

WEST TISBURY ZONING BOARD OF APPEALS
MINUTES THURSDAY JANUARY 6, 2011
2ND FLOOR TOWN HALL AT 5 PM

PRESENT: Tucker Hubbell (Chair), Eric Whitman, Tony Higgins, Nancy Cole

ABSENT: Toni Cohen, Bob Schwier, Larry Schubert

ALSO PRESENT: Alan Whiting, Bea Whiting, Dan Randall

BUSINESS

- The minutes of December 9 were approved.

HEARINGS

5:20 PM An application by Hutker Associates on behalf of Chris and Suzanna Schaper for a Special Permit to alter and extend a pre-existing non-conforming small cabin (add dormer, extend decks), including a request for 10' of setback relief on eastern bound. Sections 11.1-3, 11.2-2 of Zoning Bylaws; Map 32 Lot 121.2; 12 Parsonage Woods Rd; RU District.

Correspondence: 1) *Abutters Dorothy and Danny Whiting;*

Annie Fisher explained that the under 500 sq ft cabin was currently used for storage, and would be used as a personal office/studio space and as a detached bedroom for the house. She said the property has the septic capacity for this extra bedroom. There is a small loft, with no headroom in the building. They plan to add one dormer and a half bath, put on small decks and replace windows. Dorothy and Danny Whiting did not want this building to become a 2nd residence, which Annie assured the Board it would not be. Abutter Bea Whiting and her father Allen Whiting said they had come to see what was being planned. After seeing plans and hearing from Annie, they said they had no concerns with the proposed work. The Board granted the Special Permit unanimously with one condition: The structure is not to be a subordinate dwelling: It must remain as a studio/home office/detached bedroom.

5:35 PM An application by Dan Randall on behalf of Helen and James Coyne for a Special Permit to alter and extend a pre-existing non-conforming house by adding a 7' by 10' shed to be 30' from the NE bound, including a request for 20' of setback relief for the shed. Sections 11.1-3, 11.2-2 of Zoning Bylaws; Map 32 Lot 32; 42 Look's Pond Way; RU District.

Correspondence: 1) *abutter Tom Hodgson, in favor*

Builder Dan Randall explained that his clients had taken down a pre-existing non-conforming 9' by 8' shed sited in the same space the new one would be. However, since they did take it down, they had to come to the ZBA to get the Special Permit for the setback relief. The new shed would be 1' less close to the lot line than the old one. The Board approved the Special Permit unanimously.

OTHER CORRESPONDENCE:

- Memo from MVC re Wind DCPC
- MVC Big Sky Decision

The meeting was adjourned at 6:05 PM. Respectfully submitted, Julie Keefe, Board Admin.