



TOWN OF CHILMARK
CHILMARK, MASSACHUSETTS

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OFFICES:
Beetlebung Corner
Post Office Box 119
Chilmark, MA 02535
(508) 645-2110 Fax

To The Board of Appeals, TOWN of CHILMARK

May 11 2021

The undersigned hereby petitions the Board of Appeals to issue a Special Permit under the terms of the Zoning By-laws of the Town of Chilmark:

Article 6, Section 6.11-B.2

at the premises owned by (Owner of Record) David Wolff

at 61 Cobbs Hill Road (street address),

Assessor's parcel MAP 11 LOT 24.2

In the following respect or any limitation, extension, change, alteration or modification of use, or method of use as may at hearing appear as necessary or proper in the premises.

State Briefly Reasons for Special Permit

The applicant seeks a special permit under section 6.11-B.2 to add approximately 750 sq ft studio space to an existing garage on a 3.58-Acre property currently containing 4,331 sq ft livable space

Petitioner Travis Ritchie, R+D Studio

Address PO Box 2598, Vineyard Haven,
MA 02568

Telephone Number (508) 338-2292



ZBA Narrative, 05.10.2021

61 Cobbs Hill Rd, Parcel # 11-24.2
Request for Special Permit

Applicant, Site and Proposed Elements:

The applicant, David Wolff, seeks a special permit under Section 6.11-B.2 to construct a 540 sq./ft studio addition (with bathroom) to an existing detached garage at his property at 61 Cobbs Hill Road, Chilmark, Assessor's Parcel 11-24.2, containing approximately 3.58 Acres within the AR-I Zoning District.

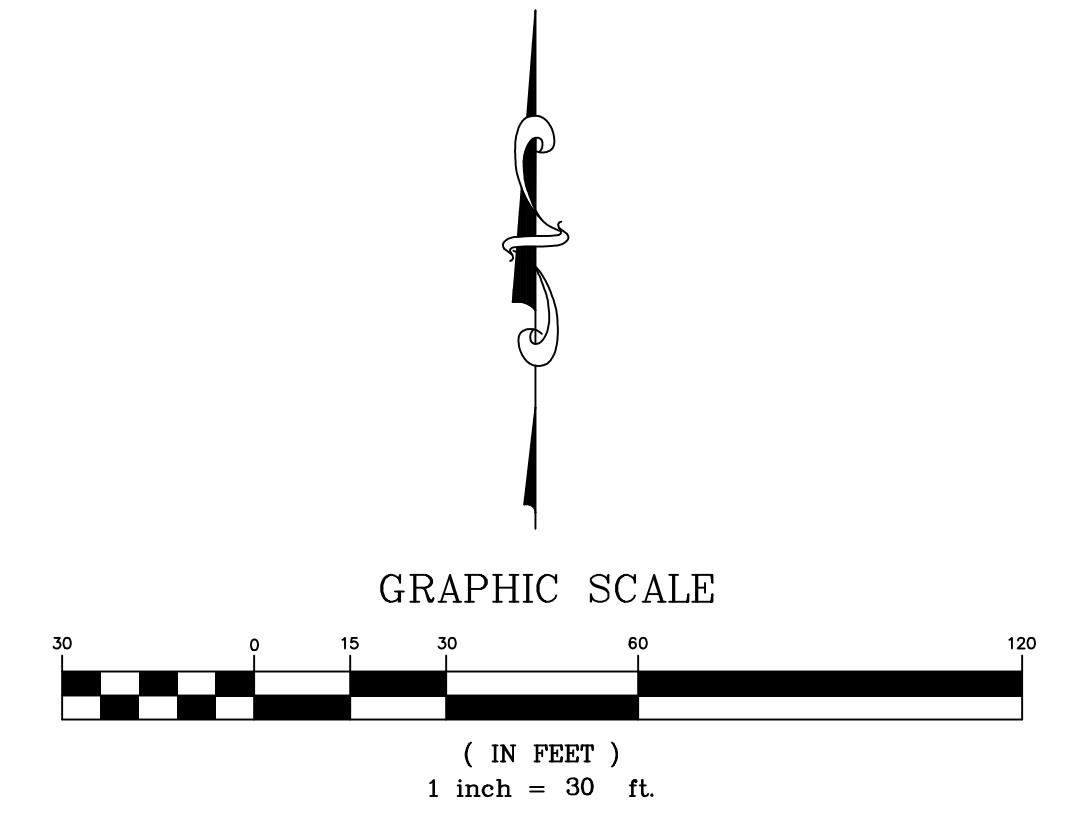
Project Siting and Information:

- The existing residence and detached garage were constructed before April 22, 2013.
- The total living area including proposed structure will be within the limitations set by section 6.11-B.2.
- All proposed structures meet the setback requirements of section 6.0-A

Code Compliance:

The proposal will meet the requirements of the Chilmark Zoning Bylaws, the Massachusetts State Building Code, 9th Edition, and MA amended 2018 IECC.





Assr. Pcl. 11-24.3
"N/F Blue Heron LLC"

#61 Cobbs Hill Road
Assr. Pcl. 11-24.2
Area = ±3.58 Acres

Assr. Pcl. 11-25.3
"N/F Michelle & Will Seward"

Site Plan in
Chilmark, Mass.
Prepared for
David Wolff
Scale 1" = 30'
May 6, 2021



VINEYARD
LAND SURVEYING
& **ENGINEERING**

12 Cournoyer Road
P.O. Box 421
West Tisbury, MA 02575
P 508-693-3774 F 508-629-0440
VLSE.net

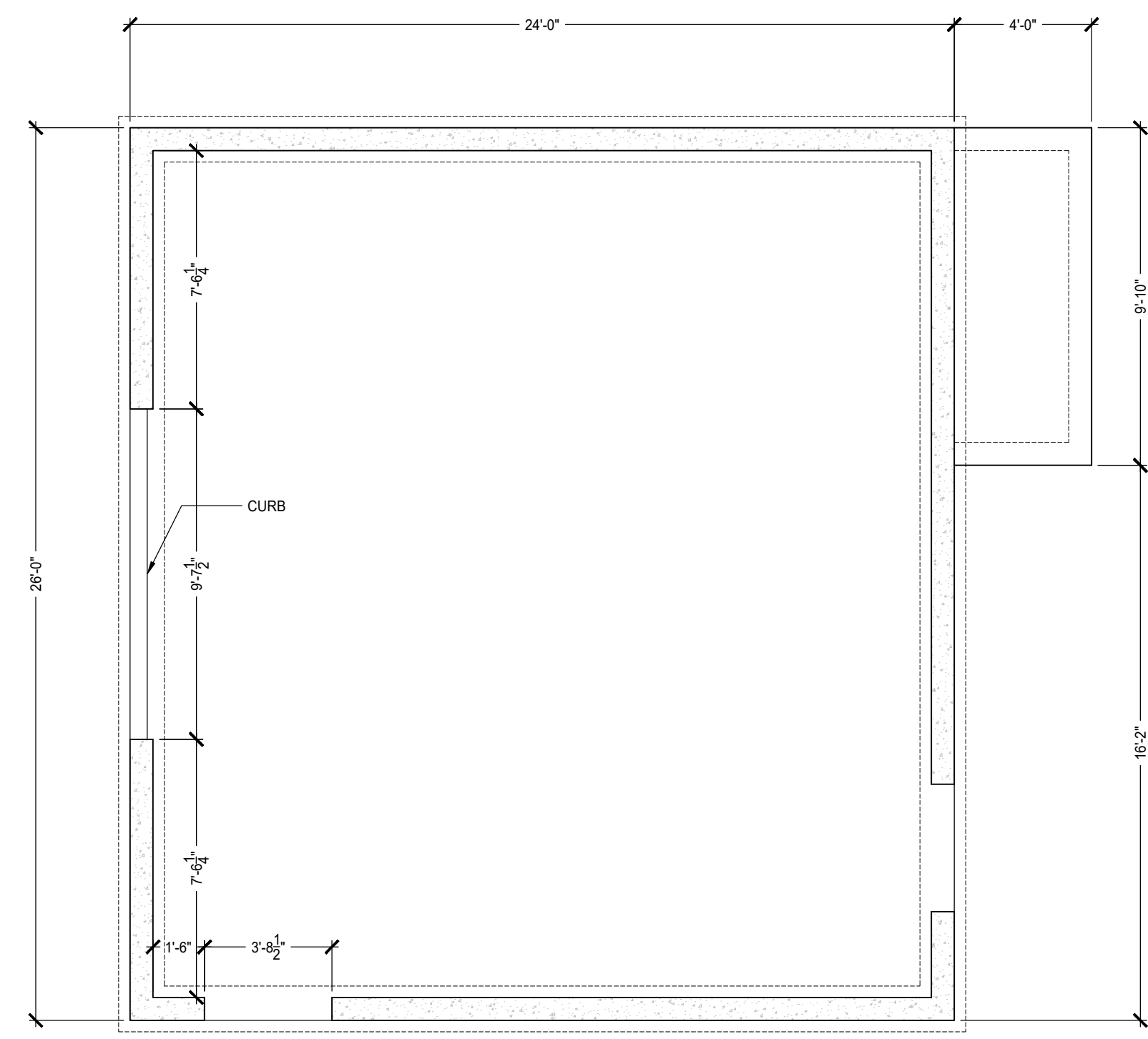
DATE:					
PHASE:	EXISTING CONDITIONS				
DRAWN BY:					
NOTES:					

WOLFF STUDIO
61 COBBS HILL ROAD
CHILMARK, MA

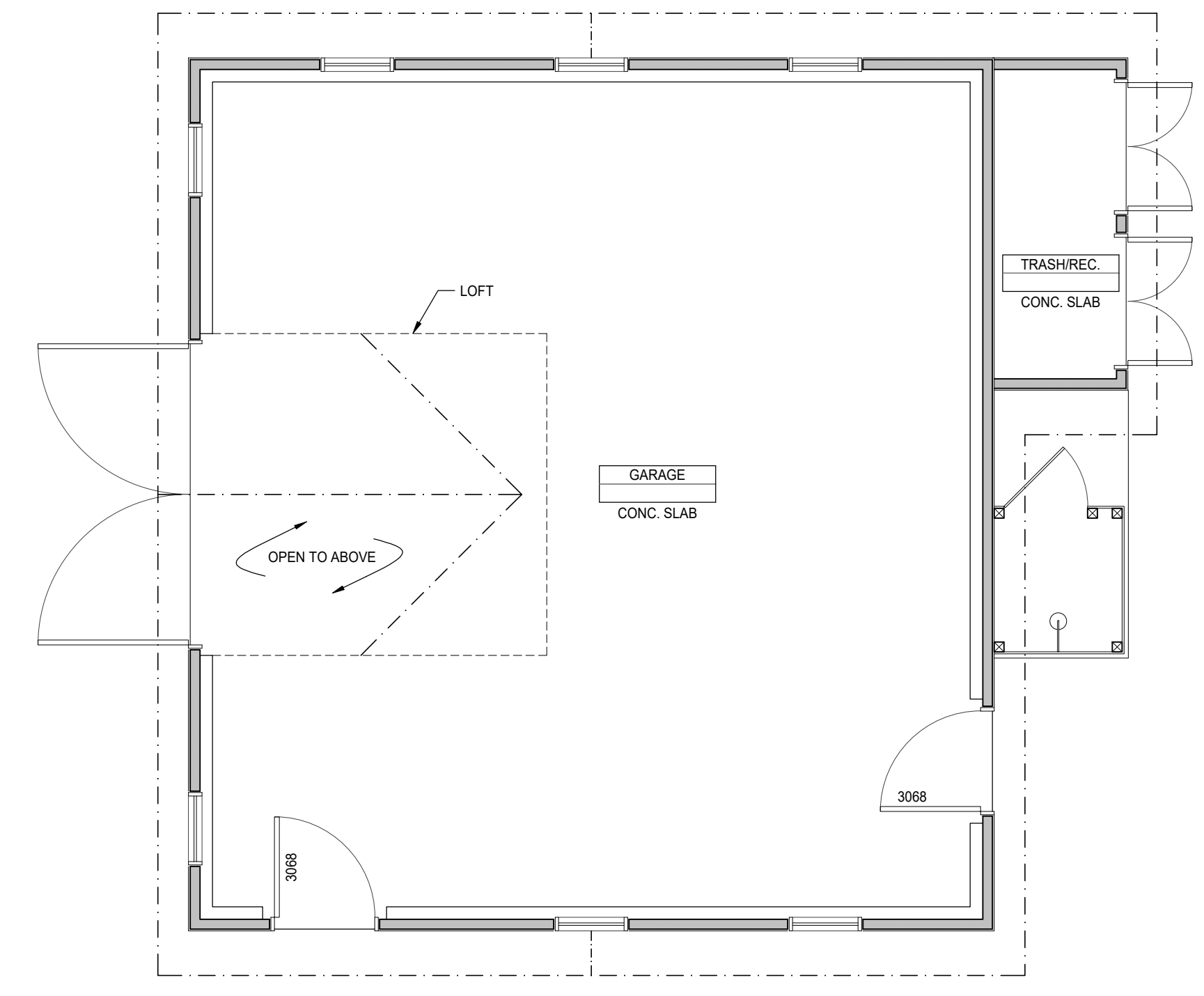
**NOT FOR
CONSTRUCTION**

EXISTING FLOOR PLANS

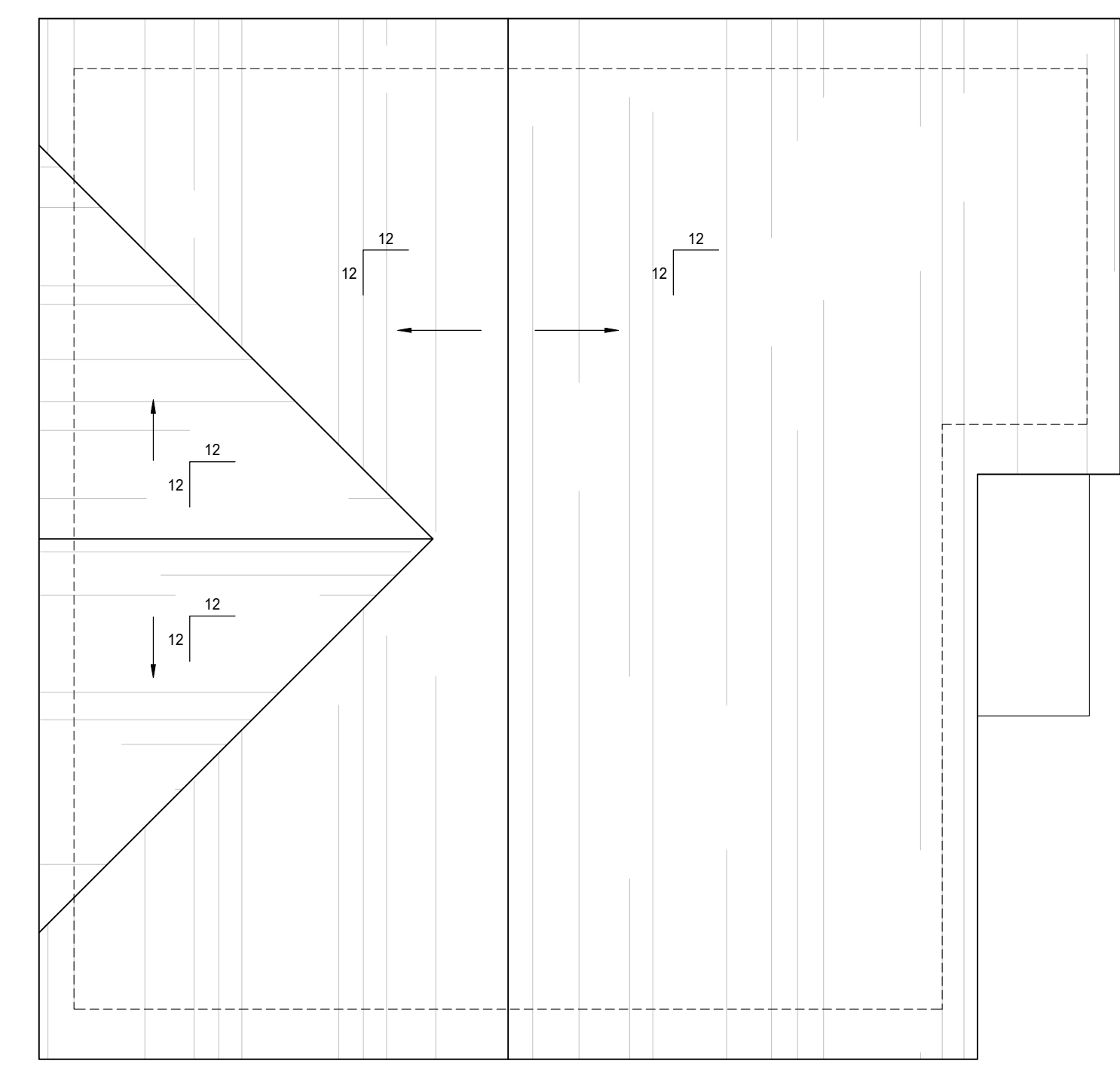
RA100



1 EXISTING FOUNDATION PLAN SCALE: 1/4" = 1'-0"



2 EXISTING FLOOR PLAN SCALE: 1/4" = 1'-0"



3 EXISTING ROOF PLAN SCALE: 1/4" = 1'-0"

DATE:				
PHASE:	EXISTING CONDITIONS			
DRAWN BY:				
NOTES:				

WOLFF STUDIO
61 COBBS HILL ROAD
CHILMARK, MA

**NOT FOR
CONSTRUCTION**

EXISTING ELEVATIONS

RA200

BUILDING HEIGHT
ELEV: 19'-8 7/8"±

T.O. GARAGE STEM WALL
ELEV: 0'-0"



1 NORTHEAST ELEVATION - EXISTING SCALE: 1/4" = 1'-0"



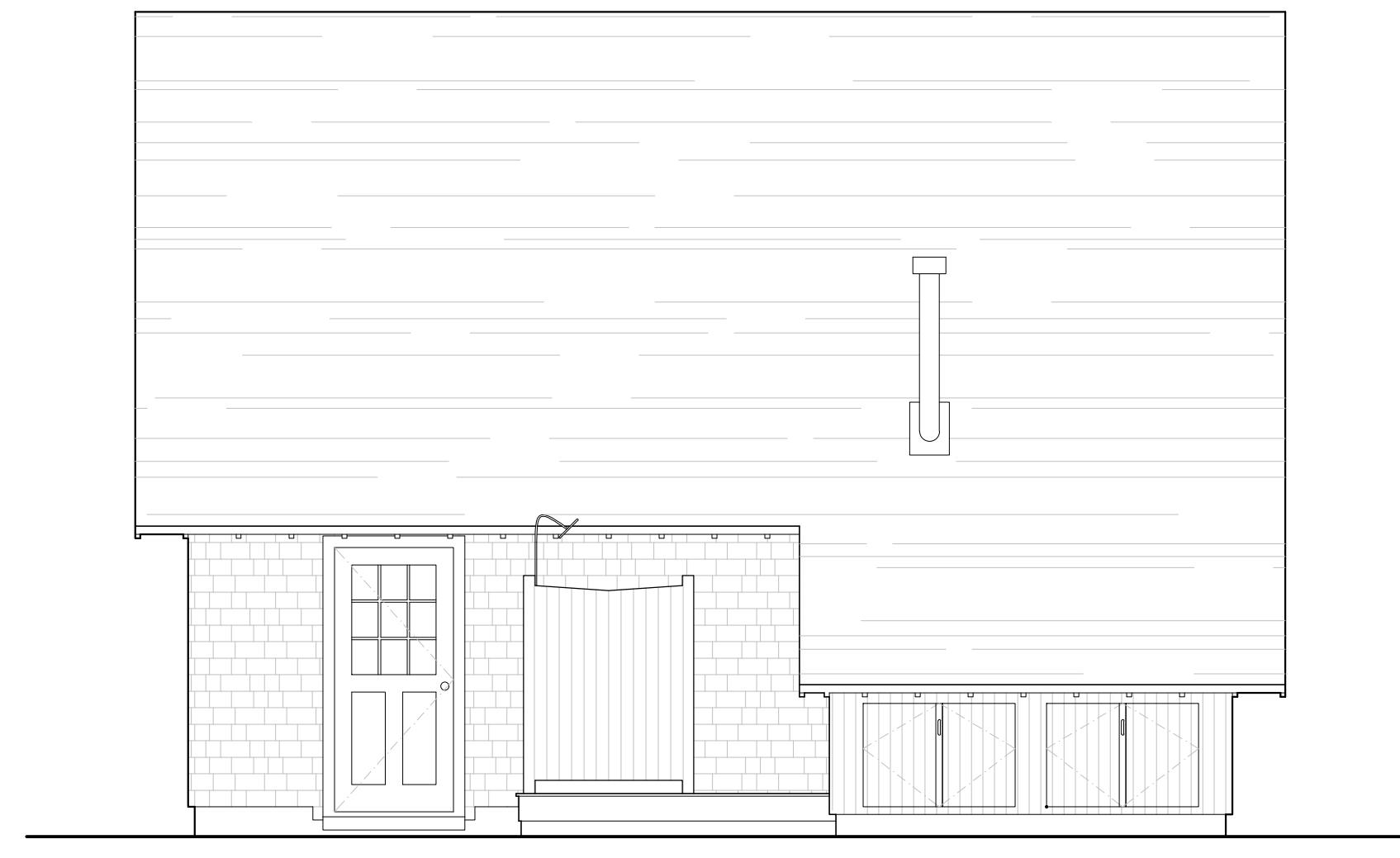
2 NORTHWEST ELEVATION - EXISTING SCALE: 1/4" = 1'-0"

BUILDING HEIGHT
ELEV: 19'-8 7/8"±

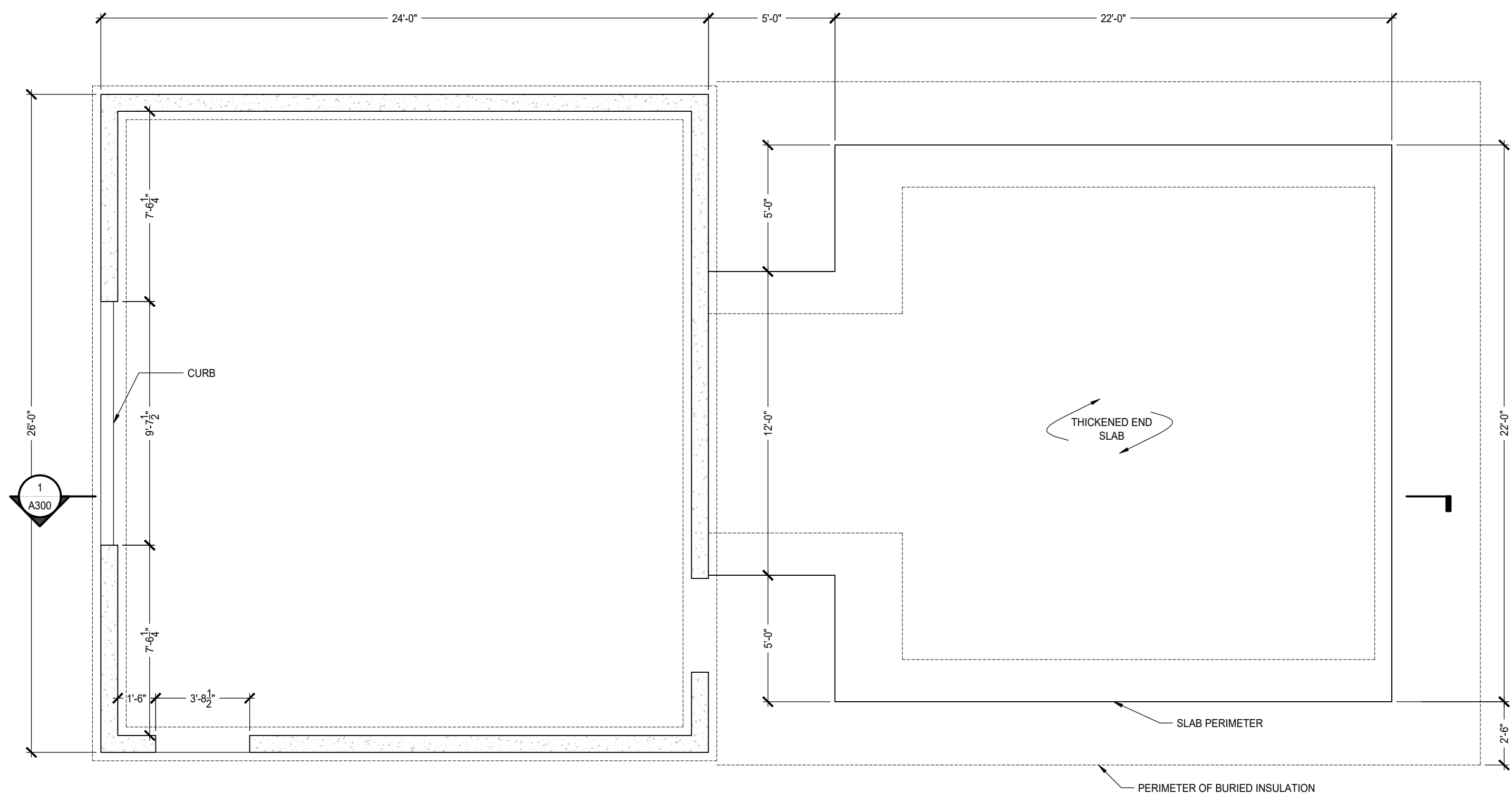
T.O. GARAGE STEM WALL
ELEV: 0'-0"



3 SOUTHWEST ELEVATION - EXISTING SCALE: 1/4" = 1'-0"

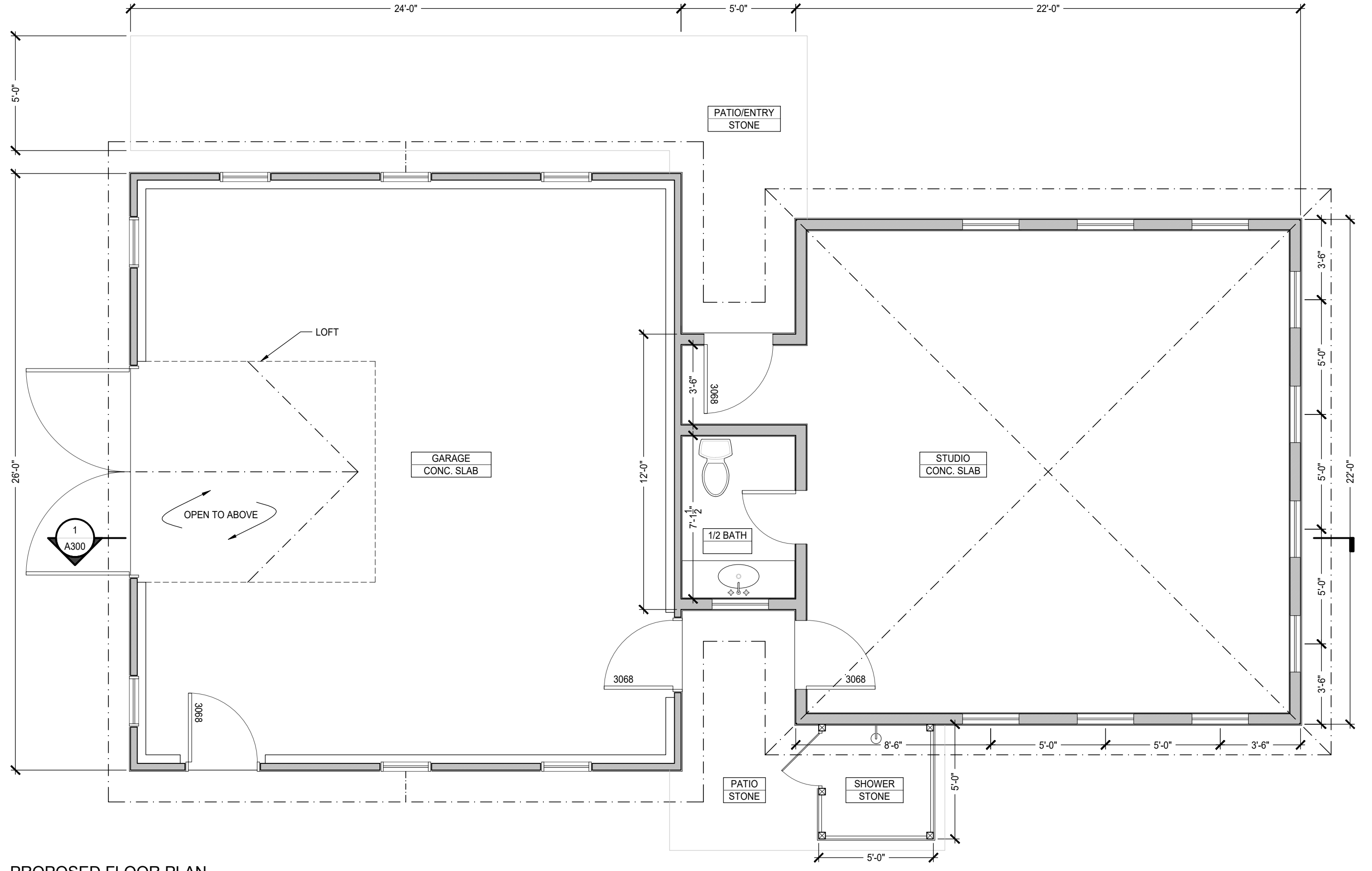


4 SOUTHEAST ELEVATION - EXISTING SCALE: 1/4" = 1'-0"



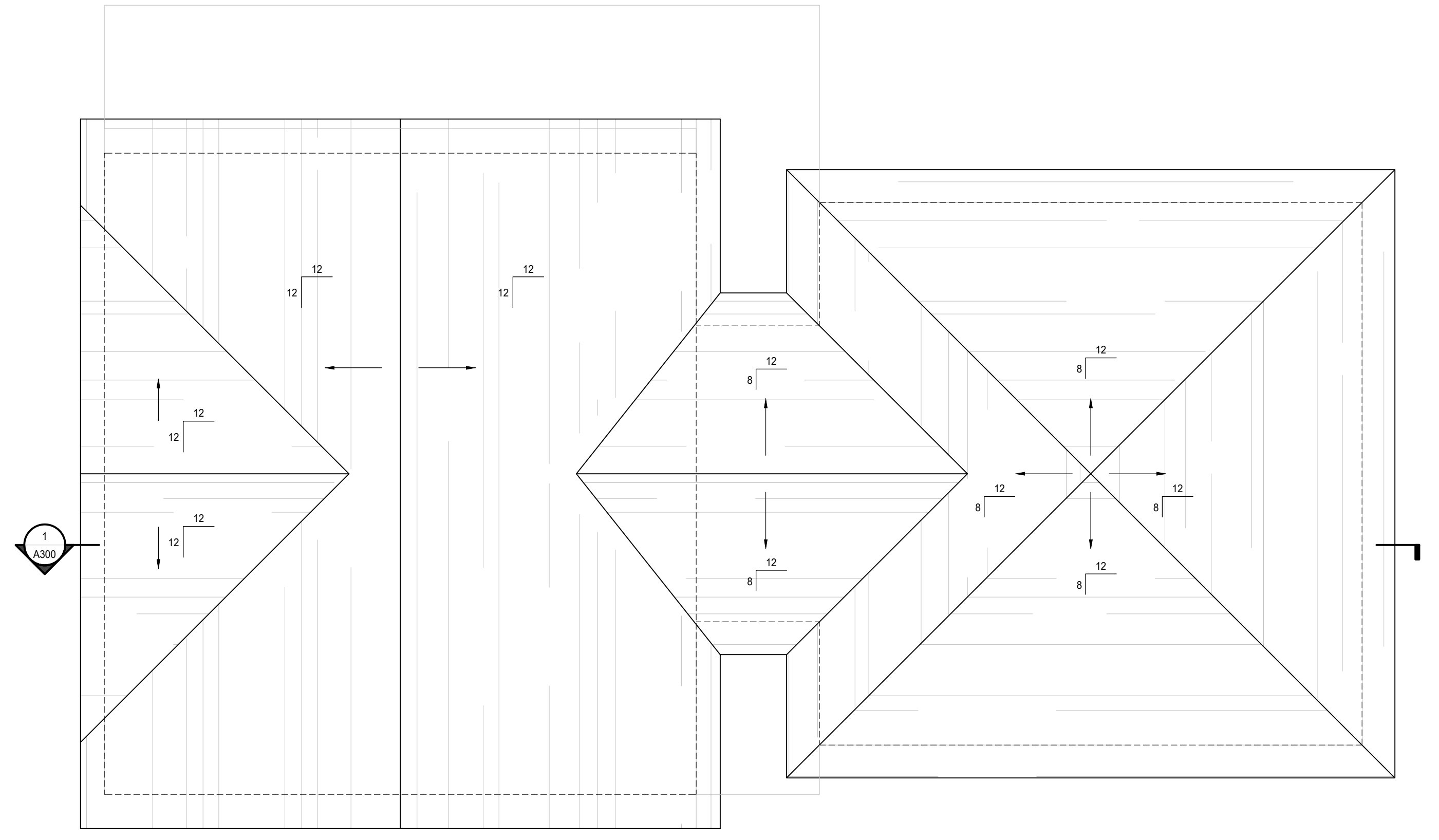
1 PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



2 PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"



3 PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

NOTES:

DRAWN BY:

PHASE:
ZBA APPLICATION

DATE:
4/27/2021

WOLFF STUDIO
61 COBBS HILL ROAD
CHILMARK, MA

**NOT FOR
CONSTRUCTION**

PROPOSED PLANS

A100

DATE:	4/7/2021
PHASE:	ZBA APPLICATION
DRAWN BY:	
NOTES:	

WOLFF STUDIO
61 COBBS HILL ROAD
CHILMARK, MA

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