

June 11, 2015

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the decisions reached at the May 27 Zoning Board of Appeals meeting and the agenda for the June 24, 2015 meeting—2 pages.

May 27, 2015 Decisions

1. **APPROVED: REID SILVA FOR NEW PROPERTY MV, LLC; Article 6 Sections 6.3 and 6.6; 34 Brickyard Rd.; Map 9 Lot 2.4:** To act on two petitions filed by Reid Silva of Vineyard Land Surveying and Engineering for New Property MV, LLC. The first petition is for a Variance under Article 6 Section 6.3 to replicate the construction of an historic brick barn with a roof ridge height of 28 feet above grade. The barn will be used as a studio. A Special Permit under Chilmark's Zoning By-Law Article 6 Section 6.6 is also requested to construct a new single-family residence that is approximately 40 feet from the south lot line. This is less than the minimum 50-foot setback distance for a 7.6-acre parcel. The work is proposed for the property located at 34 Brickyard Road; Assessors Map 9 Lot 2.4.
2. **POSTPONED TO 6/24/15: GEORGE SOURATI FOR HANK AND CAROL GOLDBERG; Article 4 Section 4.2A3; 97 Pasture Rd.; Map 20 Lot 47.13:** Build a 22' X 48' built-in swimming pool, pool enclosure, a patio-terrace, decking and spa. The pool will have an auxiliary water heater.
3. **POSTPONED TO 6/24/15: GEORGE SOURATI FOR HANK AND CAROL GOLDBERG; Article 6 Section 6.11B2; 97 Pasture Rd.; Map 20 Lot 47.13:** To act on a court remand order regarding an appeal filed by the owner against the Special Permit issued on February 25, 2015 for the following project. A Special Permit under Chilmark's Zoning By-Law Article 6 Section 6.11B.2. was issued to Henry H. and Carol B. Goldberg to add approximately 1,165 sq. ft. of living space to the existing single-family residence with 5,125 sq. ft. of living space. The total area of living space on the 4.2-acre parcel with the addition will be 6,290 sq. ft. The maximum allowable area by Special Permit is 6,300 sq. ft. The owner is appealing the following testimony and special condition: Testimony: No heavy equipment shall be used. Special Condition: 1. Before a Building Permit is issued the applicant shall provide for approval by the ZBA Chair or Vice Chair a plan to add an array of photo-voltaic panels on the property.

June 24, 2015 Agenda

1. **GEORGE SOURATI FOR HANK AND CAROL GOLDBERG; Article 4 Section 4.2A3; 97 Pasture Rd.; Map 20 Lot 47.13:** Build a 22' X 48' built-in swimming pool, pool enclosure, a patio-terrace, decking and spa. The pool will have an auxiliary water heater.
2. **GEORGE SOURATI FOR HANK AND CAROL GOLDBERG; Article 6 Section 6.11B2; 97 Pasture Rd.; Map 20 Lot 47.13:** To act on a court remand order regarding an appeal filed by the owner against the Special Permit issued on February 25, 2015 for the following project. A Special Permit under Chilmark's Zoning By-Law Article 6 Section 6.11B.2. was issued to Henry H. and Carol B. Goldberg to add approximately 1,165 sq. ft. of living space to the existing single-family residence with 5,125 sq. ft. of living space. The total area of living space on the 4.2-acre parcel with the addition will be 6,290 sq. ft. The maximum allowable area by Special Permit is 6,300 sq. ft. The owner is appealing the following testimony and special condition: Testimony: No heavy equipment shall be used. Special Condition: 1. Before a

Building Permit is issued the applicant shall provide for approval by the ZBA Chair or Vice Chair a plan to add an array of photo-voltaic panels on the property.

3. **CHRIS ALLEY FOR LEE AND SHELLEY GARFINKEL; Article 6 Section 6.11; 6 South Ridge Road; Map 18 Lot 34:** Add approximately 1,625 sq. ft. of living space to the existing single-family residence with 2,885 sq. ft. of living space. The total area of living space on the 3.2-acre parcel with the addition will be 4,510 sq. ft. The maximum allowable area by Special Permit is 6,050 sq. ft. The work is in the Meetinghouse Road Roadside District.