

September 27, 2012

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Decisions and Applications

This summarizes the decisions reached at the September 26th ZBA meeting and outlines the agenda for its October 23, 2012 meeting.

September 26, 2012 Decisions

1. **APPROVED. REID SILVA FOR JOHN AND JAMIE ATKINS; Article 8 Section 8.3; 80 State Rd.; Map 30 Lot 6:** Build an addition onto a pre-existing, non-conforming residential structure that does not meet the minimum setback distance from the lot line. The addition is 31.6 feet from the southeast lot line.
2. **APPROVED. CHRIS ALLEY FOR CHILMARK HOUSE, LLC (DAVIES); Article 4 Section 4.2A3; 12 Stone Ridge; Map 25 Lot 135:** Change the pool enclosure design for an existing in-ground swimming pool to comply with the current, amended bylaw specifications.
3. **APPROVED. GILBERT WILCOX; Article 8 Section 8.3; 14 Harbor Hill Rd.; Map 27.1 Lot 103:** Build a 2' X 4' addition to expand the bathroom on a pre-existing, non-conforming residential structure that does not meet the minimum setback distance from the lot line. The roof ridge height will not exceed that of the existing structure and will be lower than 18 feet above mean natural grade.

October 23, 2012 Agenda

1. **GEORGE SOURATI FOR SWB LIMITED PARTNERSHIP; Article 11 Section 11.6A.2.b. (1); 8 Greenhouse Lane; Map 33 Lot 30:** Add less than 250 sq. ft. of net additions to the existing single-family residence. The work will renovate and build an addition to the main residence and entryway and add some decking. The addition consists of living space for a mud room, ½ bath and closet; a covered porch and additional wooden decks.
2. **GEORGE CRAWFORD FOR WESLEY COTTLE; Article 6 Section 6.6; 10 Arno Camp Road; Map 24 Lot 181:** Build a 20' X 32' two-bedroom addition with a 6' X 8' connector to the existing one-bedroom camp. The addition is approximately 40' 9" from the west lot line—which is less than the minimum 50-foot setback distance.
3. **DIANE TILLOTSON OF HEMENWAY & BARNES, LLP FOR KEN AND JILL ISCOL; Article 9 Section 9.9:** Two consolidated appeals that seek review of the refusal of the Building Inspector to revoke a building permit for an accessory building constructed on property owned by Adam D. Zoia c/o Zoia Properties, LLC at 18 Point Inner Way; Assessors Map 33 Lot 114, because of claimed zoning violations.