

Received by the Town Clerk: _____ Date: _____

Application complete _____

Signed: _____

Application incomplete _____

APPLICATION COVER PAGE

Date: January 24, 2024 Date Received by ZBA: _____

Name of Applicant and Mailing Address: Peter & Rachel Sorrentino

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): _____

Map and Lot #: 35-7

Street Address of Subject Property: 71 Carls Way

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

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

Applicable Section of Zoning Bylaw: Article 8 Sec. 8.5-4(C.) & Article 6 Sec. 6.1-5(B)

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

Title(s): Agent

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

Re: Peter & Rachel Sorrentino #71 Carls Way, West Tisbury Assessor Parcel 35-7
VLS&E Job No. 105-7

Project Description

The proposed project includes the re-construction of an existing cottage/guest house and the construction of a swimming pool. Each structure requires a special permit under separate sections of the bylaw as outlined below:

Cottage/guest house (habitable accessory structure) - Article 6 Sec. 6.1-5(B)

The existing dwelling will be demolished, and a 990 SF dwelling will be reconstructed in the same general area. The proposed work is located within the Inland Zone of the Coastal District, therefore a special permit is being requested for a “habitable” accessory structure within this zone.

Swimming Pool - Article 8 Sec. 8.5-4(C.) & Article 6 Sec. 6.1-5(B)

The proposed project involves the construction of an 18' X 40' in-ground swimming pool and deck. A future cabana has been noted on the plans however there is not a current design for the structure.

- The proposed project location meets required building setbacks.
- Proposed pool safety fence enclosure will terminate at the existing dwelling. Windows and doors will be alarmed per the MA state building code requirements.
- Pool equipment will be located within a sound-insulated shed.

The proposed project is located within the local WT conservation 100 ft. buffer zone to a FEMA Flood Zone AE (EL 11) – the project received an approved Order of Conditions on August 1, 2023 (D.E.P. File No. SE79-448)