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Dear Members of the ZBA,

First off and most importantly, we hope all of you at the ZBA and your extended families remain in good health amid this devastating Covid-19 pandemic. We have family in Milton, NYC and Florida and all in different difficult conditions but surviving these stressful times. We have been battling this in Hong Kong since early January and it remains tough but we will all persevere.

We are writing to the ZBA today to request for an extension for our special permit to construct a guest house on our property on 224 Vineyard Meadow Farms Road. Our special permit will expire in October 2020. We hired an architect in the summer of 2019 to work on initial design for a guest house and that planning is ongoing. We also reached out and met several builders late last year to gauge their availability as well as come up with a cost estimate for our project. Unfortunately, the whole planning process has taken longer than we expected and the bids we did receive came in quite a bit above our budget while others weren't able to meet our timeframe due to existing projects. We are simply not able to proceed as quickly as we originally had planned.

In addition, we are in the middle of constructing a swimming pool (our first priority from several years ago) and the associated landscaping, fencing, decking and other costs have literally blown through our original budget. Financially, we are simply not able to fund both the construction of the pool and a guest house in such a short period of time. In late March, we received notice of a construction shutdown and understand that some construction will resume on a limited basis in early May. We expect the ongoing Covid-19 pandemic will continue to impact planning and delay construction on our project as well as many other future projects on Martha's Vineyard. The current moratorium and potential future building restrictions across Martha's Vineyard will likely result in medium term delays.

When we were granted the special permit we were under the impression that one year extensions would be possible (not an exceptional request) on a rolling basis (with some natural time limits of course) as it is often difficult to get all the planning, construction teams and financing aligned. Due to the conditions highlighted above and in these extraordinary times, we are asking the Town to consider extending our special permit for the guest house for two years (to October 2022). We feel this extension would hopefully allow the Covid-19 pandemic to subside along with providing us the necessary time to complete planning, finalise our builder and allow us the necessary financial flexibility to complete the guest house

We do appreciate your consideration in advance and we are willing to answer any follow up questions if needed before you make your decision.

Best regards,

Christopher M Zilla