

Planning Board Special Permit

PBSP-23

Applicant

 Christopher Alley
 508-693-2781
 calley@sbhinc.net

Legal Property Owner Information

Owner Name

12 Bluebird Lane, LLC

Owner Phone Number

508-693-2781

Owner Type

LLC

Who is applying?

The Legal Property Owner

Please complete the following sections with information about the parcel where the structure/use will take place. If you do not have this information, it can be found on the Tisbury GIS website: <https://www.axisgis.com/TisburyMA/>

Property Zoning District

R-50

Owner Full Mailing Address

c/o SB&H, Inc. PO Box 339, VH, MA 02568

Owner Email Address

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What are you applying for?

New Special Permit

Is there an agent representing the applicant for this application?

Yes

Property Street Number & Name

165 Weaver Lane

Map, Block & Lot (Example 20-A-16)

13-A-3

Agent Information

Agent Name

Christopher P. Alley

Agent Email

calley@sbhinc.net

Agent Phone Number

508-693-2781

Agent Mailing Address

SB&H, Inc. PO Box 339, VH, MA 02568

Residential District Special Permits

Cluster Development. TZBL 04.04.01 & 08.01

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Multiple Dwelling Units in One Structure and/or Multiple Dwelling Structures on One Lot. TZBL 04.04.02

true

Alteration of a Special Way or development affecting a Special Way. TZBL 09.03

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Specially Permit General Questions

Provide a brief explanation of why your proposal does not significantly conflict, in size and appearance, with the existing use of the property.

finished project will appear similar to a SFD with attached two-car garage

Provide a brief description of why this proposed use would not significantly increase traffic congestion or hazards.

no proposed increase in occupancy based on bedroom count

Provide a brief description of why the proposed use would not overburden any road, public water, public property, drainage, or sewer system such that it would create a hazards affecting health, safety, or the general welfare.

no proposed increase in occuance baased on bedroom count

Provide a brief description of why your proposal will not adversely impact the district's visual character, including views and vistas.

sinished project will appear similar to a SFD with attached two-car garage. No views or vistas blocked

Provide a brief description of how your proposal will improve opportunities for visual and pedestrian access within and through the district.

it will not

Does your proposal meet the lot area, setbacks, and height requirements as established in TZBL 13.00?

Yes

Multiple Dwelling Units in One Structure and/or Multiple Dwelling Structures on One Lot In Residential Districts and the B-2 District

Does any portion of the lot for the proposed project lie below the fifteen foot elevation contour line running along and inland of Lake Tashmoo, Vineyard Sound, Vineyard Haven Harbor, and Lagoon Pond.

No

STOP! Projects located in this zone are ineligible for a Special Permit. If you submit an application for a project within this zone it will be denied.

Total Number of Proposed Dwelling STRUCTURES on the lot:

1

Total Number of Proposed Dwelling UNITS on the lot:

2

Total Number of Studio/One Bedroom Dwelling UNITS on the lot:

1

Total Number of Two Bedroom Dwelling UNITS on the lot:

1

Total Number of Three Bedroom Dwelling UNITS on the lot:

0

Total Number of Four Bedroom Dwelling UNITS on the lot:

0

Does the lot meet the minimum area required for the zoning district?

Yes

Total Lot Area in Square Feet

50094

Do all structures on the lot meet the primary and accessory structure setbacks for the zoning district?

Yes

Does each dwelling unit have a separate parking and/or garaging arrangement?

Yes

Does the parking arrangement allow drivers to turn the vehicle around without backing onto a public way?

Yes

Does each dwelling unit have it's own discrete yard space?

Yes

Does the lot have frontage on a PUBLIC way?

Yes

Name of Public Way

Winjah Lane

Does the lot have the minimum frontage required on a PUBLIC way for the zoning district?

Yes

What is the amount of frontage on a PUBLIC way provided?

249.88

Submittal Instructions

1. Upon successful completion of this online application, you must print two copies of this application and any drawings, and bring them to the Tisbury Town Clerk at 51 Spring Street to be stamped with a date and time. Then one copy of these stamped documents must be brought to the Tisbury Planning Board office at 66 High Point Lane. **YOUR APPLICATION IS NOT CONSIDERED SUBMITTED UNTIL THIS IS COMPLETED!!!**

Signature of Applicant/Agent

Applicant/Agent Digital Signature

true

TOWN OF TISBURY

Office of
BUILDING INSPECTION & ZONING ENFORCEMENT
POST OFFICE BOX 1239
VINEYARD HAVEN, MA 02568
Phone (508) 696-4280 -- Fax (508) 696-7341

Property Owner Authorization Form

To the Tisbury Building Department,

I, ANTHONY CARUSO
(Owner's Printed Name)

, as the legal property owner for the address

listed below, give permission to my licensed contractor,

CHRISTOPHER P. KELLY
SCOTSFIELD BARNUM + HOZEMAN INC
(Name of Licensed Individual -- NOT BUSINESS NAME)

to obtain a building permit to do work at my property.

Address where work will occur: 165 WEAVER LANE in
Tisbury, Massachusetts. (Street Number & Name)

Owner's Signature

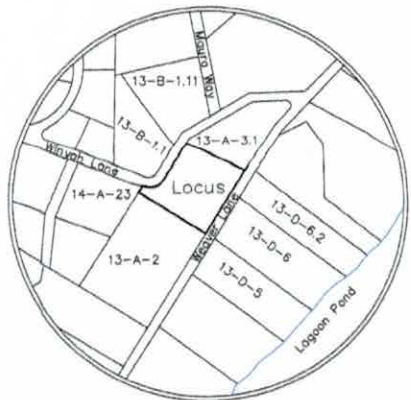
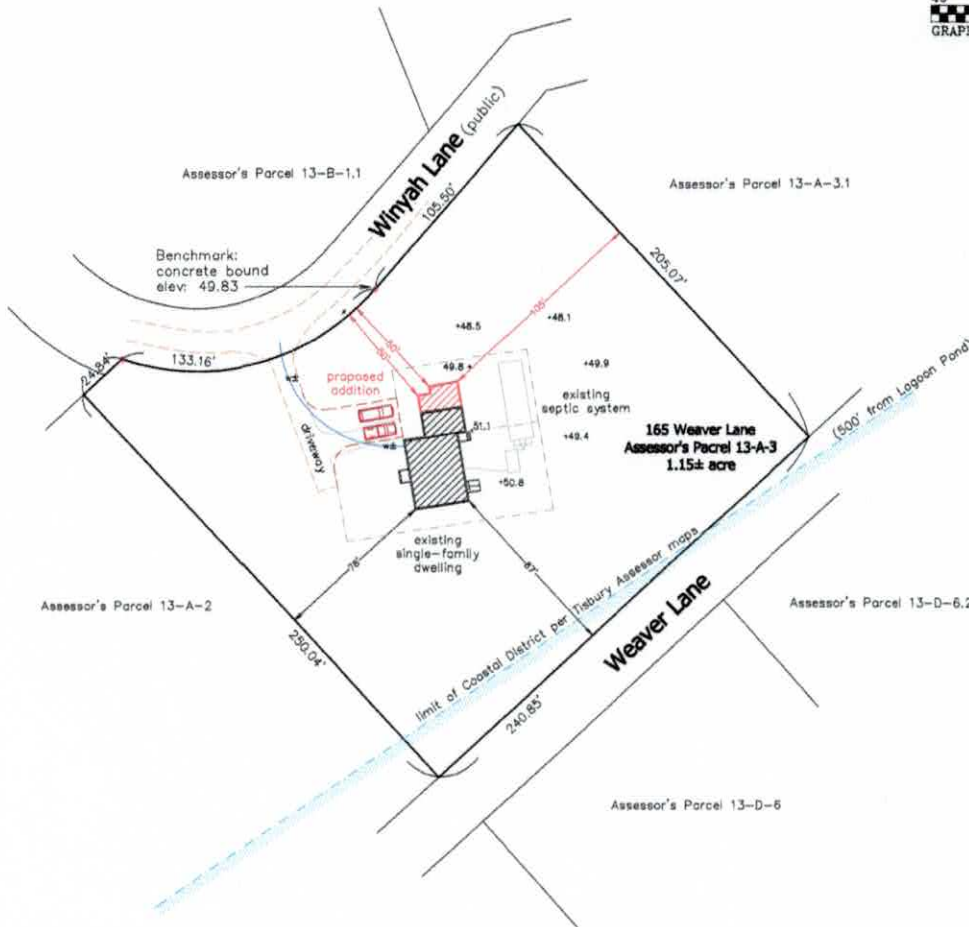
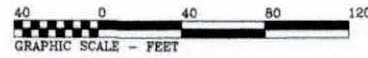
Date

Owner's Telephone Number

ANTHONY.CARUSO@GRANITECITYELECTRIC.COM
Owner's Email

Notes:

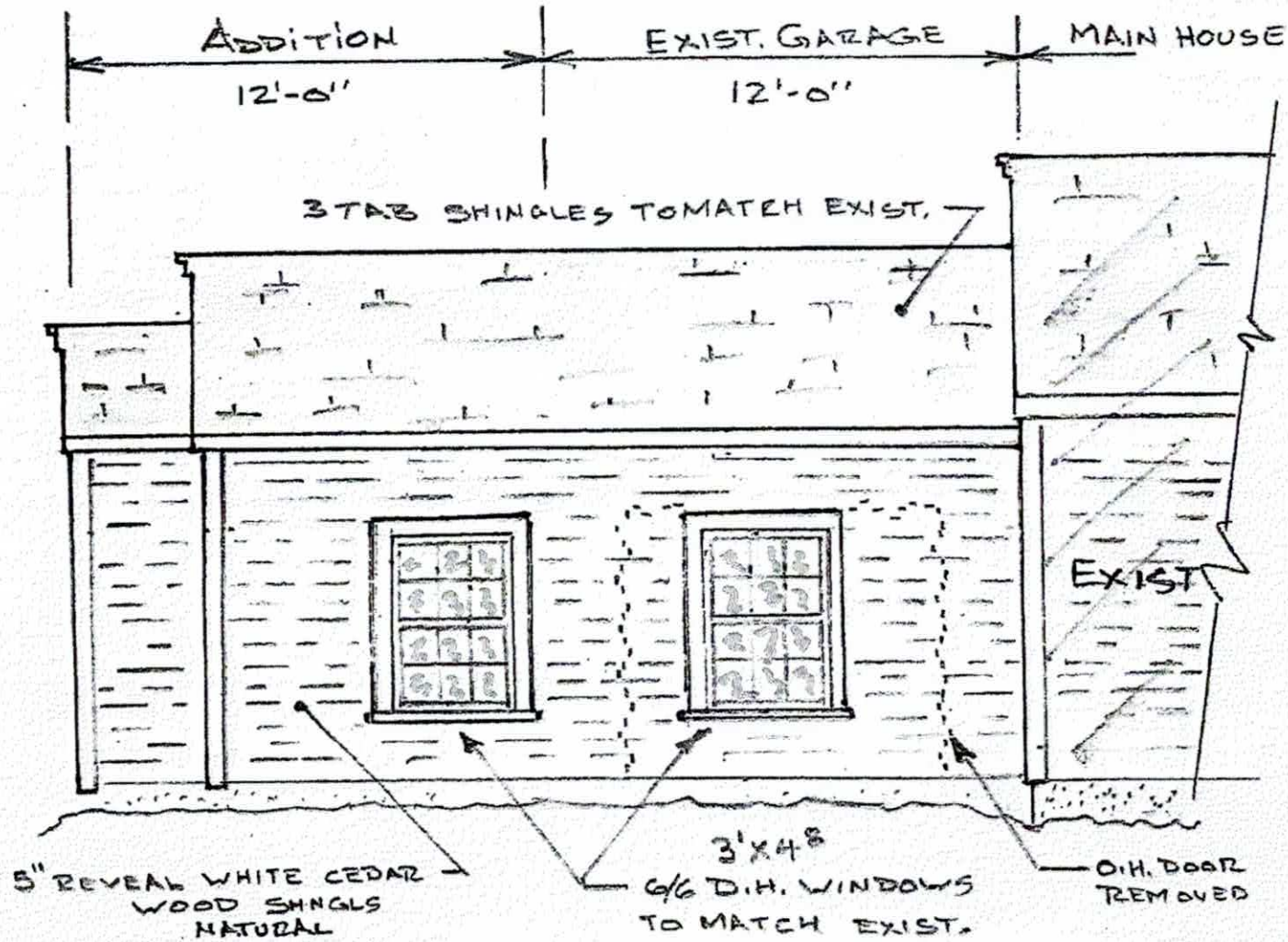
- A. Locus lies within the Tisbury R-50 Zoning District
minimum lot size: 50,000 sq ft
required property line setbacks: 50' front, 35' side, 50' rear
frontage required: 150'
- B. Locus lies partially within the Tisbury Coastal District as shown
- C. Locus lies entirely above the 15' contour
- D. Total bedroom count to remain three per Tisbury Board of Health review of floor plans



Locus Map (no scale)

Site Plan
Tisbury, Mass.
Prepared For
12 Bluebird Lane, LLC
Scale: 1" = 40' November 20, 2023
Schofield, Barbini & Hoehn Inc.
Land Surveying • Civil Engineering
12 Surveyor's Lane, Box 339
Vineyard Haven, Mass.
508-693-2781
www.sbhinc.net
MV 11174 (TPB & building permit)

WINYAH LANE ELEVATION

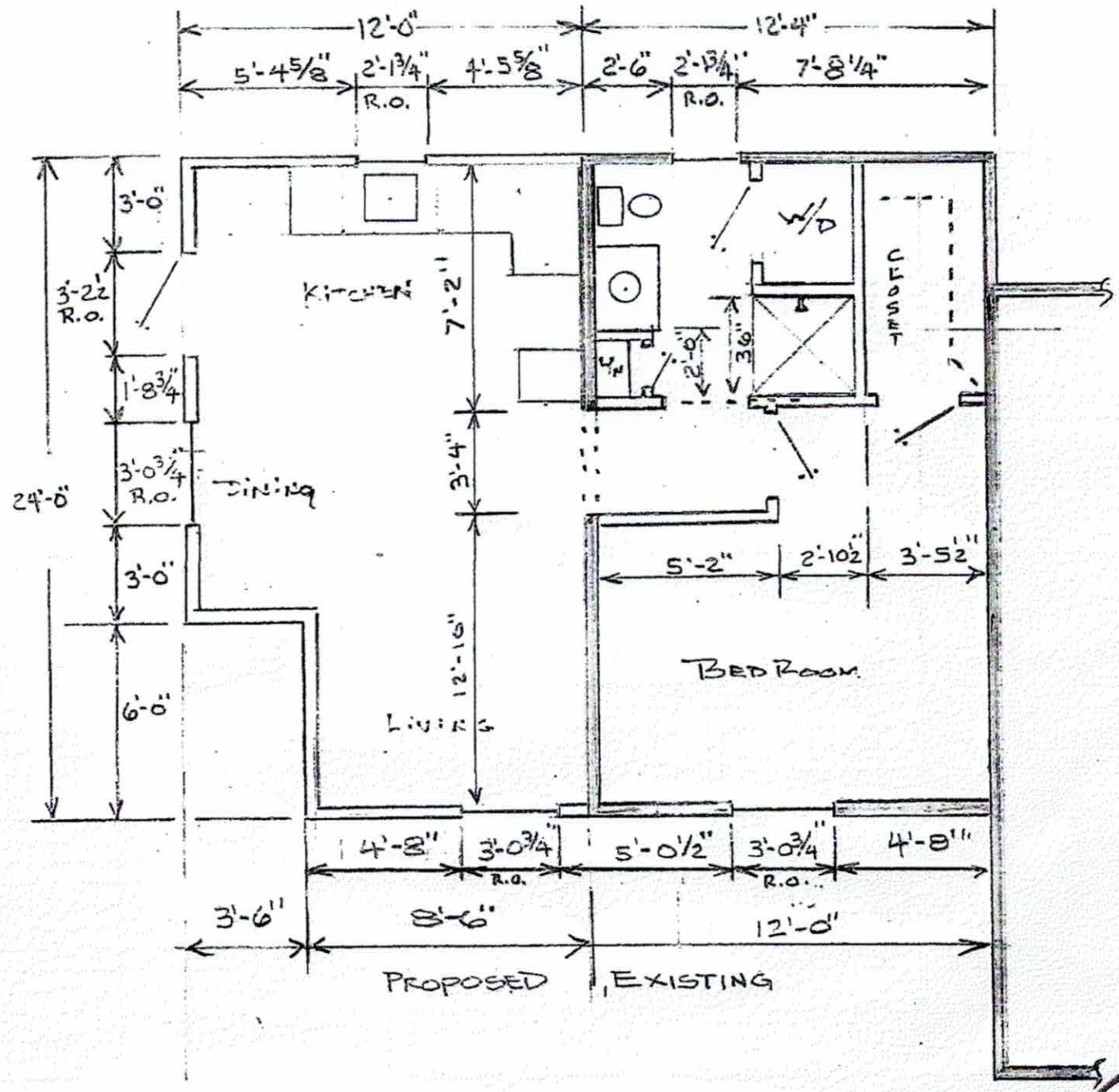


CAPE BUILDING SYSTEMS INC.

10-28-23 2 of 4 Date:
 12 BLUEBIRD LANE LLC Client:
 ADDITION Project:
 165 WEAVER LANE Address:
 165 WEAVER LANE

Date: 10-28-23 1004
 Client: 12 BLUEBIRD LANE LLC
 Project: ADDITION
 Address: 165 WEAVER LANE

CAPE BUILDING SYSTEMS INC.



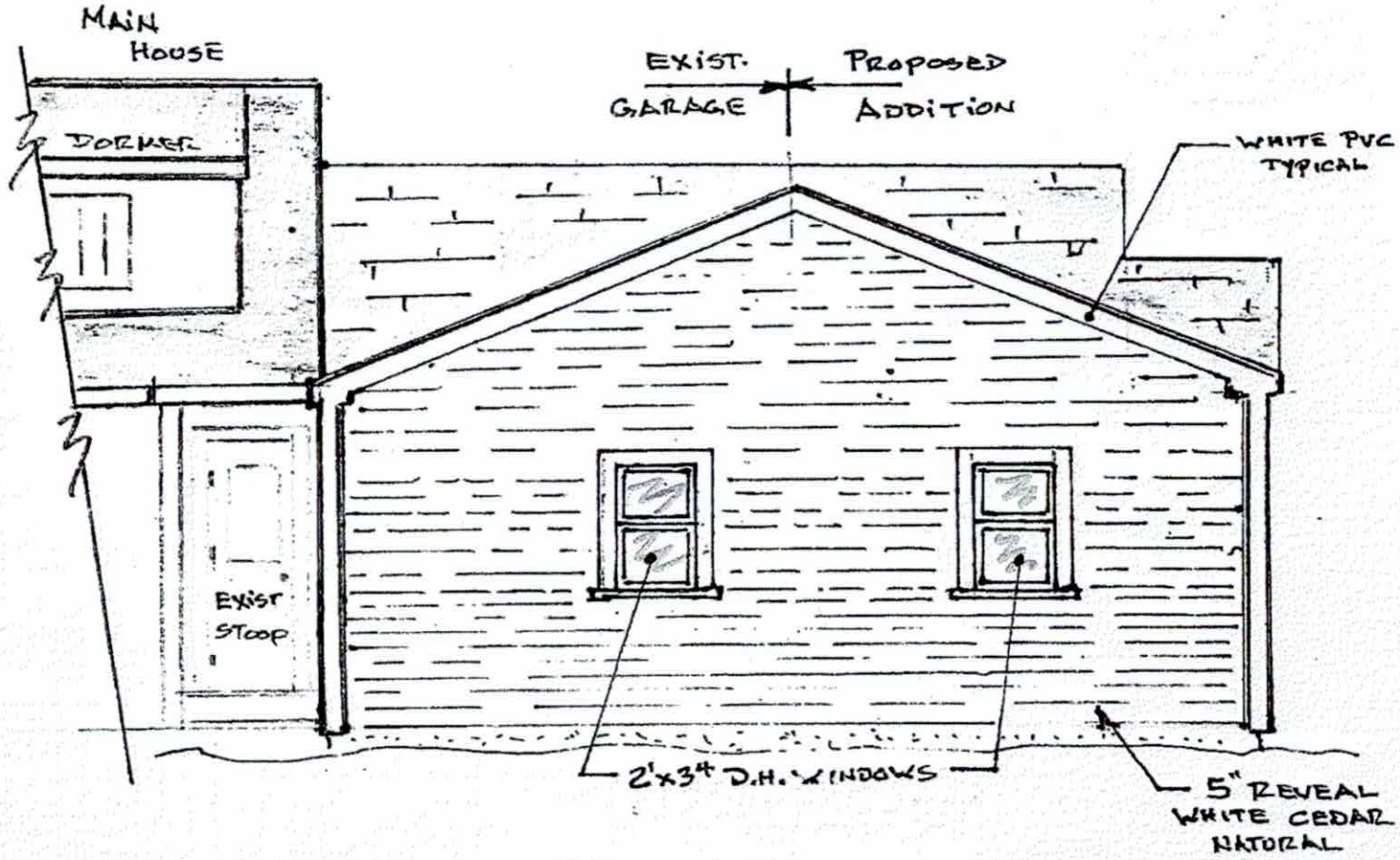
10-28-23 4 of 4 Date:

12 BLUE BIRD LANE LLC Client:

ADDITION Project:

165 WEAVER LANE Address:

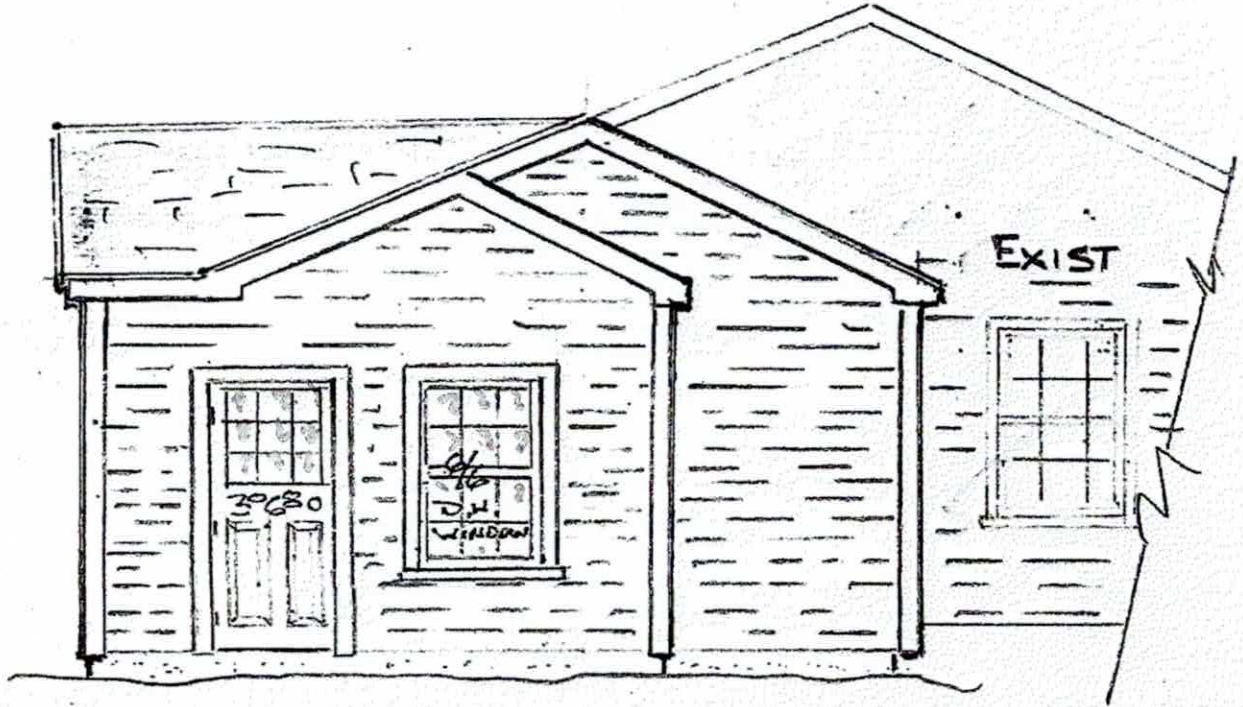
CAPE BUILDING SYSTEMS INC.



REAR ELEVATION

Date: 10-28-23 3 of 4
Client: 12 BLOEBIRD LAKE LLC
Project: ADDITION
Address: 165 WEAVER LANE

CAPE BUILDING SYSTEMS INC.



SIDE ELEVATION