

West Tisbury Zoning Board of Appeals Agenda
Thursday, February 29, 2024 @ 5:00 pm
In Person meeting at West Tisbury Town Hall

*****Please note: all business will consist of a discussion and possible vote to take action*****

5:00 pm – Minutes of February 15, 2024 meeting.

5:15 pm – (*Continued from February 1, 2024*) A public hearing on an Application for a Special Permit from **Erik and Catherine Blake** to operate a year-round service business known as Blitz Fitness (karate and fitness classes), in the basement of their home, seven days a week: Mon-Fri 6:30am to 10am and 4pm to 8:30pm; Sat 8:15-10:15am; and Sun 7-8:30am. Application is filed under Sections 8.2, 14.2-2 and 3.1-1 of the Zoning Bylaw at **18 Amos Ln., Map 16 Lot 240** in the RU district.

5:35 pm – A public hearing on an Application for a Special Permit from Harvest Sun Solar on behalf of **David Berlow** to install a ground-mounted solar array in front of a dwelling, requiring 25 ft. of side yard setback relief under Sections 8.10-4C and 4.2-2D4 of the Zoning Bylaw at **71 Red Pony Rd., Map 30 Lot 11.2** in the RU district.

5:55 pm – A public hearing on an Application for a Special Permit from Vineyard Land Surveying & Engineering Inc. on behalf of **Sylvia Hargrave, Trustee of the Silver Strand Trust Agreement**, to construct a (3) bedroom, (3) bathroom addition to a pre-existing, non-conforming dwelling requiring 10 feet of side yard setback relief under Sections 11.1-3A and 4.2-2D4 of the Zoning Bylaw at **57 Vineyard Meadow Farms Rd., Map 29 Lot 8** in the RU district.

6:15 pm – A public hearing on an Application from Sourati Engineering Group, LLC on behalf of **Middle Point Bend, LLC** to APPEAL a February 5, 2024, determination made by the Building Inspector that a proposed fireplace in a studio is not allowable based on the definition of a ‘Studio’ in section 14.2 of the West Tisbury Zoning Bylaw. The Appeal is made under M.G.L. c.40A §8 and §15 for property located at **208 & 216 Middle Point Rd., Map 39 Lot 7 and 8** in the Inland and Shore Zones of the Coastal District in the RU district.

Informal Hearing

- **Greenfield, 80 Oak Lane, Map 17 Lot 105.** Applicant seeks a de minimis change to Special Permit #2023-47, request to relocate the proposed pool equipment storage shed to the front yard.
- **Cavanaro, 5 Stillpoint Meadows Rd., Map 22 Lot 4.1.** Request to extend Special Permit #2022-29 granted on June 23, 2022.

Meeting schedule – March 14 and March 28, 2024.

*****Time will be reserved for topics the chair did not reasonably anticipate*****