

April 10, 2019

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its February 27 and March 27, 2019 meeting and outlines the agenda for its April 24, 2019 meeting.

#### **April 24, 2019 Decisions**

1. **APPROVED: GEORGE SOURATI FOR DAVID AND BETSY EPSTEIN Article 4 Section 4.2A3; 58 Hammett Rd.; Map 9 Lot 4:** Construct an in-ground swimming pool with the required safety enclosure. The pool's water circulation equipment will be located in an underground vault. The pool water will be naturally treated by adaptive and native plant species located in a regeneration zone near the pool. The pool will not have an automatic retractable cover and the water will not be artificially heated.
2. **APPROVED: REID SILVA FOR WENDY WELDON; Article 6 Section 6.6; 18 Austin Pasture Rd.; Map 35 Lot 2:** Obtain setback relief for the existing structure from a proposed new lot line to the northwest of the structure. The proposed new lot line creates a 6.58-acre parcel within the 19.1-acre parcel of land owned by Wendy Weldon (Map 35 Lot 2). The structure will be approximately 32 feet from the newly-created lot line to the northwest.
3. **APPROVED: GEOFF KONTJE FOR JEROME VASCELLARO; Article 6 Section 6.6; 235 State Rd.; Map 33 Lot 88:** Install an auxiliary generator in a location that does not meet the minimum 50-foot setback distance from the lot lines. The generator will be approximately 10 feet from the southeast lot line. The project is in the State Road Roadside District.
4. **APPROVED: JUDITH WORTHINGTON; Article 4 Section 4.2A2; 11 Clambelly Rd.; Map 7 Lot 34:** Open a home occupation to sell her husband, Jules Worthington's, paintings and prints out of his gallery located inside her residence. She will also sell home-baked goods to the patrons.
5. **APPROVED: JOSEPH DICK FOR DOUG LIMAN; Article 8 Section 8.3; 34 Blacksmith Valley Rd.; Map 35 Lot 38:** Re-build the pre-existing, non-conforming 20' X 20.5' garage and retain the existing 12' X 12.5' tool shed. The footprint of the garage will not change and remain approximately 3' 8" from the north lot line. The roof ridge height will be 16 feet above grade. The project is in the Squibnocket Pond District.

#### **May 22, 2019 Agenda**

1. **BRAD GANDRUP; Article 6 Section 6.6; 16 Valley Lane; Map 3 Lot 50:** Install an auxiliary generator in a location that does not meet the minimum 50-foot setback distance from the lot lines. The generator will be approximately 11 feet from the southwest lot line and 17 feet from the southeast lot line.

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2. **MOIRA FITZGERALD FOR TOM AND HELEN PORTER; Article 6 Section 6.3; 82 Menemsha Crossroad; Map 26 Lot 34:** Renovate and expand a pre-existing, non-conforming structure on a non-conforming lot. The existing non-conforming roof ridge height of approximately 18' 10" will be increased to approximately 20' 9" above mean, natural grade. The Site Review Committee deemed the architectural features as being consistent with the Captain Flanders House, cape design. The project is in the Menemsha Crossroad Roadside District.
3. **JOSH BAKER FOR SPENCER THURLOW; Article 11 Section 11.6B.2.a. and Article 8 Section 8.3; 25 State Road; Map 30 Lot 79.3:** Remove a pre-existing, non-conforming 1-bedroom, 1,022 sq. ft. dwelling and replace it with a 1,167 sq. ft. dwelling on a 3-acre lot. The new dwelling will be 32 feet from the east lot line with a roof ridge height of less than 18 feet above grade. An existing 60 sq. ft. shed will be replaced with a 100 sq. ft. shed located 11 feet from the east lot line. The project is in the State Road Roadside District.
4. **GEORGE SOURATI FOR BEETLEBUNG ROAD, LLC; Article 4 Section 4.2A3; 33 Beetlebung Road; Map 20 Lots 34, 35:** Replace an existing built-in swimming pool with a 20' X 44' built-in swimming pool and surrounding deck. A separate 14' X 82' built-in lap swimming pool will also be constructed and all structures will be on a total of 3.88-acres. Both pools will be heating with air-source heat pumps. The pool equipment for both pools will be located in an underground vault. A four-foot high pool enclosure will be placed around both pools and use one wall of an existing garage as part of the enclosure. The power from the pool equipment will be offset with 28 solar panels mounted on the garage roof.