

September 6, 2018

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its August 21, 2018 meeting and outlines the agenda for its September 26, 2018 meeting.

August 21, 2018 Decisions

POSTPONED TO SEPTEMBER 26, 2018: CHUCK SULLIVAN FOR THEODORE AND PATRICIA PERL; Article 6 Section 6.11B2,3; 42 Prospect Hill Road; Map 20 Lot 76: Add 236 square feet of living space above the existing garage, which will include a bedroom and bathroom, on a 2.5-acre parcel of land. This additional space brings the total living space on the property to 5,213 sq. ft. The total allowable living space on the parcel with a Special Permit is 5,875 sq. ft.

POSTPONED TO SEPTEMBER 26, 2018: GEORGE SOURATI FOR PAUL HORNBLOWER; Article 6 Section 6.11B2, Article 12 Section 12.4C and Article 12 Section 12.6B; 51 Squibnocket Farm Road; Map 35 Lot 1.3: Renovate the existing single-family residence and “barn space” and build a 132 sq. ft. breezeway to a proposed two-story 1,200 sq. ft. addition. The roof ridge height of the addition will match the existing dwelling and be 24 feet above mean, natural grade. The basement will become a finished workout room. The total existing living area is 3,580 sq. ft. The total proposed living area excluding the finished basement will be 4,466 sq. ft. (+24.7%). This is the maximum floor area expansion allowed with a Special Permit under Section 12.4C. The project is on a 4.27-acre parcel in the Squibnocket Pond District.

September 26, 2018 Agenda

CHUCK SULLIVAN FOR THEODORE AND PATRICIA PERL; Article 6 Section 6.11B2,3; 42 Prospect Hill Road; Map 20 Lot 76: Add 236 square feet of living space above the existing garage, which will include a bedroom and bathroom, on a 2.5-acre parcel of land. This additional space brings the total living space on the property to 5,213 sq. ft. The total allowable living space on the parcel with a Special Permit is 5,875 sq. ft.

GEORGE SOURATI FOR PAUL HORNBLOWER; Article 6 Section 6.11B2, Article 12 Section 12.4C and Article 12 Section 12.6B; 51 Squibnocket Farm Road; Map 35 Lot 1.3: Renovate the existing single-family residence and “barn space” and build a 132 sq. ft. breezeway to a proposed two-story 1,200 sq. ft. addition. The roof ridge height of the addition will match the existing dwelling and be 24 feet above mean, natural grade. The basement will become a finished workout room. The total existing living area is 3,580 sq. ft. The total proposed living area excluding the finished basement will be 4,466 sq. ft. (+24.7%). This is the maximum floor area expansion allowed with a Special Permit under Section 12.4C. The project is on a 4.27-acre parcel in the Squibnocket Pond District.

REID SILVA FOR 3 SDS, LLC; Article 4 Section 4.2A3; 11 Round Pond Rd.; Map 35 Lot 1.4:

Construct a heated, built-in pool that is approximately 20' X 60' with a deck and four-foot high pool enclosure. The pool equipment will be located in an underground vault. The existing solar array will offset the power used by the pool heater and equipment. A Special Permit was issued for this project on October 20, 2015 which has expired. The specifications for this project are the same as the previously permitted pool. The work is proposed for the property located at 11 Round Pond Road; Assessors Map 35 Lot 1.4.

REID SILVA FOR MV-PINEVIEW-1, LLC; Article 6 Section 6.6; 18 Moses West Road;

Map 32 Lot 78: Demolish the existing dwelling and build a new dwelling in a location that meets the minimum 50-foot setback distance from the lot line. It will be 57 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 does not meet the minimum setback distance from the lot line and is 22 feet from the proposed new lot line. Both dwellings will function as a house and guest house. If approved, this Special Permit will replace and nullify the Special Permit issued on June 27, 2018 where both dwellings did not meet the minimum setback distance from the lot line. They were 9 feet and 7 feet from the newly-created lot line respectively.

REID SILVA FOR TOWN OF CHILMARK COMMUNITY CENTER; Article 8 Section 8.3;

520 South Rd.; Map 30 Lot 93: Alter and expand a pre-existing, non-conforming tennis shed located in the South Road Roadside District. The current building is 24 feet from the northeast lot line. The reconstructed building and porch will be the same distance from the northeast lot line.