

May 23, 2019

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its May 22, 2019 meeting and outlines the agendas for a special meeting called for June 5, 2019 and its regular meeting on June 26, 2019.

May 22, 2019 Decisions

1. **APPROVED: 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.
2. **APPROVED: 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. **APPROVED: CHRIS ALLEY 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. **APPROVED: 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.

(over)

June 5, 2019 Agenda

1. **RECEIVED MVC DECISION ON THE DRI; CONTINUED PUBLIC HEARING REID SILVA FOR THE YARD, INC.; Article 8 Section 8.3, Article 6 Section 6.6 and Article 6 Section 6.11; # 7 The Yard; Map 26 Lot 91; Eligible voters: Wendy, Allison, Joe, Russell:** Under Article 8 Section 8.3 the applicant seeks permission to allow the expansion and alteration of a pre-existing, non-conforming structure and use. The structure is currently and will continue to be used as a 4-bedroom dwelling and dance/performing arts theatre. The current structure ranges from 3.7 feet to 16 feet from the east lot line. The closest part of the addition will be 16 feet from the east lot line. Under Article 6 Section 6.6 the southeast corner of the addition will be approximately 3 feet from the interior south lot line and less than the 25-foot minimum setback distance. The east part of the addition will be range from 16 feet to 19.4 feet from the east lot line. The renovated portions of the existing structure will be the same distances from the east lot line as the current structure. Under Article 6 Section 6.11 the total living area on the lot will increase from 1,281 sq. ft. to 3,569 sq. ft. The proposed living area is + 471 sq. ft. above the amount requiring a Special Permit. The maximum living area requiring a Special Permit and allowed for the 1.39-acre parcel is 5,597 sq. ft. The project is in the Middle Road Roadside District.
2. **RECEIVED MVC DECISION ON THE DRI; CONTINUED PUBLIC HEARING REID SILVA FOR THE YARD, INC.; Article 8 Section 8.3 and Article 6 Section 6.6; # 6 The Yard; Map 26 Lot 95; Eligible voters: Wendy, Allison, Joe, Russell:** Under Article 8 Section 8.3 the applicant seeks permission to allow the expansion and alteration of a pre-existing, non-conforming use. The use will change from an artist's dwelling to an office and rehearsal area. Under Article 6 Section 6.6 the altered structure will be 11.8 feet from an interior lot line and less than the minimum 25-foot setback distance from this lot line.

June 26, 2019 Agenda

1. **DOUG SEDERHOLM FOR ERIC GLASGOW; GREY BARN REAL ESTATE HOLDINGS, LLC; Article 9 Section 9.9; 4 Cobb's Hill Road; Map 11 Lot 21:** Appeal of the Building Inspector's Cease and Desist Order dated May 2, 2019. The cease and desist order was for the construction of two greenhouses on the property leased by the farm at 4 Cobb's Hill Road. The Building Inspector determined the construction of the agricultural structures requires a building permit under Section 9.2 of the Zoning Bylaws; triggers Site Review Committee evaluation under Section 11.3 and that these structures must meet the setback requirement of the zoning bylaw. The greenhouses are on the property located at 4 Cobb's Hill Road; Assessors' Map 11 Lot 21.
2. **JOSH DUNN FOR JAMES AND PRISCILLA WARNER;** Article 4 Section 4.2A1 and Article 6 Section 6.11B2; 6 Church Pasture Way; Map 19 Lot 28: Build an 800 sq. ft. guesthouse in a location that meets the minimum 50-foot setback distance from the lot lines. Under Article 6 Section 6.11B2 the total living area on the 5.2-acre parcel requires a Special Permit. The current living area of 4,300 sq. ft. plus the additional 800 sq. ft. for the guesthouse increases the living area to 5,100 sq. ft. This is 1,050 sq. ft. over the amount requiring a Special Permit of 4,050 sq. ft. The total allowable living space on the parcel with a Special Permit is 6,550 sq. ft.