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**West Tisbury Residential Building Size Bylaw (RBSB)  
Property Located at 566 Scrubby Neck Road, West Tisbury  
January 5, 2023**

**Existing Structures and Square Footages**

(taken from Assessor's cards and field survey)

<b>Approx. Existing Residential Floor Area – RFA</b>	<b>2,900</b>
RFA Square footage permitted by the RBSB	3,500
<b>Approx. Existing Supplemental Floor Area – SFA</b>	<b>1,000</b>
SFA Square footage permitted by the RBSB	2,000

The existing dwelling and garage conform to the RFA and SFA requirements of the RBSB.

**Dwelling Units Permitted by Right (4.4-1A, West Tisbury Zoning Bylaw)**

This property contains 6.37 acres of "buildable land" and can support 2 full size dwellings subject to the square footage limitations of the RBSB. Each dwelling will be entitled to 3,500 s.f. RFA and 2,000 s.f. of SFA per section B5 of the RBSB.

**RBSB section B5. Application to Dwelling Unit Density.** This section shall not be construed to limit the number of buildings which would otherwise be permissible on one lot, as described in West Tisbury Zoning Bylaws, section 4.4-1A Dwelling Unit Densities Permitted By Right; provided, however, that the RFA and SFA for each building on the lot does not exceed the limitations imposed in sections B.1, B.2 and B.3, respectively. (These are the 3,500 s.f. and 2,000 s.f. limitations plus exclusions)

**Division or Subdivision of Land**

**RBSB section B6. Division and Subdivision of Land:** All lots resulting from the Division or Subdivision of land that create new lots or parcels from existing lots containing a dwelling or accessory structures shall adhere to sections B.1, B.2, and B.3 of this Bylaw and will contain necessary corresponding acreage. If a resulting lot contains a structure that exceeds the RFA or SFA limit, a special permit must be issued for the structure on the new lot prior to division, or in which case a special permit had previously been issued for the structure, said permit must be modified or amended prior to division.

The division of this parcel into 2 lots does not increase the amount of RFA or SFA that is permitted by the RBSB for Dwelling Units Permitted by Right.