

July 12, 2018

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its May 23 and June 27, 2018 meetings and outlines the agenda for the July 25, 2018 meeting.

May 23, 2018 Decisions

APPROVED: Article 6 Sections 6.4, 6.5; Zach Coutinho; 28 Oyster Lane; Map 11 Lot 54.6: Create a 1.05-acre Youth Lot.

June 27, 2018 Decisions

APPROVED: REID SILVA FOR MV-PINEVIEW-1, LLC; Article 6 Section 6.6; 18 Moses West Rd.; Map 32 Lot 78: Demolish the existing dwelling, build a new dwelling that is 9 feet from a proposed new lot line. The applicant also seeks permission to site a second proposed dwelling on the proposed newly created 3.01-acre parcel in a location that is 7 feet from the proposed new lot line. Both dwellings will function as a house and guest house

APPROVED: REID SILVA FOR ROBERT SCHIFF; Article 11 Section 11.6A2ia; 20 David's Way; Map 21 Lots 21.1, 22: Construct a 250 sq. ft. porch addition to the existing house within the Vineyard Sound Coastal District and Shore Zone.

APPROVED: REID SILVA FOR SCOTT FRANK; Article 4 Section 4.2A3; 44 Sheep Hill; Map 17 Lot 8.1: Construct a 20' X 60' built-in swimming pool with the associated four-foot high safety enclosure. The pool water will be heated with an airsource heat pump. The pool equipment will be housed in the basement of a proposed pool cabana. The energy use for the pool equipment will be supplied by the Eversource Verde Energy program.

APPROVED: REID SILVA FOR RICHARD & CYNTHIA BRUDNICK; Article 4 Section 4.2A3; 73 Bijah's Way; Map 7 Lot 12: Construct a 20' X 40' built-in swimming pool with the associated four-foot high safety enclosure and automatic pool cover. The pool water will be heated with an airsource heat pump. The pool equipment will be housed in the basement of a proposed pool cabana. The energy use for the pool equipment will be supplied by the Eversource Verde Energy program.

CONTINUED TO JULY 25, 2018: REID SILVA FOR RICHARD AND LISA ZABEL; Article 6 Sections 6.3, 6.6 and 6.11B3; 225 State Rd.; Map 33 Lot 122: Relocate and expand an existing historic dwelling to a location that is approximately 40 feet from the northeast lot line. The historic house and the addition will have a roof ridge height equal to the historic house's current 28 feet above mean, natural grade. The applicant is also seeking the exclusion of the 3,389 sq. ft. of living area within the historic house from the maximum total allowed living area for the 3.06-acre parcel. The total existing living area is 4,591 sq. ft. The total proposed living area with the addition is 4,691 sq. ft. The total living area allowed on the property without a Special Permit is 3,515 sq. ft. If the 3,389 sq. ft. historic exemption is granted the total net living area on the property with the addition will be 1,302 sq. ft. The project is in the State Road Roadside District.

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CONTINUED TO JULY 25, 2018: GEORGE SOURATI FOR PAUL HORNBLOWER; Article 12 Sections 12.4C and 12.6B; 51 Squibnocket Farm Rd.; Map 35 Lot 1.3: Construct an addition to a Single-Family Residence and the conversion of a “barn” portion of the existing residence to non-habitable space. The roof ridge height of the addition will match that of the existing dwelling of 24 feet above mean, natural grade. The project is in the Squibnocket Pond District.

July 25, 2018 Agenda

CONTINUED FROM JUNE 27, 2018: REID SILVA FOR RICHARD AND LISA ZABEL; Article 6 Sections 6.3, 6.6 and 6.11B3; 225 State Rd.; Map 33 Lot 122: Relocate and expand an existing historic dwelling to a location that is approximately 40 feet from the northeast lot line. The historic house and the addition will have a roof ridge height equal to the historic house’s current 28 feet above mean, natural grade. The applicant is also seeking the exclusion of the 3,389 sq. ft. of living area within the historic house from the maximum total allowed living area for the 3.06-acre parcel. The total existing living area is 4,591 sq. ft. The total proposed living area with the addition is 4,691 sq. ft. The total living area allowed on the property without a Special Permit is 3,515 sq. ft. If the 3,389 sq. ft. historic exemption is granted the total net living area on the property with the addition will be 1,302 sq. ft. The project is in the State Road Roadside District.

CONTINUED FROM JUNE 27, 2018: GEORGE SOURATI FOR PAUL HORNBLOWER; Article 12 Sections 12.4C and 12.6B; 51 Squibnocket Farm Rd.; Map 35 Lot 1.3: Construct an addition to a Single-Family Residence and the conversion of a “barn” portion of the existing residence to non-habitable space. The roof ridge height of the addition will match that of the existing dwelling of 24 feet above mean, natural grade. The project is in the Squibnocket Pond District.

MICHAEL BARCLAY FOR JARED B. STAMELL; Article 6 Section 6.3; 146 Quenames Road; Map 23 Lot 7: Build an addition onto an historic house built in 1842. The addition will extend the roof line of the historic house approximately 8 feet. The ridge is 24 feet 6 inches above existing grade.

REID SILVA FOR EDWARD GRAZDA AND VALERIE SONNENTHAL; Article 6 Section 6.11B2; 11 Peaked Hill Pasture Road; Map 20 Lot 47.6: Construct 1,040 sq. ft. (26’ X 40’) of additional living area onto the existing garage/studio on a 4.3-acre parcel of land. This additional space brings the total proposed living space to 4,659 sq. ft. which is + 834 sq. ft. above the amount requiring a Special permit of 3,825 sq. ft. The total allowable living space on the parcel with a Special Permit is 6,325 sq. ft.