



ZONING BOARD OF APPEALS Town of Chilmark

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

THE COMMONWEALTH OF MASSACHUSETTS

To The Board of Appeals, TOWN OF CHILMARK

September 15, 2023

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)

Kenasaome LLC

*at **#2 Kenasaome Way** (street address),*

*Assessor's parcel **MAP 11 LOT 55-1***

In the following respect or 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

Article 6 Section 6.11(B)(2):

To exceed the Total Living Area limit by 177 SF.

calculations:

- Allowable Square Footage Area (3.22 Ac. Lot) = 3,555 SF

- 5% Allowable addition w/o special permit = 3,732 SF

- Total Existing Living Area: 3,234 SF

- Total Proposed Living Area: 539 SF

- Existing + Proposed Total Living Area = 3,773 SF

Total Living Area request by special permit = 3,773 – 3,555 = 218 SF

Petitioner *Reid G. Silva*
Reid G. Silva (Agent)

Address c/o VLS&E, Inc. P. O. Box 421
West Tisbury, MA 02575

Telephone Number 508-693-3774

September 15, 2023

ZBA permit considerations (section 6.11(F))

1. **Visibility from public location:** The site is not visible from a public place or road.
2. **Protection of natural features and landscape:** The addition will be located in a previously developed area and will not require the require disturbance to landscape buffer.
3. **Alteration of natural landscape:** The addition is on a generally level location that is currently cleared.
4. **Minimizes grading:** There will be no significant grading necessary for the addition.
5. **Road and driveways designed to curve:** There will be minor relocation of the parking area, as part of the construction of a new garage.
6. **Maintains views of ridgelines:** there are no ridgelines in proximity to the project site.
7. **Buildings sited behind fields:** there are no fields in proximity to the project site.
8. **Preserves and protects natural features:** There will be no changes to the natural landscape of the property, the addition will be located in an existing cleared area.
9. **Measures to protect water quality of ponds & wetlands:** There are no wetlands or ponds adjacent to the project and the addition will not require any additional wastewater flow.
10. **Minimize use of fossil fuels:** The project will meet or exceed all the insulation and energy requirements.
11. **Incorporates sustainable design:** The addition will be wood frame construction to match the existing structure.
12. **Avoids impacts to NHESP habitat:** The project is not located within an Estimated or Priority habitat area
13. **Protects/preserves historical resources:** There are no known historical or archaeological resources in proximity to the proposed addition.

September 15, 2023

Re: Kenasaoome Way LLC #2 Kenasaoome Wy., Chilmark Assessor Parcel 11-55-1
VLS&E Job No. 290-1

Total Living Area Calculations

Lot Area: 3.22 Acres

TLA allowance = $3,500 + 0.22 * 250 = 3,555$

TLA allowance for additions (+ %5 of TLA) = 3,732

Existing Living Area:

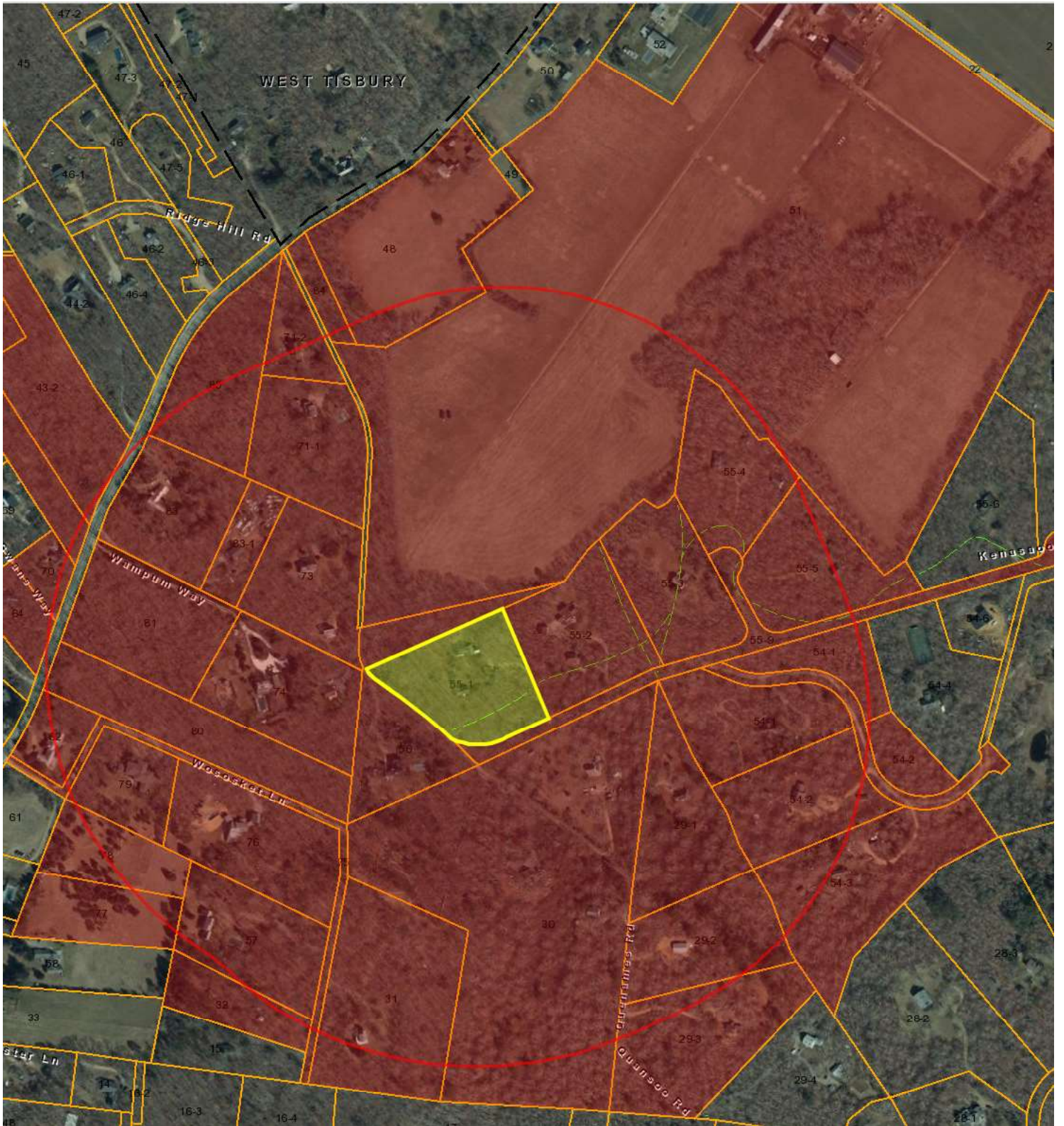
| | |
|-----------------------------|-----------------|
| Main Dwelling: | 2,048 SF |
| Guest House: | 866 SF |
| Office: | 320 SF |
| Total Existing Living Area: | 3,234 SF |

Proposed Additional Living Area:

| | |
|-----------------------------|---------------|
| Proposed library: | 315 SF |
| Proposed mudroom: | 224 SF |
| Total Proposed Living Area: | 539 SF |

Existing + Proposed Total Living Area = **3,773 SF**

Total Living Area request by special permit = **$3,773 - 3,555 = 218$ SF**

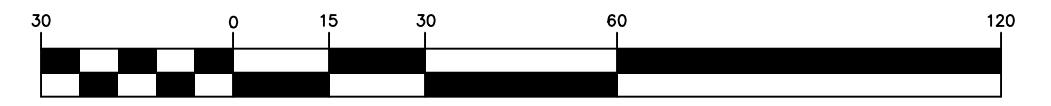


Assr. Pcl. 11-56
Stephen C. Mormoris

#2 Kenasooome Way
Assr.-Pcl. 11-55.1
Area = ±3.2 Acres

Assr. Pcl. 11-56
Stephen C. Mormoris

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

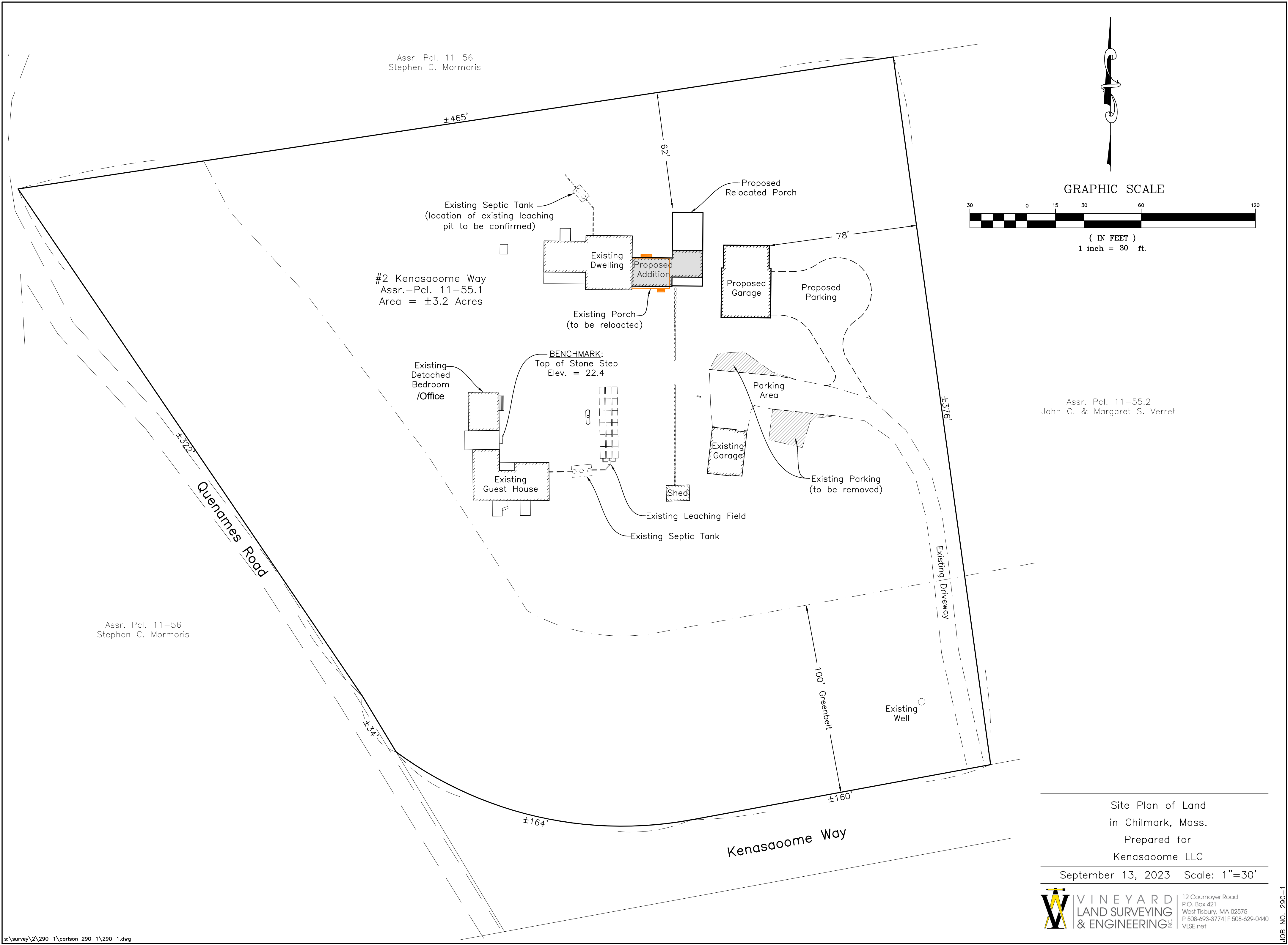
Assr. Pcl. 11-55.2
John C. & Margaret S. Verret

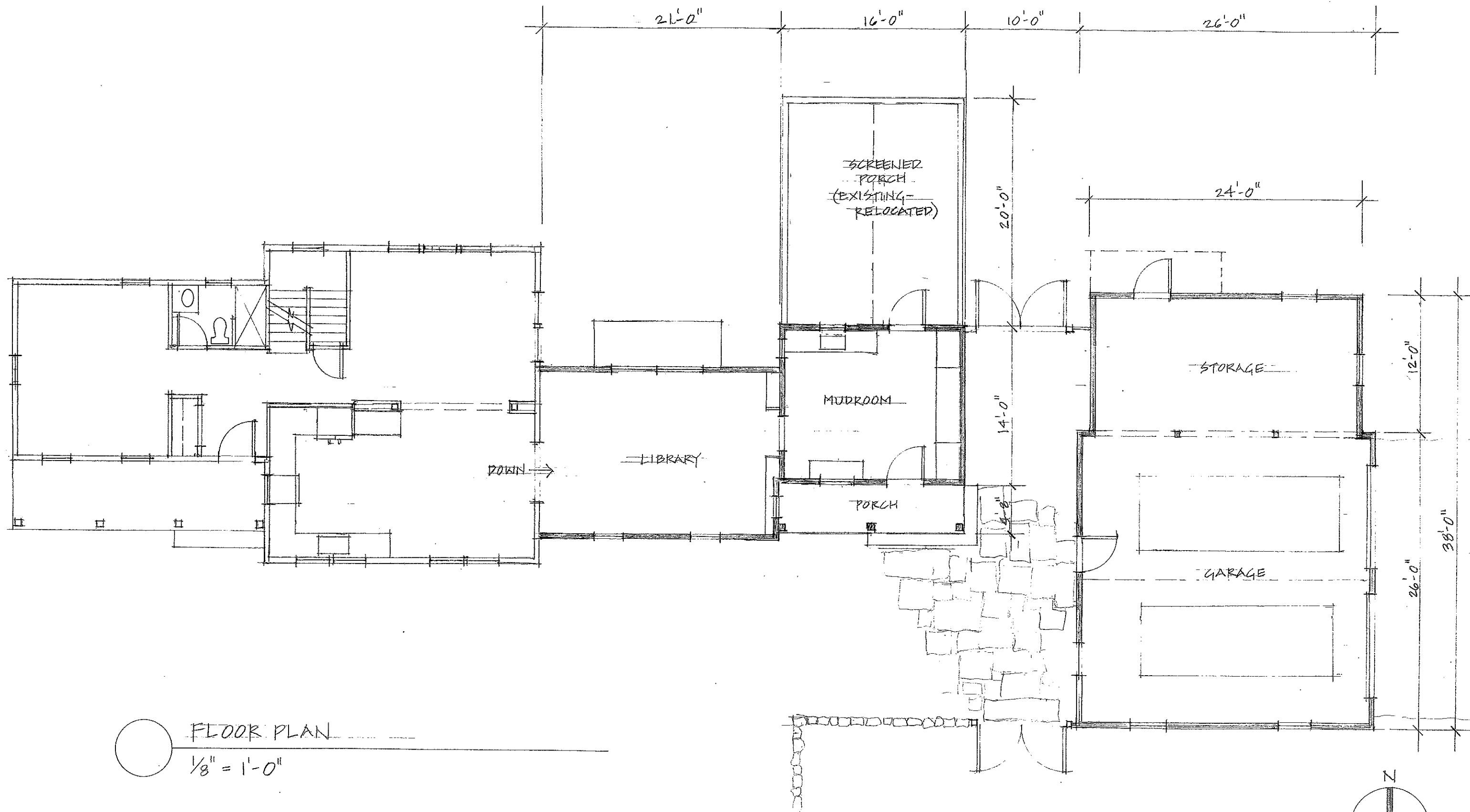
Site Plan of Land
in Chilmark, Mass.
Prepared for
Kenasooome LLC

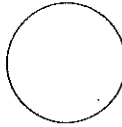
September 13, 2023 Scale: 1"=30'

VINEYARD
LAND SURVEYING
& ENGINEERING
12 Courmoyer Road
P.O. Box 421
West Tisbury, MA 02575
P 508-693-3774 F 508-629-0440
VLSE.net

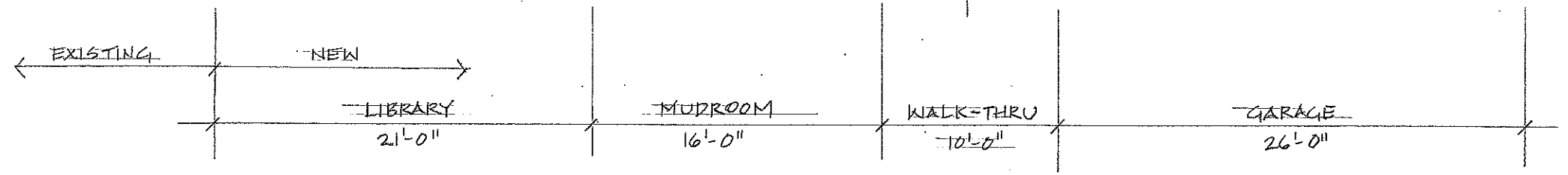
JOB NO. 290-1






 FLOOR PLAN
 $\frac{1}{8}'' = 1'-0''$

EMDEN.
 CHILMARK
 SCHEMATIC 7.29.23
 9.10.23



○ SOUTH ELEVATION

EMDEN
CHILMARK, MA
SCHEMATIC 8.27.23
REVISED 9.10.23