



Chris & Kitty ZILLA

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13th May 2024

Re: Supplementary Letter re request to extend the Special Permit to Construct a Guest House for 224 Vineyard Meadow Farms Road (VMFR)

Dear Members of the ZBA,

We were informed that the ZBA may be able to hear our request for extension as early as this week. Unfortunately, with our children's school and activities, we are unable to attend in person to answer additional questions or concerns you may have. As we were told that the ZBA no longer allows call in to the meeting, we feel we should supplement our earlier letter to give a more detail explanation for our request.

We do understand we are asking for a third extension. Let me start by stating we fully expect this will be our last extension request.

The prior extension requests in 2020 and 2022 were directly related to the incredible disruptions due to the COVID pandemic. Not only was all construction halted but physically we were unable to travel out of Hong Kong. Once COVID restrictions were lifted MV faced a massive backlog in construction which made finding a suitable contractor impossible. As mentioned in our first letter, despite reducing the scope of the project we received higher estimates and that combined with higher interest rates has made it difficult to initiate the project.

In July 2022, we moved back to Boston after 20+ years living and working in Asia. Naturally, we spent the next year focused on finding a new home and getting the children settled into new schools. We are now in a position to turn our focus on our guesthouse project.

We respectfully request the board to consider these important mitigating factors in considering what we expect will be our final extension request.

Thanks in advance for your understanding and time.

Best regards,

Christopher & Kitty Zilla



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10 May 2024

**Re: Request to extend the Special Permit to Construct a Guest House
for 224 Vineyard Meadow Farms Road (VMFR)**

Dear Members of the ZBA,

We are writing to the ZBA today requesting it to consider extending our special permit to construct a guest house on our property on 224VMF Road in West Tisbury. We are long time owners since 2000 and we very much enjoy our home and community in West Tisbury.

Our special permit will expire in October of this year. We hired an architect in 2023 to redo the design for the guest house in the hope it might extract meaningful savings for us. Unfortunately, even with the simplification of certain design aspects (with the goal of cost reductions) the two construction quotes we received for the new design were in fact 20% higher. This coupled with the sustained high interest rate environment means we are just not able to afford financially to build the guest house this year as much as we really would really like to.

Respectfully, we ask the town to consider extending our special permit for two years (to October 2026). We are hoping in the next two years interest rates will normalize and inflation will subside, which will allow us to be in a better financial position to take on the guest house project.

We thank you all for your consideration.

Best regards,



Christopher & Kitty Zilla