

Received by the Town Clerk:

Signed: _____

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APPLICATION COVER PAGE

Date: 3/7/2024

Date Received by ZBA: 3/14/24

Name of Applicant and Mailing Address: Chuck Sullivan, Sullivan Associates Architects
52 Narragansett Ave., Oak Bluffs, MA 02557

Email Address: chuck@sullivanassociatesarchitects.com Telephone Number: 508-693-0500

Name of Owner and Mailing Address (If not Applicant): Megan Teague & Charles J. Teague
Trustees of the Megan D. Teague 2016 Revocable Trust; 7 Rowland Ave., Lexington, MA 02421

Map and Lot #: 13-2 Street Address 48 Forest Rd.

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

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

Applicable Section of Zoning Bylaw: 11.1-3A; 6.1-5B and 6.1-6 (Inland Zone) for an addition to a PENC dwelling

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.

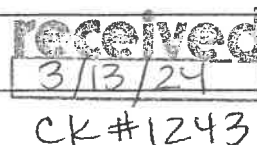
Application fee of \$200.00 payable to: The Town of West Tisbury.

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: _____



Zoning Board of Appeals

From: william sullivan <chuck@sullivanassociatesarchitects.com>
Sent: Monday, March 11, 2024 11:49 AM
To: Zoning Board of Appeals
Subject: Re: ZBA application, Teague
Attachments: Screenshot 2024-03-11 at 11.46.16 AM.png; Existing:Proposed Square footage chart.23.03.11.png

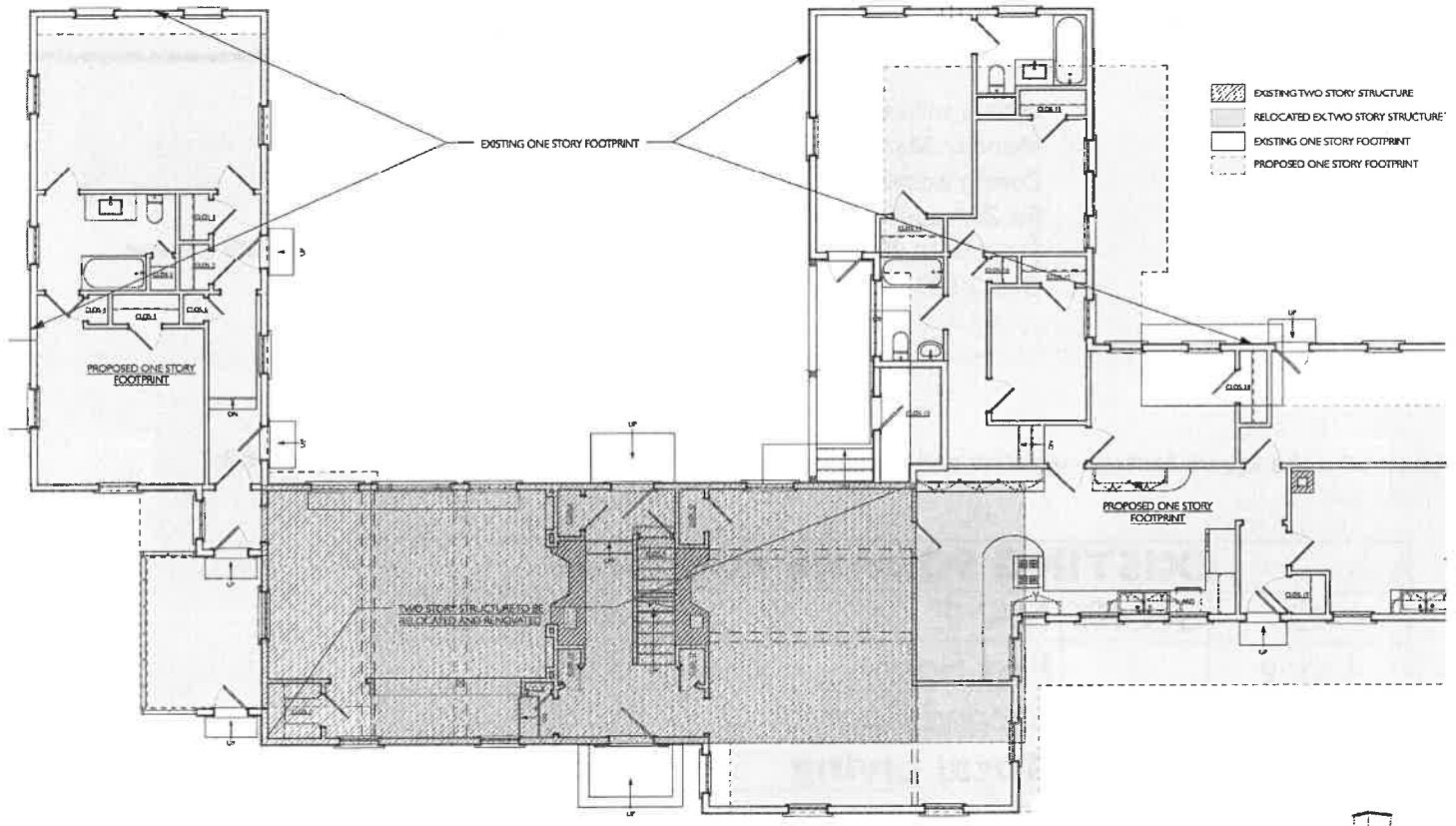
Kim,

Attached is the square footage narrative and below is a chart of the square footage based on sec. 4.4-8:

EXISTING SQUARE FOOTAGE			
ID	STORY	NAME	AREA (SQFT)
Living	1	First Floor	3,506
Living	2	Second Floor	1,165
		Total Living	4,671
Accessory	1	Greenhouse	119
Accessory	1	Connector Walkway	87
Existing		TOTAL	4,880

PROPOSED SQUARE FOOTAGE			
ID	STORY	NAME	AREA (SQFT)
Living	1	First Floor	3,124
Living	1	Porch Screened In	366
Living	2	Second Floor	1,070
		Total Living	4,560
Accessory	1	Pool Equipment	71
Accessory	1	Covered Entry/O.S.	213
New		TOTAL	4844

This is a chart of the existing and proposed footprint. The two, one story wings are being removed and rebuilt in the configuration shown. The two story portion shown in green is being lifted and shifted to the East by about 8. It's confusing but hopefully this makes it a bit easier to understand:



The main reason the one story portions are being removed are due to multiple floor heights and steps on the first floor level and they would like to have the entire first floor on one level for accessibility. The entire house also needs a new foundation so this limits the lifting to the main portion of the house. Both of these charts will be on the updated plans.

I've asked Reid to add the location of the Shore Zone to his site plan. As soon as we get that we'll update the application on-line and drop off the large scale plans and application fee.

Please let us know if you have any questions. Thank you,

Chuck Sullivan
Principal | Architect

sullivan + associates architects
52 narragansett avenue | po box 989 | oak bluffs, ma 02557
office 508.693.0500 x1
mobile 617.347.8600
sullivanassociatesarchitects.com

On Fri, Mar 8, 2024 at 11:04 AM Zoning Board of Appeals <zba@westtisbury-ma.gov> wrote:

Hi Chuck,

I received the online application for Teague and need additional information.

- 2 copies of a large-scale site plan (I printed out the architectural plans)