

May 26, 2015

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications (2-Pages)

This outlines the decisions reached at the April 22 Zoning Board of Appeals meeting and the agenda for the May 27, 2015 meeting.

April 22, 2015 Decisions

1. **POSTPONED TO MAY 27: GEORGE SOURATI FOR HANK AND CAROL GOLDBERG; Article 4 Section 4.2A3; 97 Pasture Rd.; Map 20 Lot 47.13:** Build a 22' X 48' built-in swimming pool, pool enclosure, a patio-terrace, decking and spa. The pool will have an auxiliary water heater.
2. **APPROVED: JAMES MOFFATT FOR BANTA-ABEL'S HILL NOMINEE TRUST; Article 8 Section 8.3; 11 South Abel's Hill Road; Map 24 Lot 229:** Alter a pre-existing, non-conforming pump house on a 1.14-acre parcel. The existing 10' X 11' structure will be demolished and is less than the minimum 25-foot setback distance from the south and east lot lines. The new pump house will be approximately 10' x 11' but, will not increase the non-conformity of the structure as its footprint will not be closer to the lot lines.
3. **APPROVED: CALDER MARTIN AND CAITLIN COOK; Article 6 Section 6.9; (Nab's Corner) 10 Ridge Hill Rd.; Map 11 Lot 46.2:** Create a buildable homesite lot on town-owned land off South Road and build a single-family residence. The lot is approximately 1.01-acres. The applicants will lease the property from the Town of Chilmark for a 99-year term.
4. **APPROVED: CHRIS ALLEY FOR CHRISTINA W. LURIE; Article 11 Section 11.6A.2.b.(i) a.; 2 Gosnold's Way; Map 14 Lot 1:** Rebuild an existing two-bedroom single-family dwelling within the Shore Zone of the Vineyard Sound Coastal District. An addition of not more than +250 sq. ft. is also proposed. The property is currently owned by Nathaniel L. Harris, Jr. and Jane Harris Ash et. al.

May 27, 2015 Agenda

1. **REID SILVA FOR NEW PROPERTY MV, LLC; Article 6 Sections 6.3 and 6.6; 34 Brickyard Rd.; Map 9 Lot 2.4:** To act on two petitions filed by Reid Silva of Vineyard Land Surveying and Engineering for New Property MV, LLC. The first petition is for a Variance under Article 6 Section 6.3 to replicate the construction of an historic brick barn with a roof ridge height of 28 feet above grade. The barn will be used as a studio. A Special Permit under Chilmark's Zoning By-Law Article 6 Section 6.6 is also requested to construct a new single-family residence that is approximately 40 feet from the south lot line. This is less than the minimum 50-foot setback distance for a 7.6-acre parcel. The work is proposed for the property located at 34 Brickyard Road; Assessors Map 9 Lot 2.4.
2. **GEORGE SOURATI FOR HANK AND CAROL GOLDBERG; Article 4 Section 4.2A3; 97 Pasture Rd.; Map 20 Lot 47.13:** Build a 22' X 48' built-in swimming pool, pool enclosure, a patio-terrace, decking and spa. The pool will have an auxiliary water heater.

3. **GEORGE SOURATI FOR HANK AND CAROL GOLDBERG; Article 6 Section 6.11B2; 97 Pasture Rd.; Map 20 Lot 47.13:** To act on a court remand order regarding an appeal filed by the owner against the Special Permit issued on February 25, 2015 for the following project. A Special Permit under Chilmark's Zoning By-Law Article 6 Section 6.11B.2. was issued to Henry H. and Carol B. Goldberg to add approximately 1,165 sq. ft. of living space to the existing single-family residence with 5,125 sq. ft. of living space. The total area of living space on the 4.2-acre parcel with the addition will be 6,290 sq. ft. The maximum allowable area by Special Permit is 6,300 sq. ft. The owner is appealing the following testimony and special condition: Testimony: No heavy equipment shall be used. Special Condition: 1. Before a Building Permit is issued the applicant shall provide for approval by the ZBA Chair or Vice Chair a plan to add an array of photo-voltaic panels on the property.