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June 19, 2008

By E-Mail (foley@mvcommission.org)
and First-Class Mail

E. Douglas Sederholm, Esq.
Chairman
Martha's Vineyard Commission
P.O. Box 1447
Oak Bluffs, MA 02557

Re: *Joseph G. Moujabber / 10 Sea View Avenue Extension*

Dear Mr. Sederholm:

I represent Joseph Moujabber with respect to the above-referenced property (the "Property"). I write to supplement the Commission's Record on several points raised during the public hearing of this matter on June 12, 2008.

First, you had asked whether Mr. Moujabber would be willing to accept conditions that would (1) commit Mr. Moujabber to using the lowest level of the proposed addition (the "Addition") as a garage, (2) limit the Addition's construction to the period between Columbus Day weekend and April 30th, and (3) prohibit the use of the Property for employee housing. As Mr. Moujabber stated at the hearing, he is willing to agree to all three conditions. Please note, however, that subsequent action by the Oak Bluffs town boards may make it impossible for Mr. Moujabber to comply with the first condition.

Second, you had asked for additional information concerning (1) the drainage plan for the project and (2) the demolition plan for the detached structure on the Property. Summaries on these topics prepared by Peter Pometti, the project's designer, are attached as Exhibits A-B.

Third, as I discussed on June 12, there has been some uncertainty during the hearing process concerning the size of the Property. This uncertainty apparently stems from the fact that the Property dimensions established by Mr. Moujabber's mortgage survey, attached as Exhibit C, are somewhat larger than the dimensions recorded for the Property in the town assessor's records. In an effort to resolve this discrepancy, Mr. Moujabber engaged Richard J. Barbini, a



registered engineer, to prepare an updated survey. As shown by the certified plot plan, attached as Exhibit D, Mr. Barbini established the Property's size as 8,180± square feet.

Fourth, there was some discussion regarding the Addition's square footage in light of the most recent design changes. As set forth in site plan P2 dated May 27, 2008, attached as Exhibit E, after incorporating the proposed revisions the Addition will have the following square footage:

First floor -- living area:	728 s.f.
First floor -- porches:	137 s.f.
Second floor -- living area:	538 s.f.

In comparison, the existing house has the following square footage:

First floor -- living area:	1,169 s.f.
First floor -- porches:	543 s.f.
Second floor -- living area:	905 s.f.

When the Addition is combined with the existing house, the total resulting footprint will be 2,577 square feet. This will occupy 31.5% of the 8,180 square-foot Property. If Moujabber were constructing a new dwelling with these dimensions, it would comply with Oak Bluffs Zoning Bylaw 4.2.5, which limits newly constructed dwellings to no more than one-third of the lot area.

Thank you for your time and attention to this matter. Please let me know if I can provide any further assistance.

Sincerely,

Matthew Iverson

MI:btj
Enclosures

cc: Mr. Peter Pometti (By First-Class Mail -- With Enclosures)
Mr. Mark London (By First-Class Mail -- Without Enclosures)

EXHIBIT A

June 18, 2008

Re: Joseph G Moujabber / 10 Sea View Avenue Extension

Demolition and Construction Narrative

1. Erosion and sediment control measures constructed of hay bales and silt fence shall be in place and functional before demolition of existing garage and construction of new addition begin and must be constructed and maintained throughout the construction period.
2. Existing frame portion of garage to be dismantled by hand with all useable parts to be stored on site in designated "construction staging area". All other remaining construction materials to be removed from site.
3. Existing foundation and concrete slab of garage to be demolished with large equipment and to be removed from site.
4. Existing one story portion of house to be dismantled by hand and removed from site.
5. Existing foundation and concrete slab of dismantled portion to be demolished with heavy equipment and to be removed from site.
6. Addition foundation to be excavated with soil from excavation to be used to fill hole left by removed garage foundation. Soil to be graded to match existing grades on site.
7. Existing garage driveway to remain and be used as construction staging entrance.
8. Start and complete construction as per schedule and as per plans.
9. Upon final landscaping and permanent site stabilization remove silt fence and hay bales and all other temporary erosion control measures.

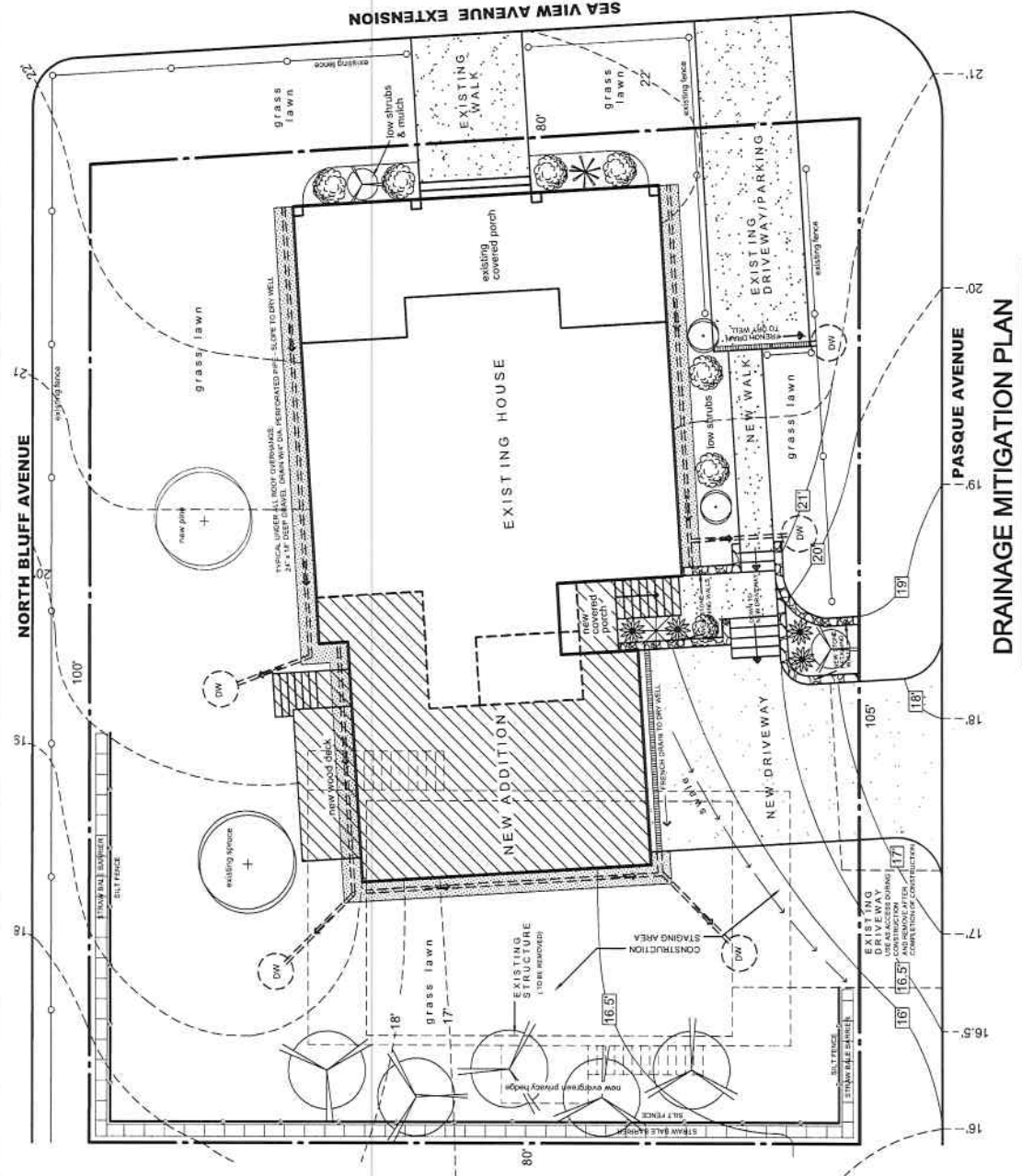
EXHIBIT B

June 18, 2008

Re: Joseph G Moujabber / 10 Sea View Avenue Extension

Drainage Mitigation Narrative

1. Erosion and sediment control measures constructed of hay bales and silt fence shall be in place and functional before demolition of existing garage and construction of new addition begin and must be constructed and maintained throughout the construction period.
2. Install at ground level at all roof overhangs 24" W x 18" D gravel drain w 4" dia. perforated pipe sloped to gravel filled drywells located on site as per plans.
3. Install French drains at both driveway terminations to catch and retain driveway runoff. Both French drains to slope to gravel filled drywells located on site as per plans.
4. Finish grade around new addition to match up with existing house grading and pitch on site water to Pasque and North Bluff Avenues.
5. Upon final landscaping and permanent site stabilization remove silt fence and hay bales and all other temporary erosion control measures.



DRAINAGE MITIGATION PLAN
1/8" = 1'-0"

NOTE:
Erosion and sediment control measures must be in place and functional before demolition of existing garage and construction of new addition begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the work day but must be replaced at the end of the work day.
Contractor to make sure that no sediments or debris is tracked onto Pasquage Avenue.




ARCHITECTURAL INNOVATIONS
 A DIVISION OF AI ENTERPRISES, INC.
 P.O. BOX 2056, COTUIT, MA 02635
 (508) 428-4219
 FAX (508) 428-4285

DRAWING #: <h1>D 1</h1>	PROJECT: PROPOSED ADDITION at the MOUJABBER RESIDENCE 10 SEA VIEW AVE., OAK BLUFFS, MA
	TITLE: DRAINAGE MITIGATION PLAN

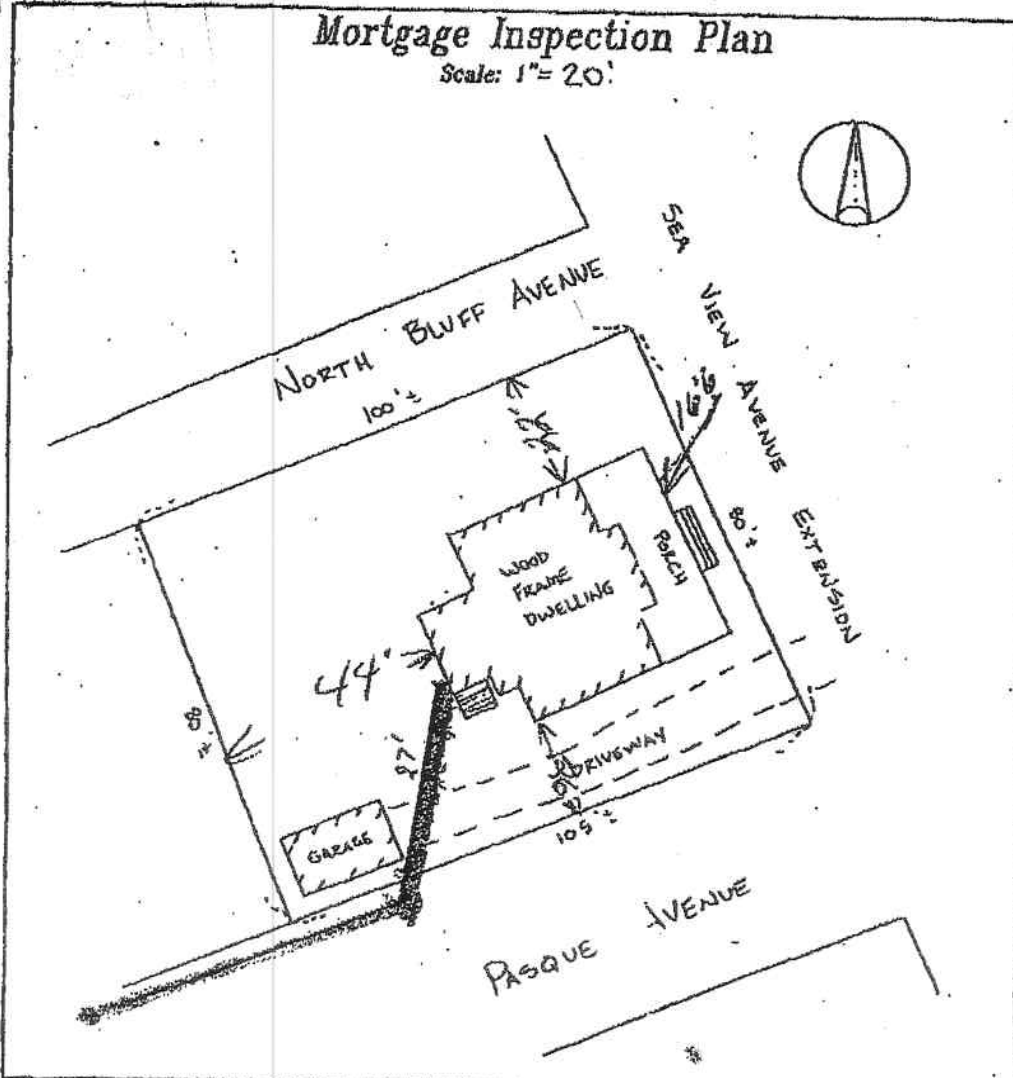
DATE: 06/18/08 SCALE: AS NOTED

EXHIBIT C

AUG 10 2004

Mortgage Inspection Plan

Scale: 1" = 20'



Lots in OAK BLUFFS MASSACHUSETTS Prepared for JOSEPH G. MOUJABBEK

Registry of Deeds Reference: Plan Lot's 618 Book 91 PAGE 913 Deed BOOK 132 PAGE 324

Certification is made to CITIZENS MORTGAGE CORPORATION

1. The structure shown on this plan is filed as is to be in compliance with the applicable national requirements of the zoning by-laws of the Town of Oak Bluffs, or is exempt from existing enforcement action under Massachusetts General Law Title VII, Chapter 40A, Sec. 7.
 2. That there are no encroachments of structures onto adjoining properties or by those on adjoining properties unless otherwise noted.
 3. That the structure shown on this plan is not located within Special Flood Hazard Area as delineated on the Flood Insurance Rate Map Community No: 250072 0001 D
- Effective Date: JULY 2, 1980 Revised: JULY 2, 1992

Issued by the Federal Emergency Management Agency.

Notes: 1. Certification is not made as to rights of way, easements, or other encumbrances of record.
 2. The above certifications are made with the provision that the information of record is accurate and the instruments used are accurately located in relation to lot Area.



Charles R. Gistad
 3/27/01

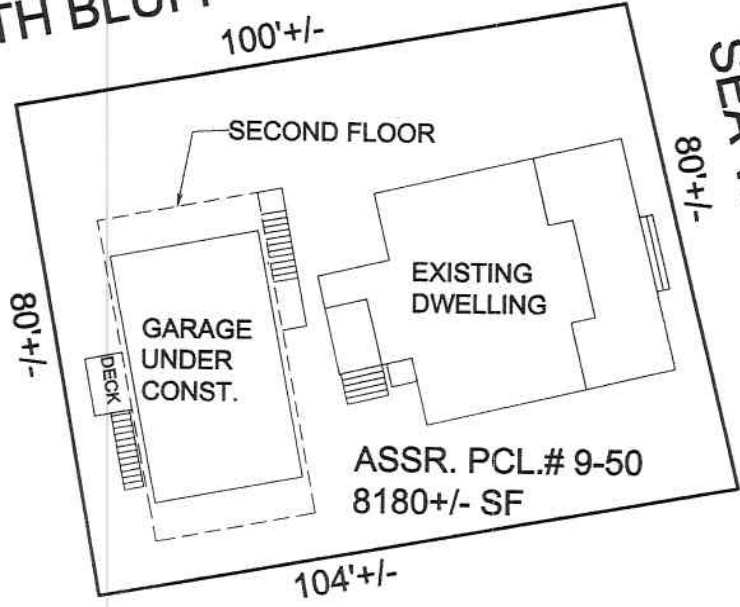
This plan is for mortgage purposes only, is based on minimal research, and is not to be interpreted as a complete and accurate survey of the property. This plan was prepared in accordance with the Procedural and Technical Standards for the Practice of Land Surveying in the Commonwealth of Massachusetts for Mortgage Loan Inspection (250 CMR 2.05).

Charles R. Gistad, P.L.S.
 P.O. Box 8816
 Oak Bluffs, MA 02557
 Phone (508) 696-8763 Fax (508) 693-8548

EXHIBIT D



NORTH BLUFF AVENUE
100'+/-



PASQUE AVENUE

**SITE PLAN
OAK BLUFFS, MASS.**

PREPARED FOR
JOSEPH G. MOUJABBER

SCALE: 1" = 20' 4/14/04, rev. 6/6/08
SCHOFIELD, BARBINI & HOEHN INC.
STATE ROAD, VINEYARD HAVEN, MASS.

MV-9636

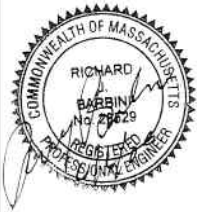
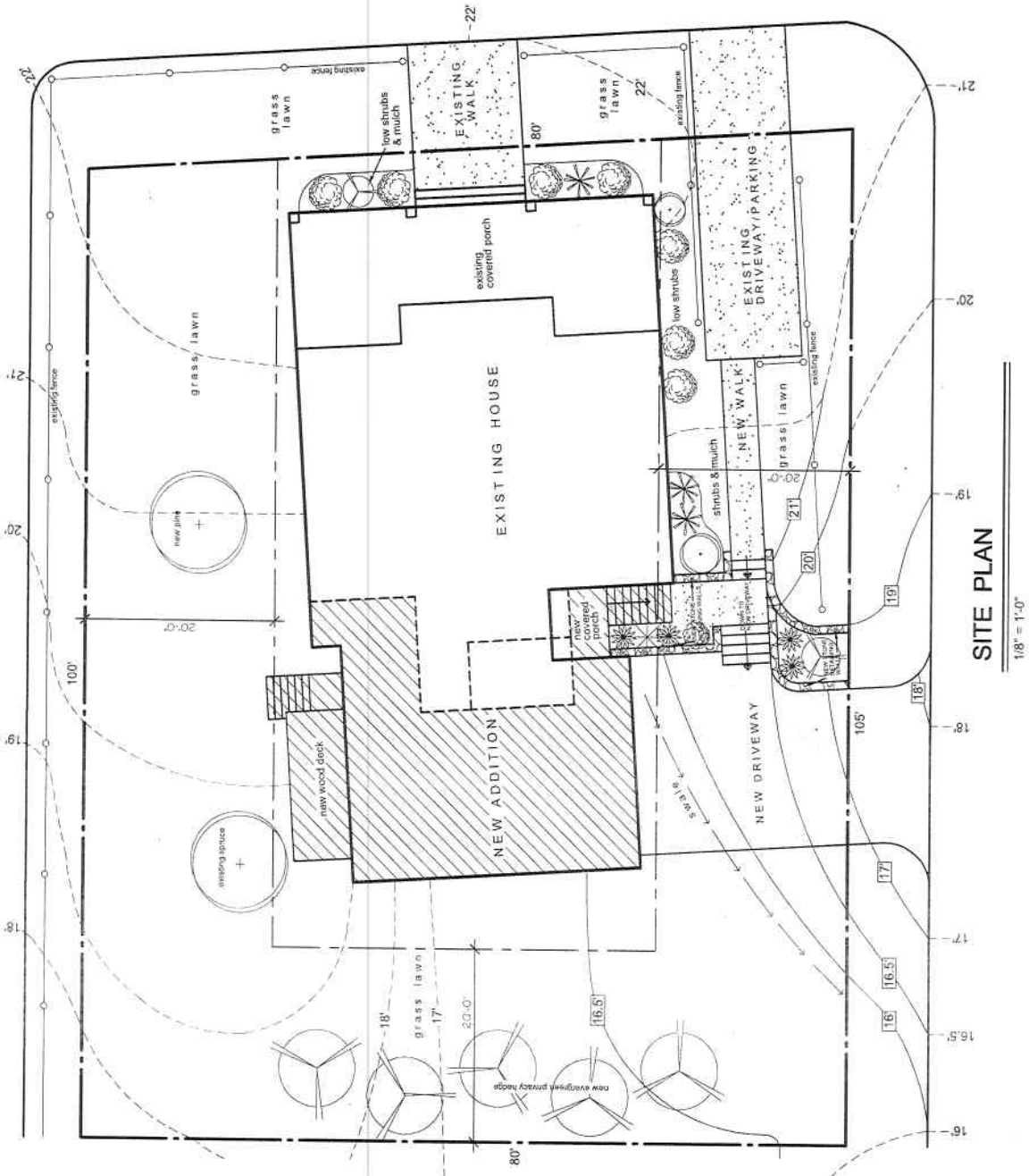


EXHIBIT E



SITE PLAN
 1/8" = 1'-0"

- EXISTING HOUSE**
- first floor - living area 1169 s.f.
 - first floor - porches 543 s.f.
 - second floor - living area 905 s.f.
- PROPOSED ADDITION**
- first floor - living area 728 s.f.
 - first floor - porches 137 s.f.
 - second floor - living area 538 s.f.

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PROJECT: PROPOSED ADDITION at the
MOUJABBER RESIDENCE
 10 SEA VIEW AVE. EXTENSION, OAK BLUFFS, MA

TITLE: SITE PLAN

DRAWING #: **P 2**

DATE: 05/27/08
SCALE: AS NOTED