



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

August 30, 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 4, Section 4.2A-1

at the premises owned by (Owner of Record) Joan & James E. Hartley

at 72 Cobbs Hill Road (street address),

Assessor's parcel MAP 11 LOT 25-1

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

This project consists of the demolition of a guest house and the construction of a new guest house on the same footprint.

Petitioner George Sourati

George Sourati, Representative
Address PO Box 4458, 107 Beach Road, Vineyard Haven, MA 02568

Telephone Number 508 - 693 - 9933



August 30, 2021

Zoning Board of Appeals
Town of Chilmark
PO Box 119
Chilmark, MA 02535

Re: Joan and James E. Hartley
Application for a Special Permit
Assessor's Map 11, Parcel 25-1
72 Cobbs Hill Road
Chilmark, MA 02535

The following addresses Article 4, Section 4.2A-1 of the Chilmark Zoning Bylaws.

Section 4.2A.1 Accessory Uses - Guest House

- a. **The lot on which the principal dwelling and the accessory dwelling are located contains a minimum area of land of (3) acres:**
The lot is 8.3 acres.
- b. **The maximum floor area of the accessory dwelling shall not exceed 800 square feet, which shall include any roof-covered area enclosed by walls or screening:**
The maximum floor area of the guest house is 496 sq ft
- c. **Soil percolation tests and location of a septic system for the exclusive use of the accessory dwelling shall be approved by the Board of Health prior to granting of a special permit by the Board of Appeals. If the applicant illustrates to the satisfaction of the Board of Health through the submission of suitable drawings prepared by a Professional Engineer or Registered Sanitarian, that a septic system can be permitted in full compliance with all applicable regulations to serve the guest house only, then the applicant may substitute in place of said guest house septic system, connection to a common septic system on a single parcel of land. Said common septic system must also be in full compliance with all applicable rules and regulations of the Board of Health and any other Board which may have regulatory power, and:**
The proposed Guest House will tie into the existing Septic System as approved by the Chilmark Board of Health on 12/13/1993.

- d. A covenant against the lot shall be recorded in the registry of deeds prohibiting any subdivision of the lot on which an accessory dwelling is specially permitted unless the minimum acreage for each subdivided lot conforms to the minimum lot size for the district in which the lot is located as provided in the bylaw:**

A covenant will be recorded at the Registry of Deeds at the time of issuance of the Building Permit.

- e. The owner must own the principal dwelling for five years before a guest house may be built:**

The owner purchased the property and principal dwelling five years ago in October of 2016.

Exception: On a parcel of land containing a minimum of six (6) acres held in continuous ownership for at least five (5) years, a guest house may be built within five (5) years of the principal dwelling construction if the owner thereof covenants against any subdivision of the parcel.

- f. Permits for unbuilt guest houses may not be transferred to new owners:**

The permit for the guest house will not be transferred

- g. An Historic House may be converted into or used as a Guest House (even if it exceeds 800 square feet) provided it meets the above requirements (a) through (d). [See section 6.11.B.3.d. Applicability to Historic Houses.]**

N/A

MAP II
PARCEL 24.1

100 YEAR FLOOD EL. 110
(ZONE AE) (FROM F.E.M.A. F.I.R.M.
MAP REVISED JULY 20, 2016)

TOP OF COASTAL BANK
(8-24-2020)

TOP OF COASTAL BANK

BOTTOM OF BANK
(8-24-2020)

Town Cove

EDGE OF POND

TOP OF COASTAL BANK

EDGE OF WETLANDS

EXISTING DECK AND STAIRS
TO BE REMOVED
PROPOSED DECK AND STAIRS
EXISTING GUEST HOUSE
TO BE REBUILT ON
SAME FOOTPRINT
PROPOSED
SOUNDPROOF POOL
EQUIPMENT SHED
PROPOSED POOL
FENCE (TYP.)

VIEW CHANNEL
FROM KITCHEN/
FAMILY ROOM

PROPOSED POOL
HOUSE (6'x12')

PROPOSED POOL
(20'x45')

PROPOSED POOL
ENCLOSURE WALL

PROPOSED 8'
WIDE, 4' DEEP
DRAINAGE PIT

100'
SHORE ZONE SETBACK

100'
SHORE ZONE SETBACK

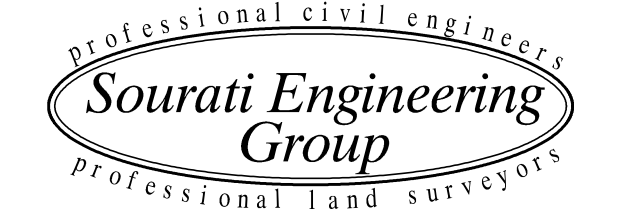
Cobbs Hill Road
377'

10' EASEMENT
77'

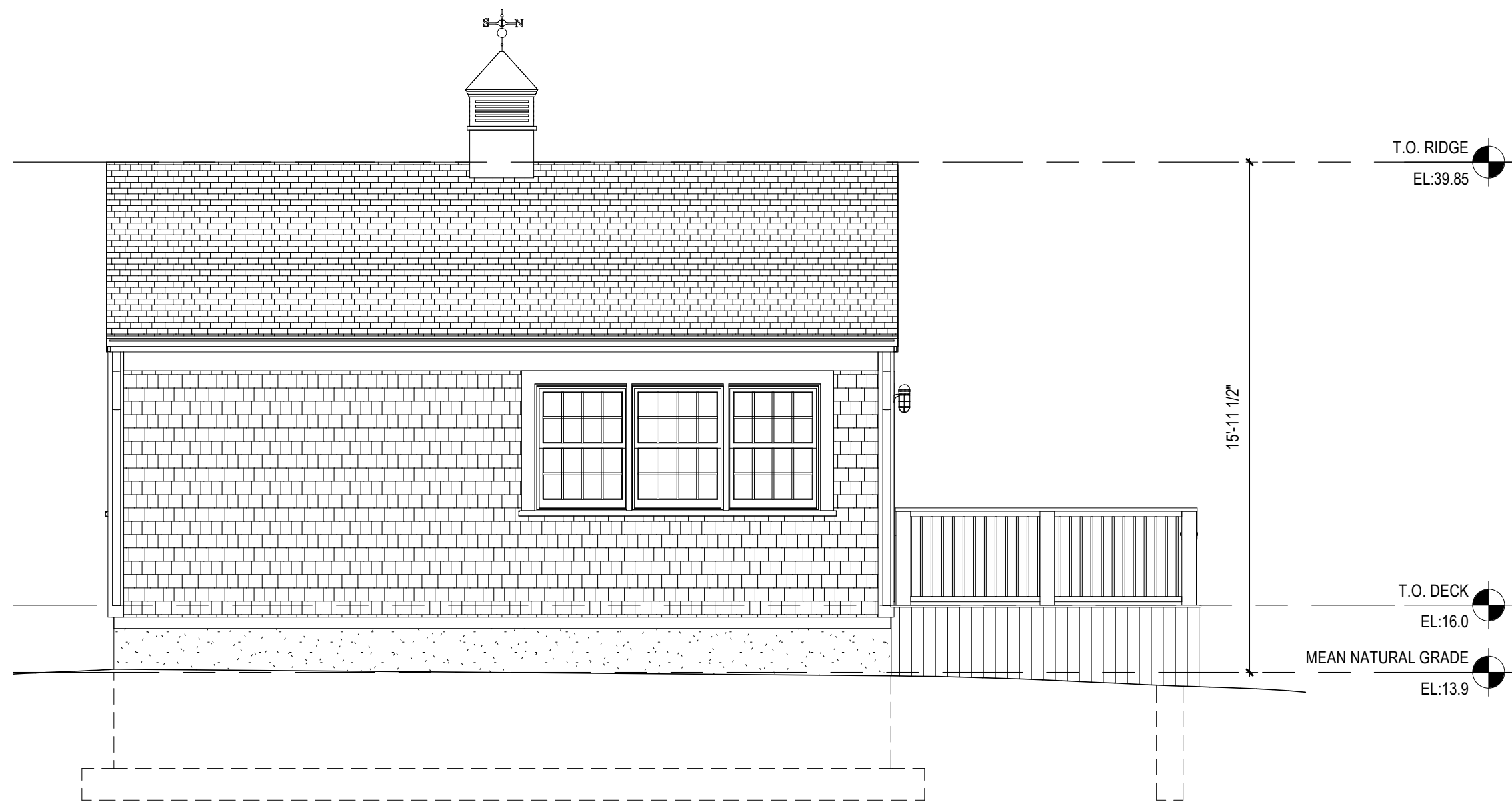
MAP II
PARCEL 26.1

NOTES:
1. LOT AREA: 8.31 ACRES.
2. DATUM: NAVD 1988.
3. REFER TO LANDSCAPE ARCHITECTS PLANS FOR
DETAILS AND ADDITIONAL INFORMATION -
MATTHEW CUNNINGHAM LANDSCAPE DESIGN LLC.

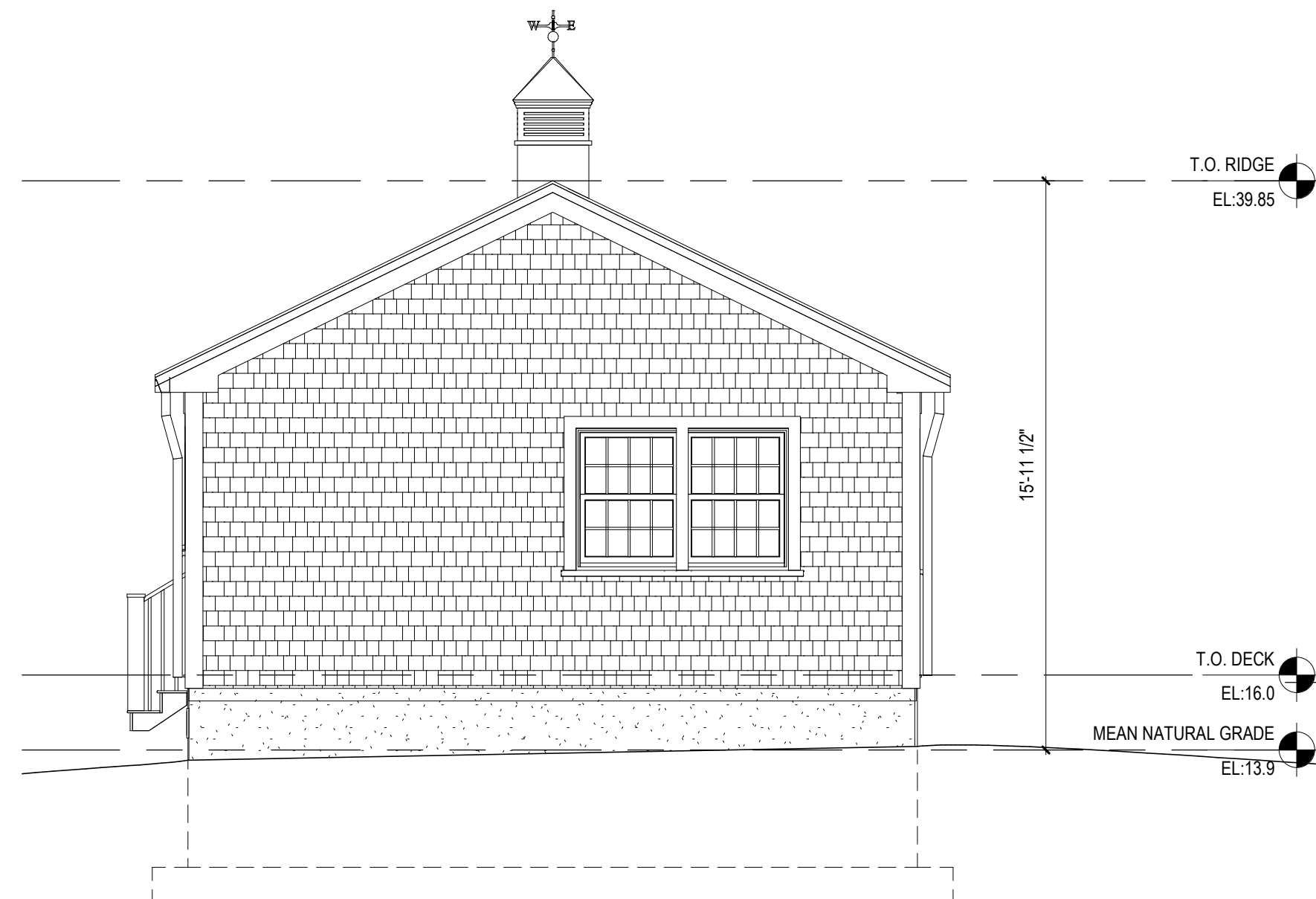
Zoning Board of Appeals Site Plan
in
Chilmark, Massachusetts
Assessor Parcel 11-25.1
prepared for
Joan & James E. Hartley
Scale 1"=30' August 26, 2021



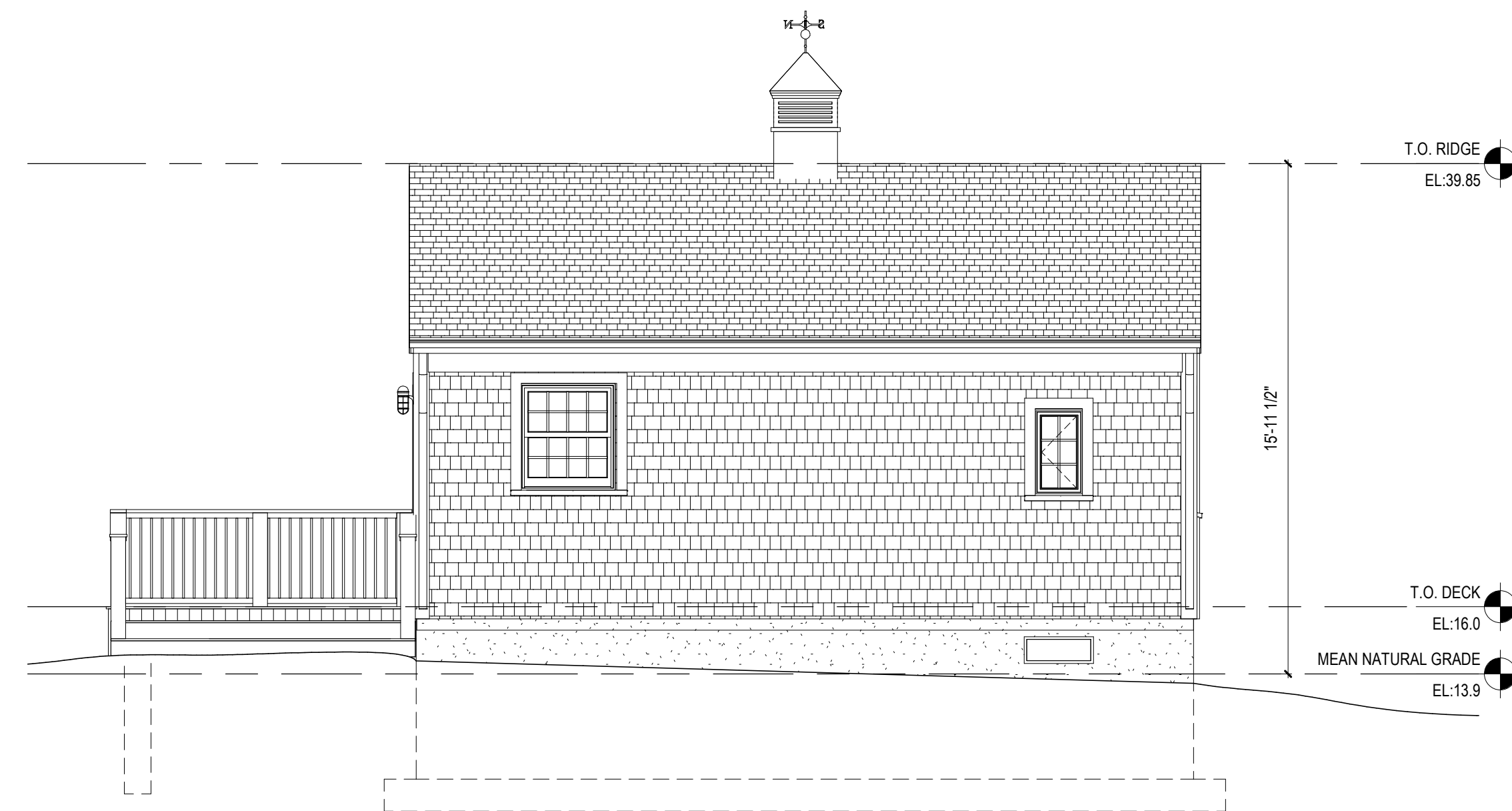
P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
Phone (508) 693-9933 Fax (508) 693-4933



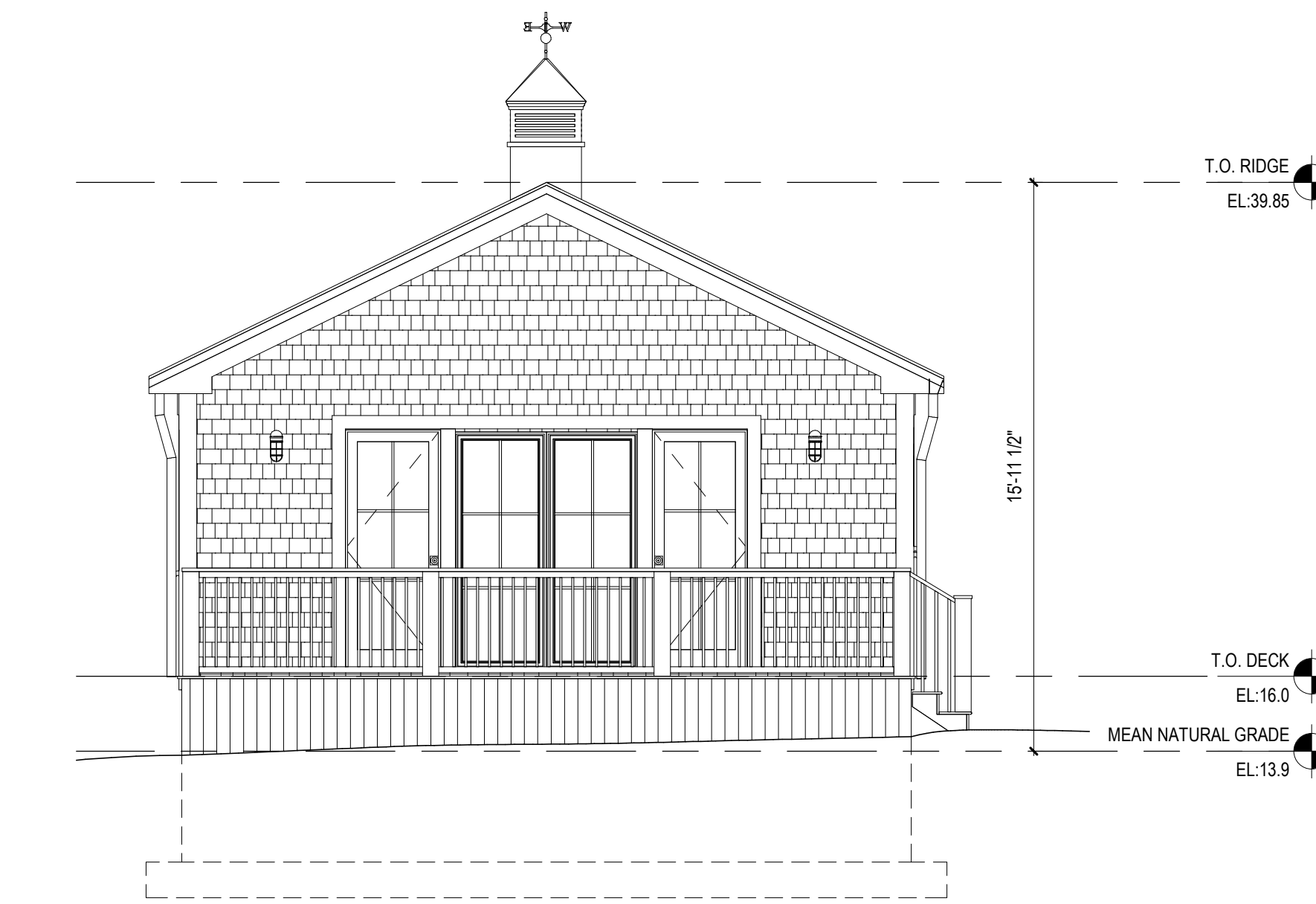
5 GUEST HOUSE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



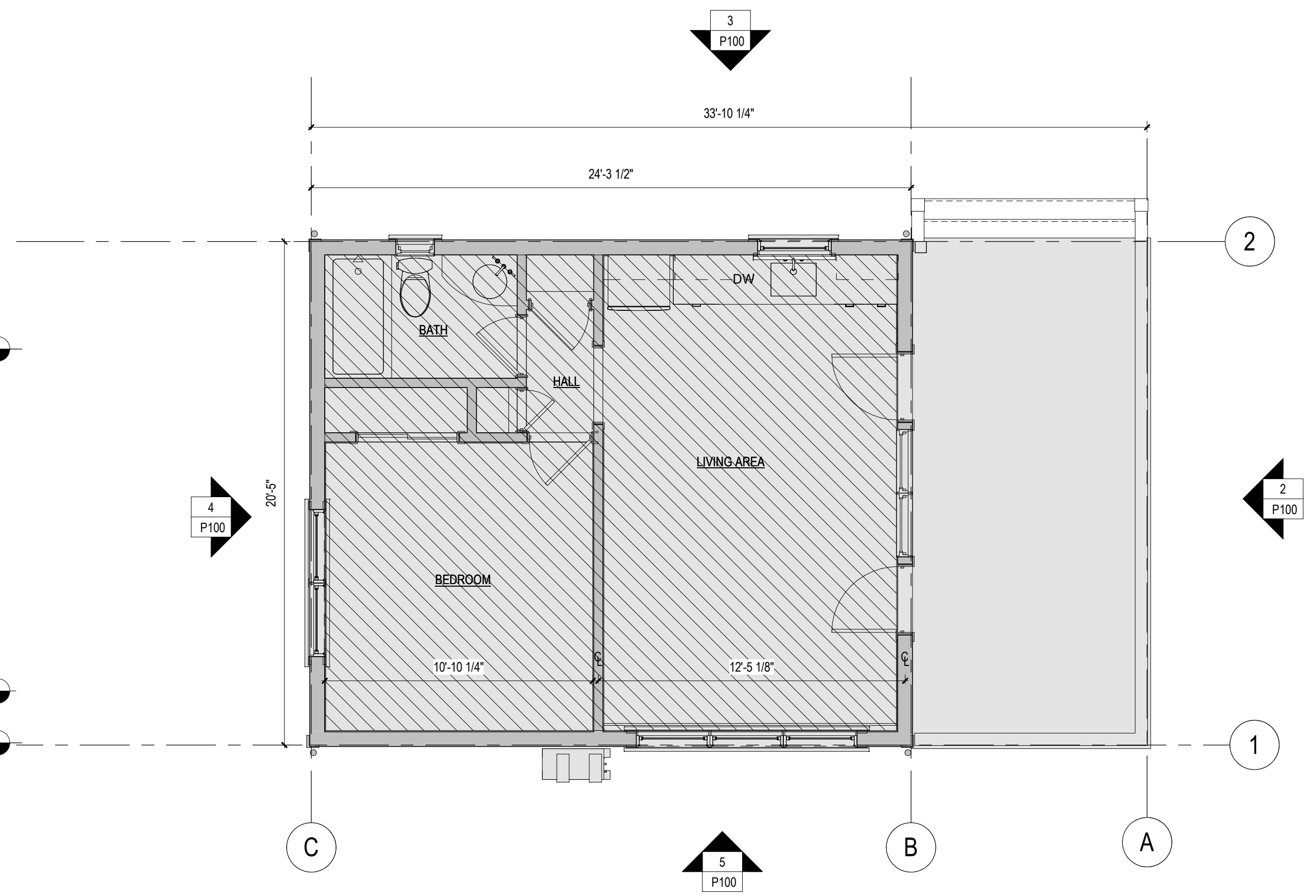
4 GUEST HOUSE WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 GUEST HOUSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 GUEST HOUSE EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 GUEST HOUSE PLAN
SCALE: 1/4" = 1'-0"

▨ TOTAL LIVING SPACE TOTAL LIVING SPACE: 447 SF

Hartley Residence
72 Cobb's Hill
1/4" = 1'-0"

GUEST HOUSE

08/27/2021

