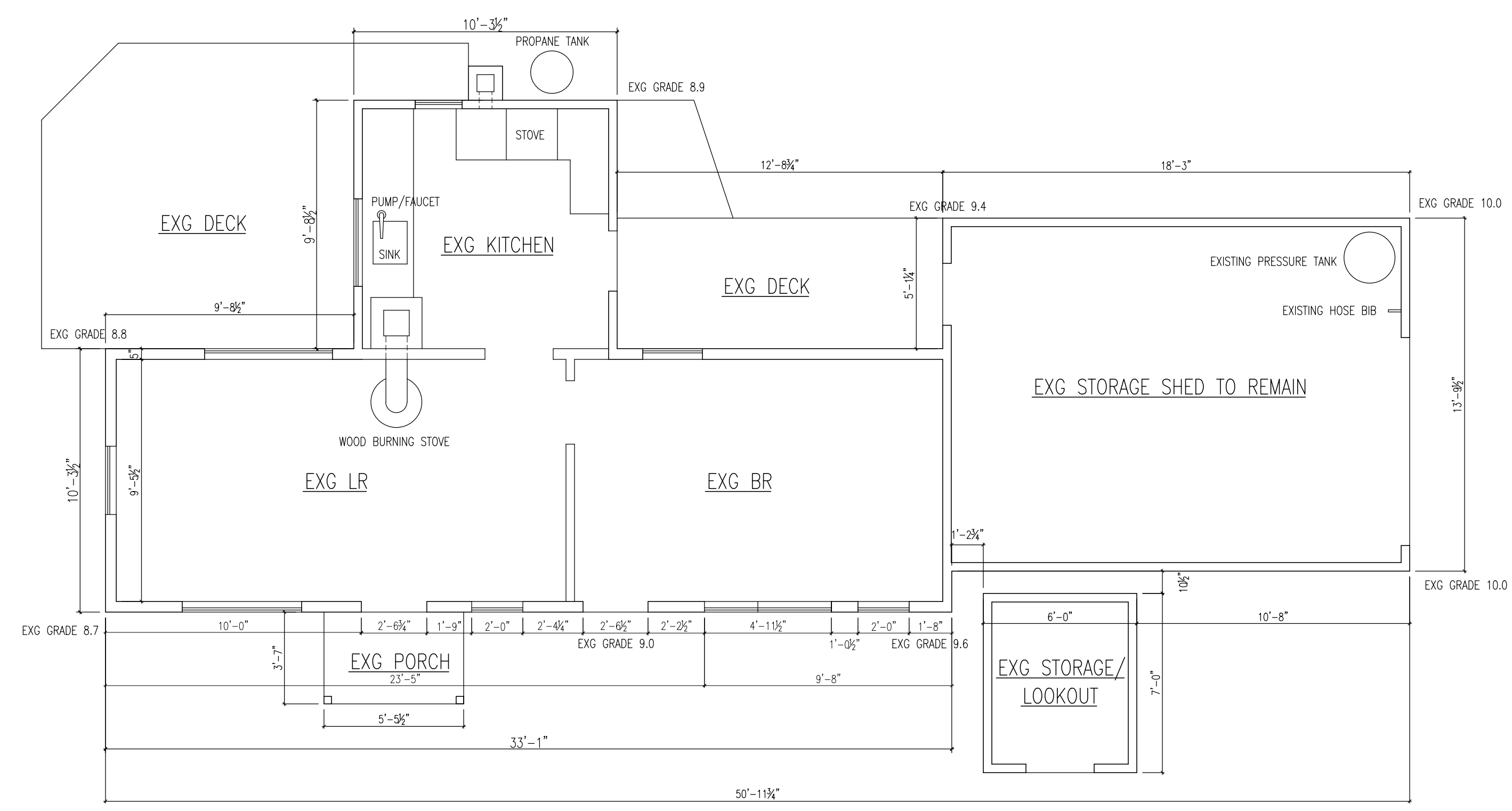
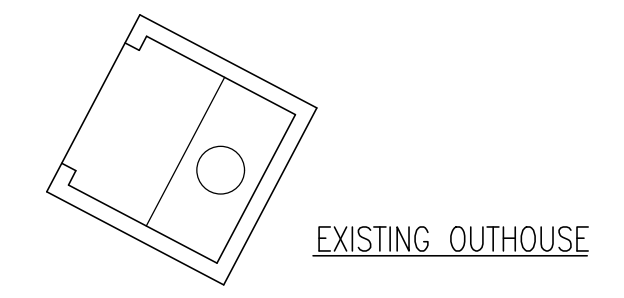
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



MEAN NATURAL GRADE:  $8.7 + 8.8 + 8.9 + 9.0 + 9.6 + 9.4 + 10.0 + 10.0 = 74.4/8 = 9.3$

EXISTING PLAN

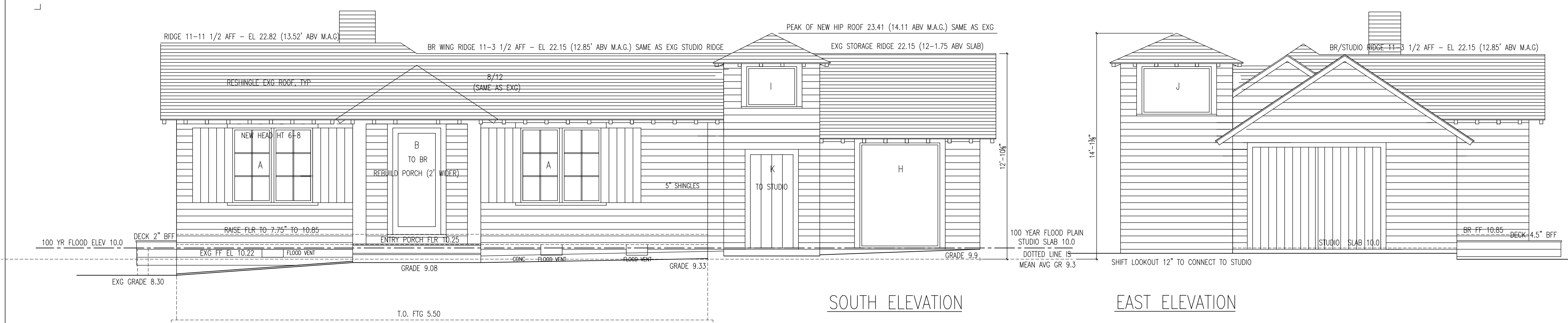
208 MIDDLE POINT ROAD  
ASSESSOR PARCELS 39-7 AND 8, WEST TISBURY, MA

DETACHED BR, STUDIO

MICHAEL BARCLAY, ARCHITECT  
2 OSPREY LANE, CHILMARK, MA  
917-601-0140

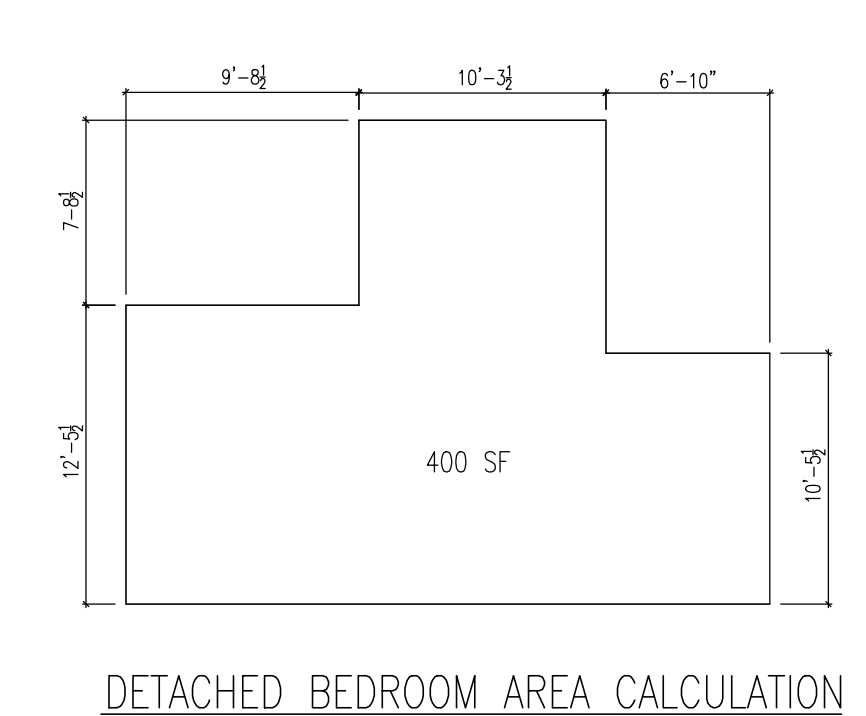
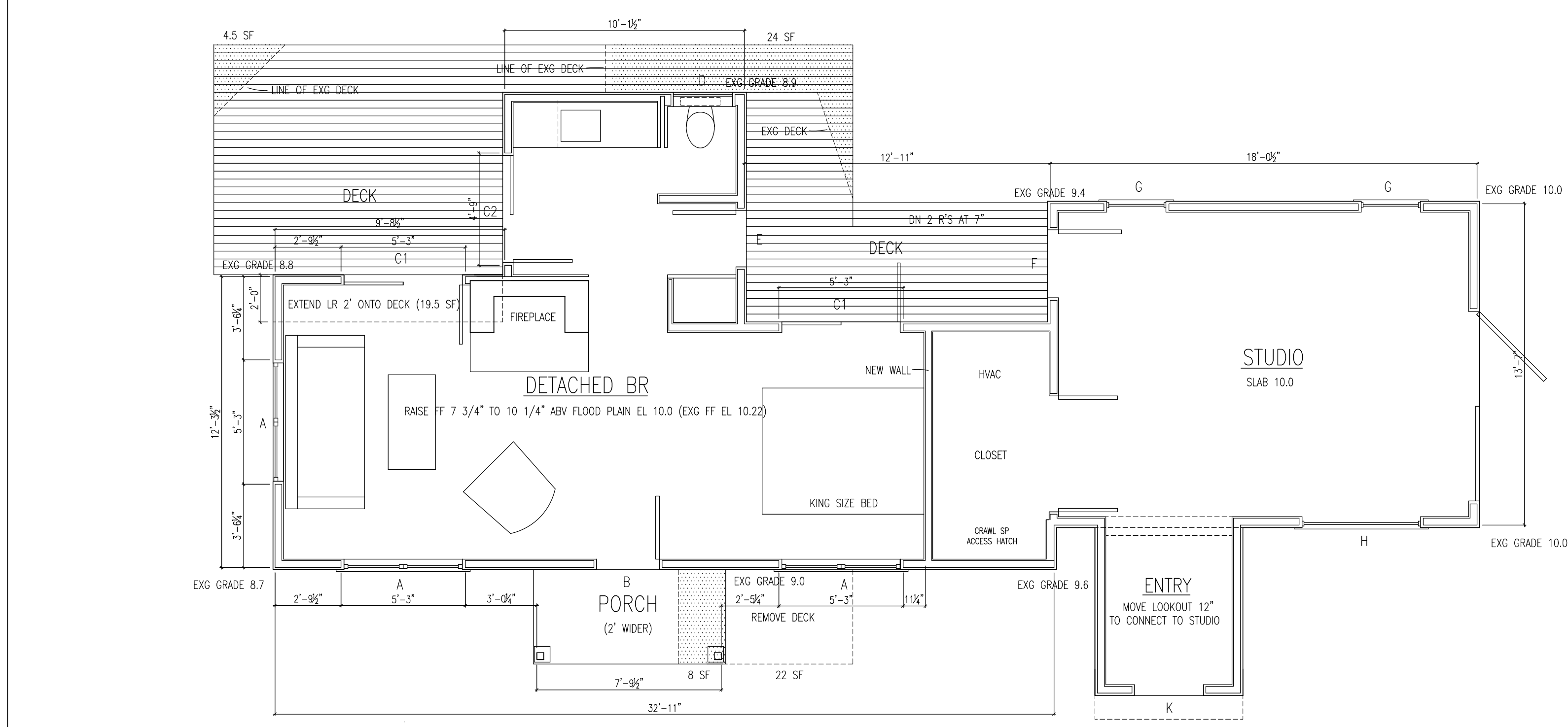
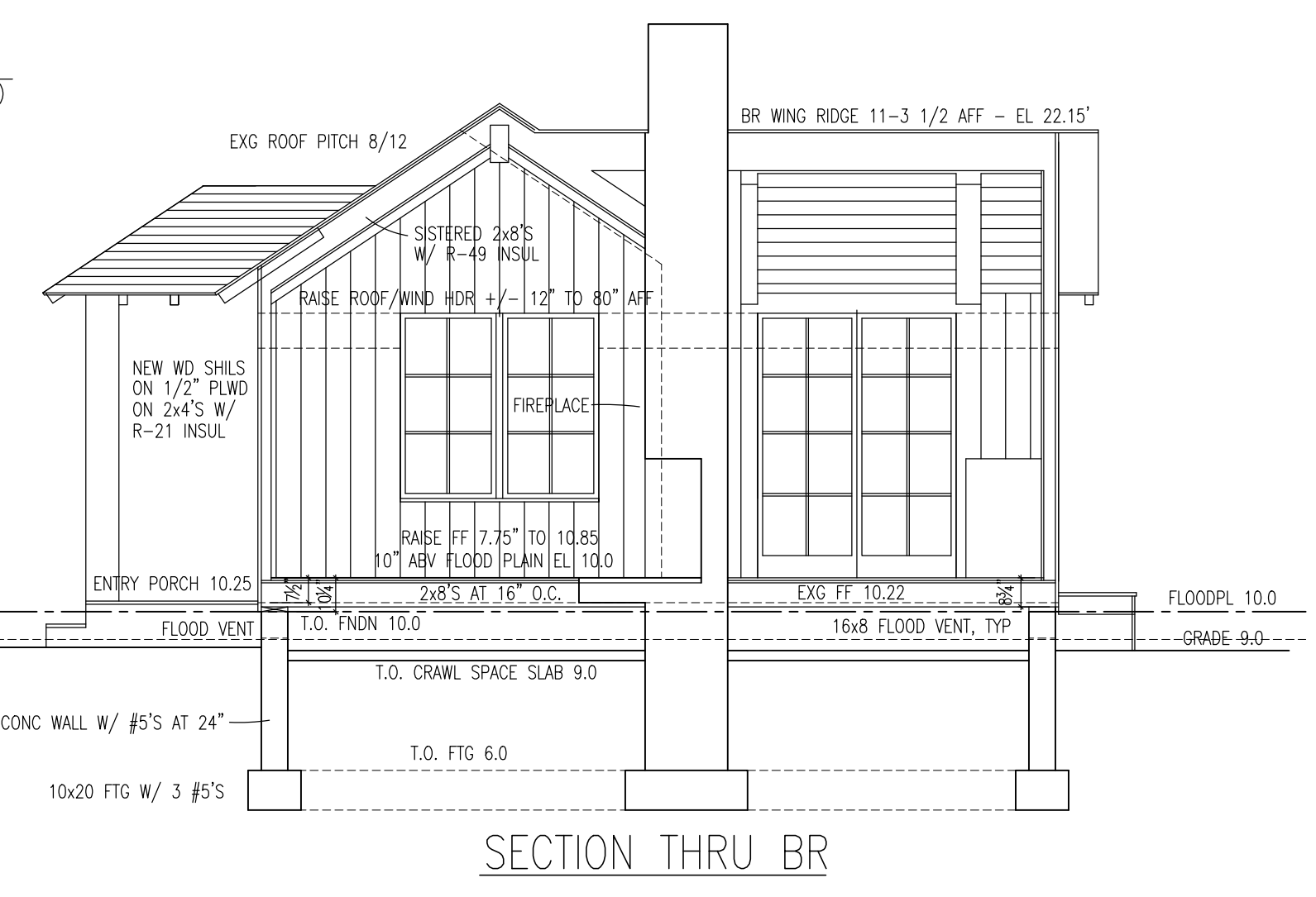
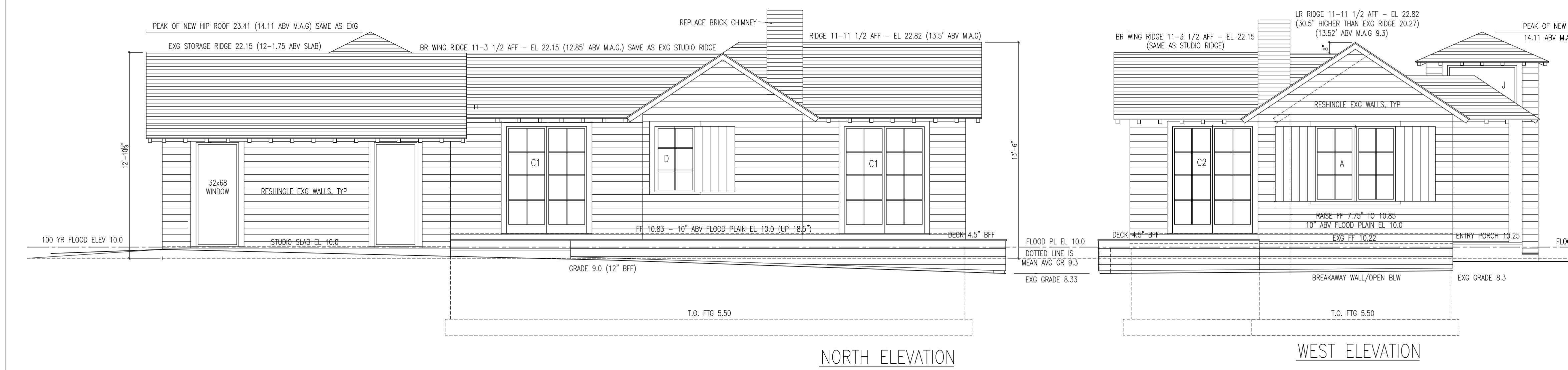
EXISTING PLAN AND ELEVATIONS  
1/4" = 1'-0" 5/16/23

DB 1



**PHASE 2 - EXT DR/WINDOW SCHEDULE** ALL UNITS TEMPERED

SYM	MFR. NO.	R. O. (W x H)	QTY	LTS	COMMENTS
A	HIRSCHMANN DBL CASEMENT	5-3 x 4-11	3	6 LT	BR
B	HIRSCHMANN FRONT DOOR	3-3 x 7-0	1		BR, PLANK DR
C1	HIRSCHMANN DBL DOOR	5-3 x 7-0	2	8 LT	BR
C2	HIRSCHMANN DBL DOOR	4-9 x 7-0	1	8 LT	BR
D	HIRSCHMANN CASEMENT	2-9 x 4-4	1	6 LT	WC
E	HIRSCHMANN DOOR	2-7 x 7-0	1		BR, PLANK DR
F	HIRSCHMANN DOOR	3-1 x 6-10	1	1 LT	STUDIO
G	HIRSCHMANN FIXED	3-1 x 6-10	2	1 LT	
H	HIRSCHMANN FIXED	5-3 x 6-10	1	1 LT	
I	HIRSCHMANN FIXED	3-6 x 2-10	1	1 LT	LOOKOUT
J	HIRSCHMANN FIXED	4-9 x 2-10	2	1 LT	LOOKOUT
K	HIRSCHMANN DOOR	3-3 x 6-10	1		LOOKOUT, PLANK DR



- SCOPE OF WORK:**
- REFER TO A-100 FOR EXISTING FLOOR PLAN/ELEVATIONS
  - POUR NEW REINF CONCRETE FOUNDATION AS DRAWN. PROVIDE FLOOD VENTS AS DRAWN
  - RAISE STRUCTURE 7 3/4" FOR FINISH FLOOR TO BE 10 1/4" ABOVE THE FLOOD PLAN EL 10.0 (T.O. FNDN = 10.0)
  - RAISE BR WING RIDGE 14.75" TO 11-3 1/2 AFF TO MATCH EXISTING STUDIO RIDGE.
  - EXPAND WEST WING OF EXISTING DETACHED BR 2' ONTO EXISTING DECK (18.5 SF).
  - REPLACE DOORS, WINDOWS AND SHUTTERS THROUGHOUT. RAISE FINISH HEADER HEIGHT TO 6-8 AFF
  - SHIFT EXG LOOKOUT 12" TO CONNECT TO STUDIO.
  - REINFORCE EXISTING STRUCTURE AND INSULATE TO MEET CODE
  - RESHINGLE WALLS AND ROOF
  - REBUILD EXG DECKS W/ 36.5 SF ADDITIONAL LESS 22 SF REMOVED
  - REMOVE EXG OUT HOUSE. TIE WC AND SINK INTO NEW ENHANCED SEPTIC AS PER SOURATI PLAN.

**208 MIDDLE POINT ROAD**  
 ASSESSOR PARCEL 39-7 (AND 8), WEST TISBURY, MA

**DETACHED BR, STUDIO**

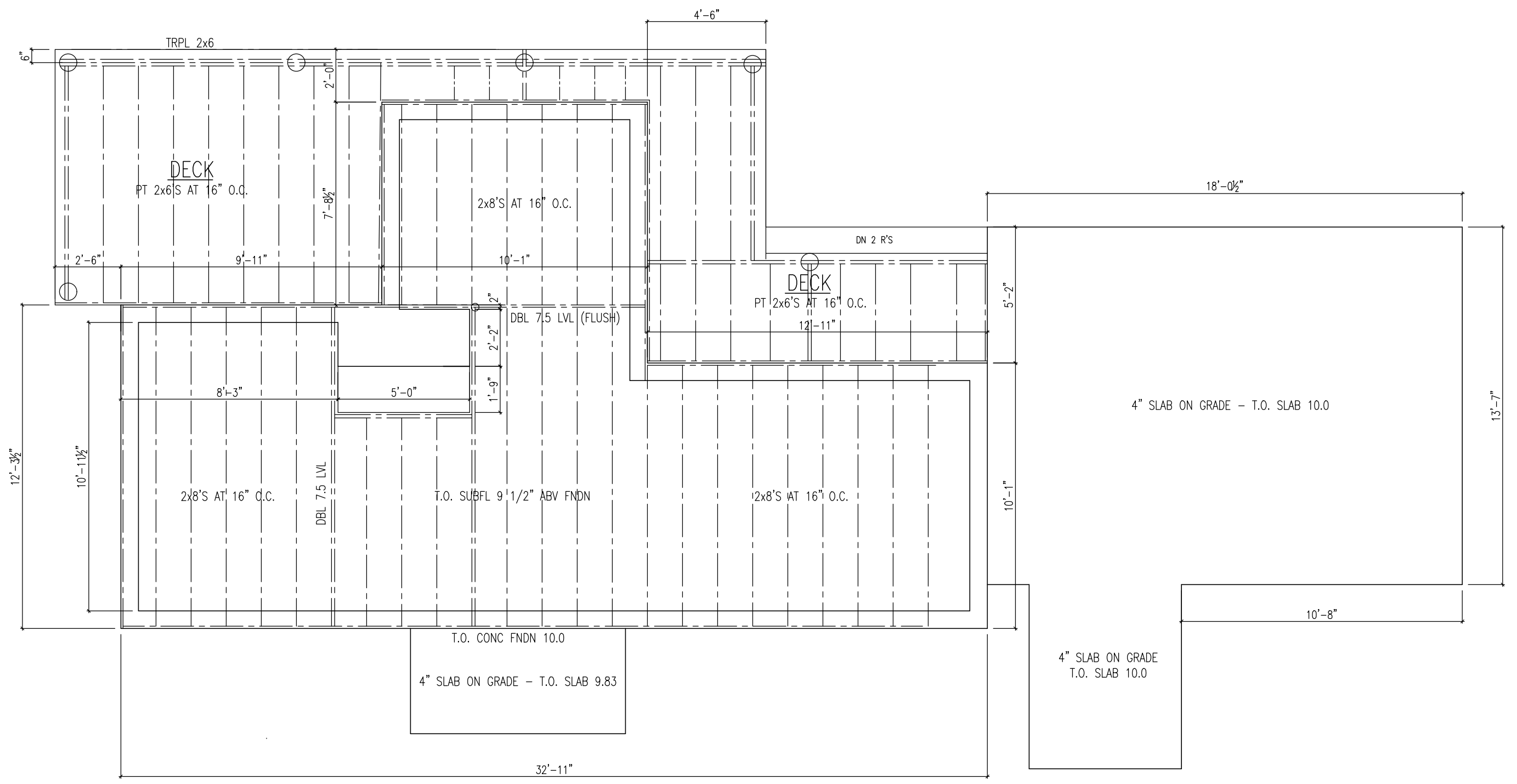
MICHAEL BARCLAY, ARCHITECT  
 2 OSPREY LANE, CHILMARK, MA  
 917-601-0140

**PLAN, ELEVATIONS**  
 1/4" = 1'-0" 5/16/23

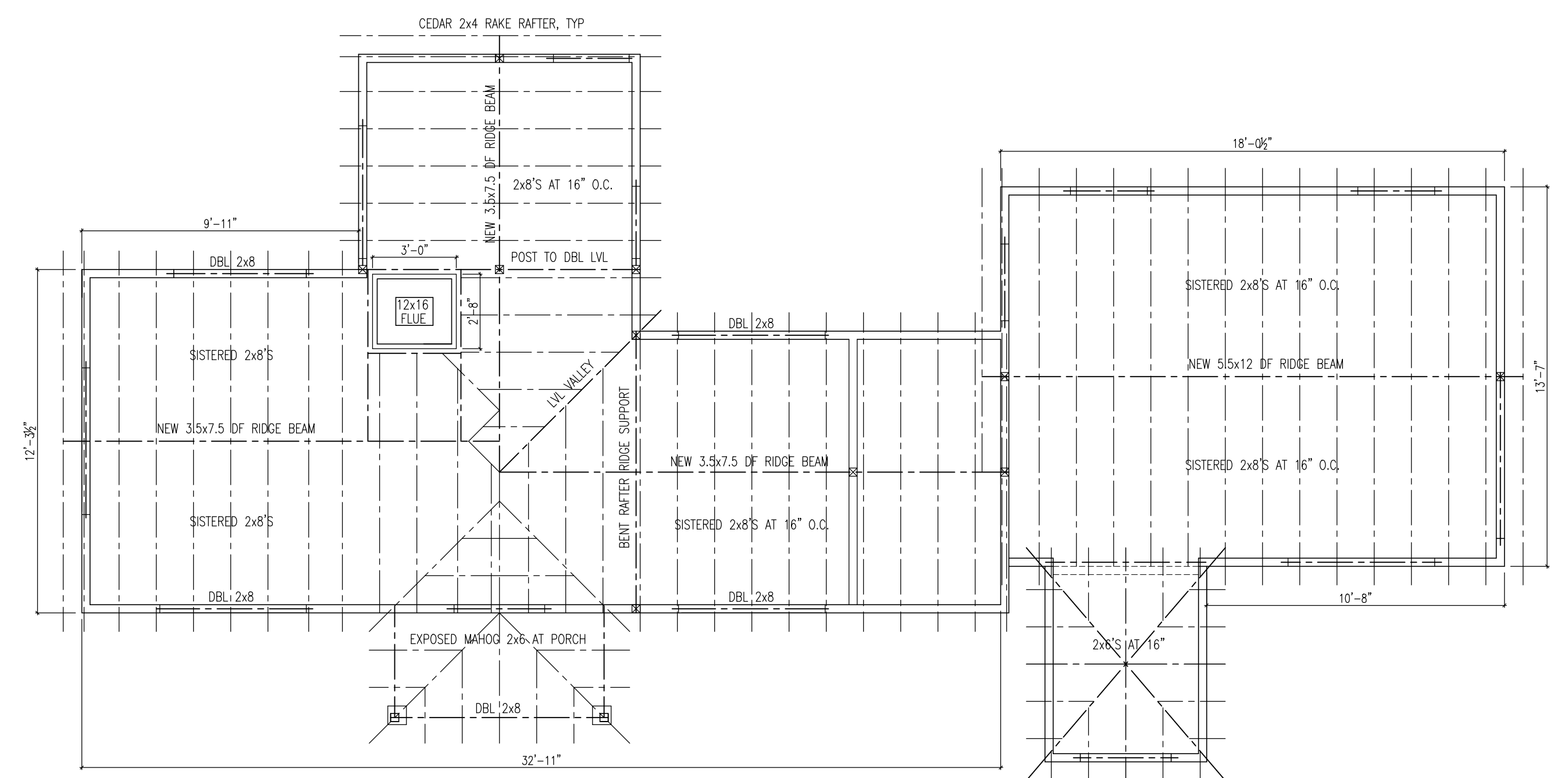
**DB 2**

MEAN NATURAL GRADE:  $8.7 + 8.8 + 8.9 + 9.0 + 9.6 + 9.4 + 10.0 + 10.0 = 74.4/8 = 9.3$

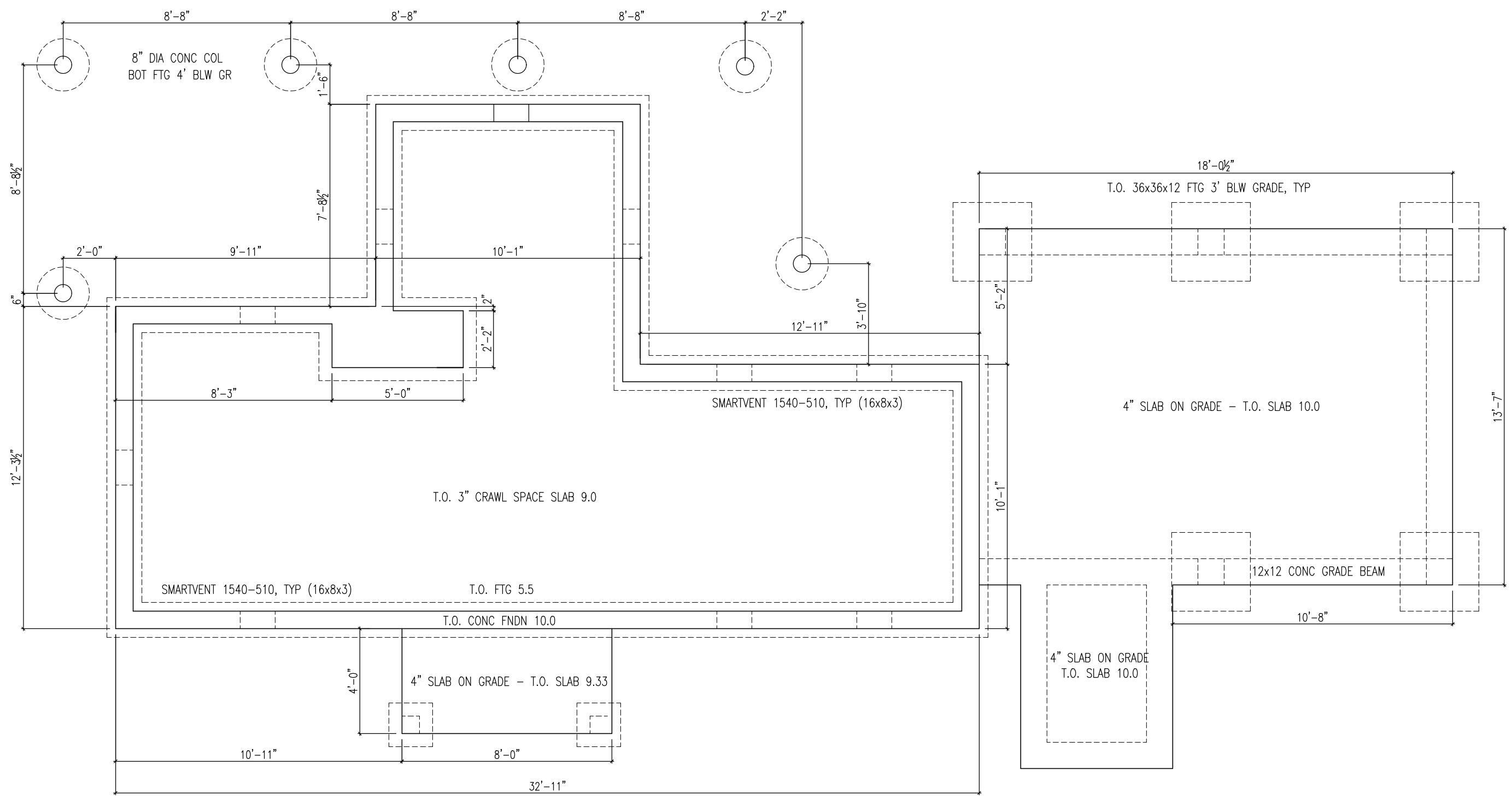




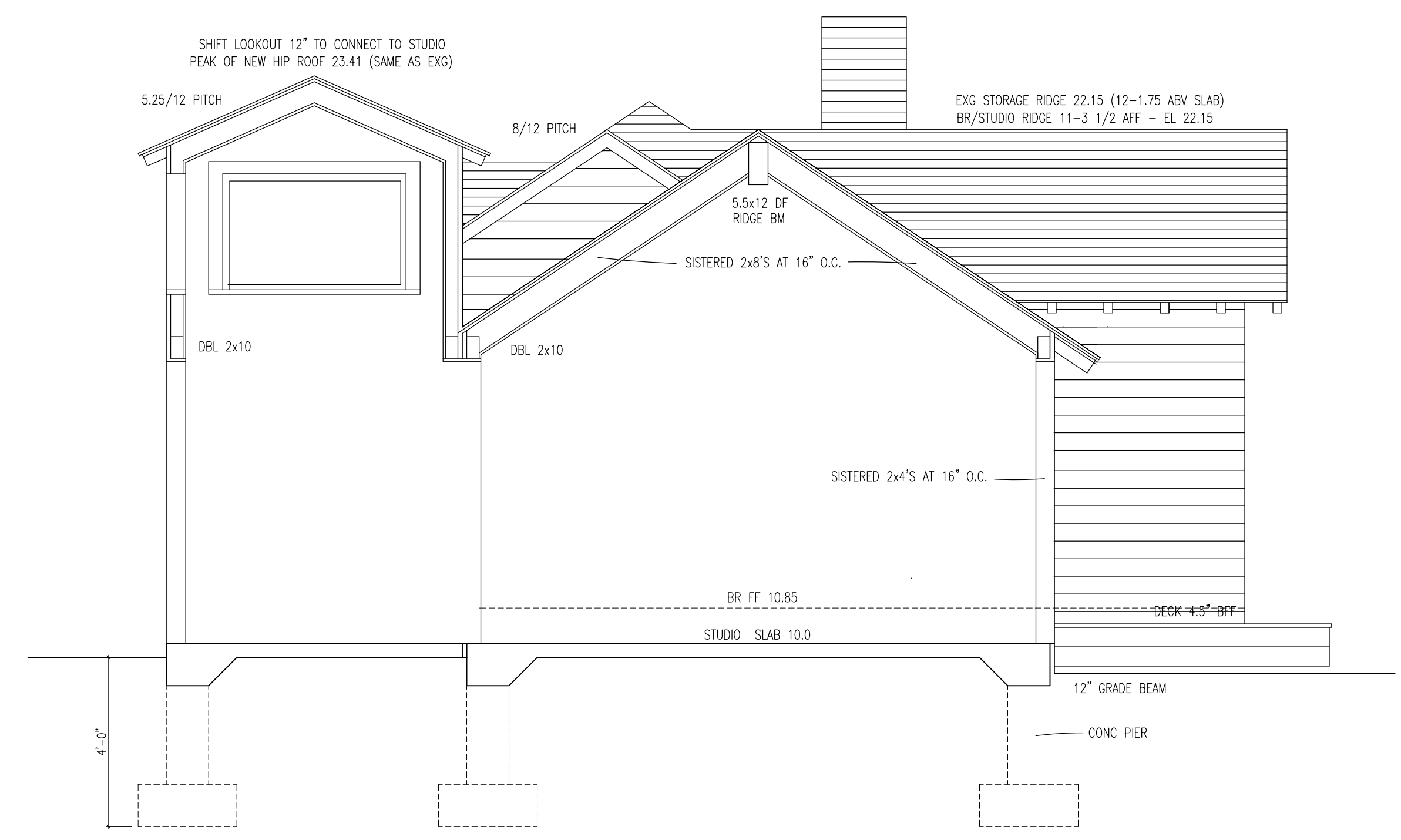
FIRST FLOOR FRAMING PLAN



ROOF FRAMING PLAN



FOUNDATION PLAN



SECTION THRU LOOKOUT/STUDIO

208 MIDDLE POINT ROAD  
ASSESSOR PARCEL 39-7 (AND 8), WEST TISBURY, MA

DETACHED BR, STUDIO

MICHAEL BARCLAY, ARCHITECT  
2 OSPREY LANE, CHILMARK, MA  
917-601-0140

FRAMING, FOUNDATION PLANS, SECTION  
1/4" = 1'-0"  
5/16/23

DB 3