

**WEST TISBURY ZONING BOARD OF APPEALS
MINUTES OF THURSDAY MAY 5, 2011
2ND FLOOR TOWN HALL AT 5 PM**

PRESENT: Bob Schwier (Acting Chair), Eric Whitman, Nancy Cole, Tony Higgins, Larry Schubert, Toni Cohen

ABSENT: Tucker Hubbell

ALSO PRESENT: Richard Osness

BUSINESS

- The minutes of April 7, 2011 were approved.

HEARINGS

5:15 An application by Richard Osness on behalf of May Baldwin and Elliot Kronstein for a Special Permit to extend and alter a pre-existing non-conforming structure that is 15' from the east bound: A 28' by 14' addition to a 24' by 28' one-story garage that would be 8' from the east bound at its nearest point. Sec. 11.2-2, 11.1-3 and 4.2-D4 of Zoning Bylaws. Map 8 Lot 5; 60 Buttonwood Rd; RU District. *Correspondence: 1) Abutter Robin Hyde, in favor; 2) Abutters Steven Katz and Iris Gold, in favor; 3) Abutters Erik and Karena Hammarlund, in favor*

Correspondence was read. Steven Katz and Iris Gold are the direct abutters to the east, the property next to the garage. They wrote they had no problems whatsoever with the dimensions or encroachment and encouraged approval. Their house, said Richard Osness, is 152' away from the garage. The garage is not parallel to the lot line, but rather to a stone wall, and is a combination studio/garage. The additional bay will be for storage. The Board studied the building plans, plot plans and photos provided by Richrd Osness. The use of the building is not changing, no trees are being cut. The applicants do not want to add on to the other side of the garage, which would encroach less, due to the proximity of the septic system and to an established arbor and garden. There is no plumbing or habitable use in the building. The Board had concerns about the 8' setback applied for and wondered how the 672 sq ft garage had been permitted to be built 15' from a bound in the first place (in the 90's).

The hearing was closed and the Board voted unanimously to grant the special permit, citing that in this case, they were granting setback relief for an accessory building already 15' from a lot line, and the fact that the affected neighbors supported the granting.

The meeting was adjourned at 6 PM.

Respectfully submitted, Julie Keefe, Administrator

