

November 20, 2017

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its November 15, 2017 meeting and outlines the agenda for the December 13 meeting.

November 15, 2017 Decisions

POSTPONED TO DECEMBER 13: Squibnocket appeal filed by Larkosh & Jackson, LLP for Douglas Liman and David Stork: under M.G.L. Chapter 40A, Section 7 of the Commonwealth's Zoning Act. The petition is appealing the Chilmark Zoning Enforcement Officer's response and letter dated September 14, 2017. The appeal is for a project on Assessor's Map 35 Lots 1.30, 1.31, 17.3, 17.4, 21, 22 and 23.

APPROVED: Chris Alley for Lanny Breuer; Article 4 Section 4.2A3; 5 Lovey's Cove Rd.; Map 33 Lot 124: Construct an 18' X 40' in-ground pool with the related pool enclosure. The pool equipment will be located in an underground vault. The pool will be heated with an air-source heat pump. The power for the pool equipment will be offset by a roof-mounted solar array that will be installed. The project is proposed for the property located at 5 Lovey's Cove Road; Assessors Map 33 Lot 124.

APPROVED: James Moffatt for Nancy M. Gould; Article 6 Section 6.11B.2.; 2 Hawk Valley Road; Map 18 Lot 5: Add a 398 sq. ft. detached bedroom on a 2.7-acre parcel which increases the total living area on the lot to 3,697 sq. ft. as defined by this bylaw. The maximum allowable area by Special Permit is 5,925 sq. ft.

CONTINUED TO DECEMBER 13: Nina Harrison for Persephone's Island, LLC; Article 8 Section 8.3; 13 Cemetery Rd.; Map 8 Lot 16: Alter a pre-existing, non-conforming structure by squaring off the existing elevated deck and railing on the west side of the house. The deck addition is approximately 45 feet from the west lot line. The deck railing is approximately 11 feet 8 inches above grade.

December 13, 2017 Agenda

Chuck Sullivan for Daniel Elias; Article 8 Section 8.3; 4 Pitch Pine Lane; Map 21 Lot 25: Alter a pre-existing, non-conforming main house by installing a new roof with a steeper 11 pitch and a new dormer with a 4 pitch roof. The ridge height of the new 11 pitch roof will be 22 feet 6 ³/₄ inches above mean natural grade or, 2 feet, 11 ¹/₄ inches higher than the current roof. The existing deck on the north and west sides of the house will be re-built in its existing footprint.

Doug Sederholm for Stephen Merkel and Robin Shanus Trustees of the Magnolia Realty Trust and Trustees of the David Gabriel Realty Trust; Article 9 Section 9.9; 14 Marho's Way; Map 27 Lot 2: The applicant is seeking enforcement of a zoning violation of the minimum 25-foot setback distance from a lot line on a 1.3-acre parcel owned by Matthew Lichtenberg and Leonard Blum, Trustees of the Pasture Way Realty Trust and located at 14 Marjo's Way; Map 27 Lot 2.

Squibnocket appeal filed by Larkosh & Jackson, LLP for Douglas Liman and David Stork: under M.G.L. Chapter 40A, Section 7 of the Commonwealth's Zoning Act. The petition is appealing the Chilmark Zoning Enforcement Officer's response and letter dated September 14, 2017. The appeal is for a project on Assessor's Map 35 Lots 1.30, 1.31, 17.3, 17.4, 21, 22 and 23.

Chuck Sullivan for KLCK Nominee Trust; Article 6 Section 6.11B2; 6 Wakeman Rd.; Map 24 Lot 165: The applicant seeks permission to construct a detached bedroom above the existing garage. This will add 384 sq. ft. of living space to the 4-acre parcel. This additional space brings the total proposed living space to 4,307 sq. ft. which is + 369.5 sq. ft. above the amount requiring a Special permit of 3,937.5 sq. ft. The total allowable living space on the parcel is 6,250 sq. ft. The project is in the South Road Roadside District.

Joan Malkin; Article 6 Section 6.6; 10 Tilton Cove Way; Map 25 Lots 124, 125: Obtain setback relief from a proposed new east lot line for the existing guesthouse. The guesthouse will be approximately 39 feet from the new lot line—less than the standard minimum 50-foot setback distance.

Reid Silva for Lisa and Richard Zabel; Article 6 Section 6.6; 225 State Road; Map 33 Lot 122: Add a covered deck to an existing garage. The deck is 33 feet from the west lot line and less than the minimum 50-foot setback distance. The garage will also be converted into a conditioned and finished studio. The project is in the State Road Roadside District.

Nina Harrison for Persephone's Island, LLC; Article 8 Section 8.3; 13 Cemetery Rd.; Map 8 Lot 16: Alter a pre-existing, non-conforming structure by squaring off the existing elevated deck and railing on the west side of the house. The deck addition is approximately 45 feet from the west lot line. The deck railing is approximately 11 feet 8 inches above grade.