

Received by the Town Clerk: _____ Date: _____

Application complete _____

Signed: _____

Application incomplete _____

APPLICATION COVER PAGE

Date: _____

Date Received by ZBA: Nov. 7, 2022

Name of Applicant and Mailing Address: Sig VAN RAAN

PB Box 3132 WT, MA 02575

Email Address: sigvanraan@gmail.com Telephone Number: 617 259 0844

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

Map and Lot #: 32-25.3

Street Address of Subject Property: 90 MUSIC ST

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

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

Applicable Section of Zoning Bylaw: 11.2-2

Date of Denial by Building Inspector, Zoning Inspector, or Planning Board (If Applicable): 11/7/22

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: Sig Van Raan

Title(s): _____

Application fee of \$200.00 is required. Date Paid: 11/7/2022

received
11/7/2022
CK #4462

To The West Tisbury ZBA. NOV 7, 2022

We are presenting a plan that has three phases: the construction of a garage, the construction of an addition to our house and the placement of solar panels on both the house and the garage. Below are the details which are illustrated by the accompanying photos and drawings. This plan has been approved by the WT Historical Commission. The proposed setback relief location of the garage is the only viable location due to the location of the proposed nitrate free septic system our property as well as the awkward downward slope of our property behind the house.

**Construction of Garage – The contractor is Ivory Littlefield. p
Elevation and Floor plan drawings done by architect consultant.**

We hope to construct a 24'x22' 2 car garage with a second floor wet studio (toilet and sink). Please note, **the studio will not be a bedroom** but a workspace for writing projects as well as a storage area for countless books and files. (I will be filing a deed restriction)
As indicated in the site plan, the existing shed will be demolished and removed. The garage location is likewise situated to afford tie in proximity for a new nitrate free septic system. Bush and tree planting will occur along the setbacks and additional plantings will occur along the roadside to minimize visibility. The tree in the front yard, as shown in the site plan, has been removed as per advice from a septic consultant as well as a tree expert.

It should be noted that there will be a dormer on the south facing rear of the garage as indicated in A 201.

The general notes on page marked A001 indicate the specific details as conforming to building codes.

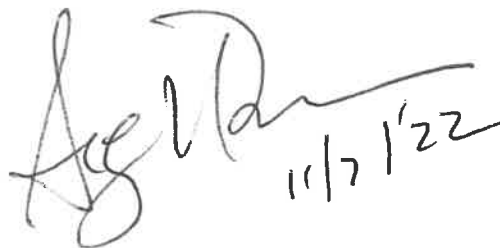
Construction of Addition to Existing living room of house – Contractor, Ivory Littlefield

We hope to construct a 20'x26' extension to our living room as indicated in elevation and floor plan drawings marked A200 and A100. And referenced in photos. The primary reason for the need of an extension is that our present living room as part of an open floor plan also serves as a workspace, a piano studio and dining area. Expanding the space will enhance both of us, to live here more comfortably year round.

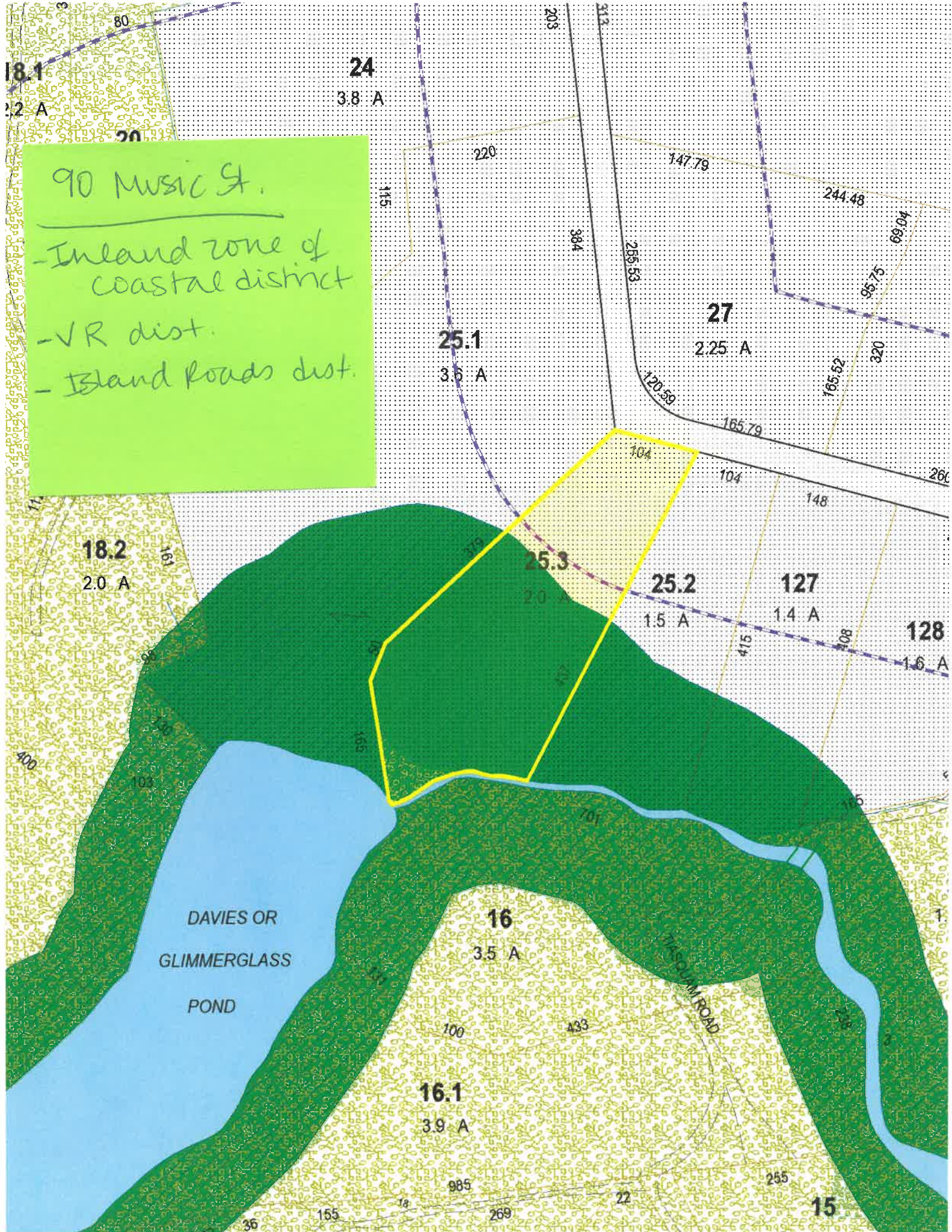
Kindly make note that I will file a declaration of Deed Restriction that maintains our home and garage as a three bedroom home as allowed prior to the original construction back in '95. All windows, siding and roofing will conform to the existing house and proposed garage. We likewise plan to install solar panels on the garage and the new addition as well as the present house situated on the rear facing sides out of the public view. Construction details in line with the general notes as described on attached A001

A stamped site plan from Reid Silva is attached. Drawings, floor plans and elevations accompany this letter.

Respectfully presented,
Sig Van Raan - 90 Music St, West Tisbury



11/7/22



90 Music St.

- Inland zone of coastal district

- VR dist.

- Island Roads dist.

DAVIES OR
GLIMMERGLASS
POND

TASQUAM ROAD