



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

14 oct 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) Christopher Rodger & Deborah Walker
at 17 South Ridge Road (street address),

Assessor's parcel MAP 18 LOT 36

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

Request of a special permit for a 746 s.f
two bedroom guest house.

Petitioner Chuck Sullivan

Address P.O. Box 989 O.B.

Telephone Number 508-693-0500

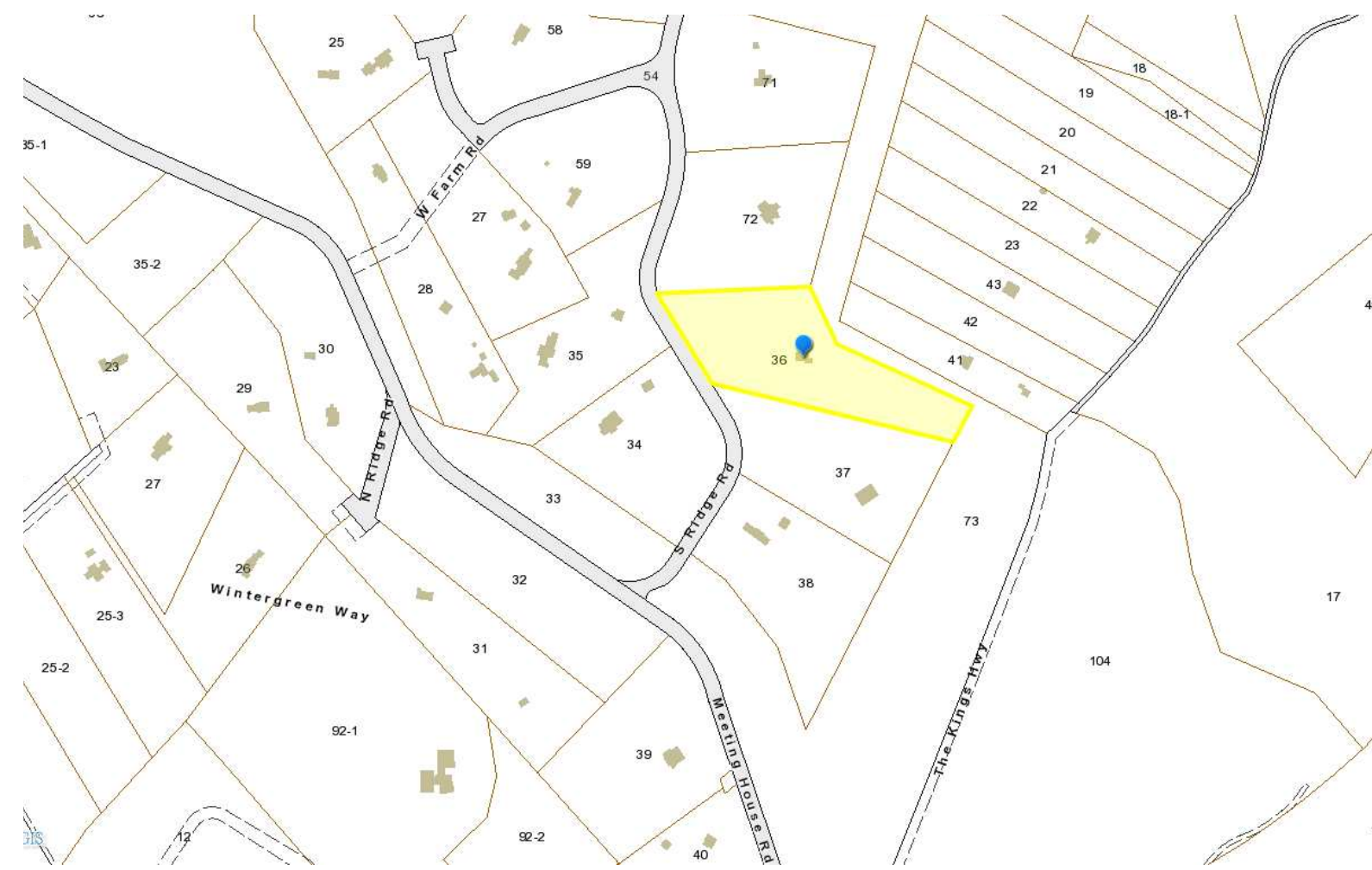
WALKER RODGER GUEST HOUSE

17 SOUTH RIDGE ROAD, CHILMARK MA 02535

sullivan + associates
ARCHITECTS

508 693 0500
sullivanassociatesarchitects.com

17 SOUTH RIDGE ROAD, CHILMARK, MA



CODE COMPLIANCE : EDGARTOWN		
WALKER RODGER GUEST HOUSE		
17 SOUTH RIDGE ROAD, CHILMARK MA 02535		
MAP-PARCEL: 18-36		
DISTRICT = R...		
	REQUIRED	ACTUAL
MINIMUM LOT SIZE	3 ACRES	3.5 ACRES
FRONT SETBACK	25'	'
SIDEYARD SETBACK	25'	'
REAR YARD SETBACK	25'	'
ROOF HEIGHT	24' MAX. PITCHED	'
	' MAX. FLAT	N/A
NOTES:		

BUILDING CODE INFORMATION :	
BUILDING CODE:	MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION
ENERGY CODE:	2018 IECC (ADOPTED BY MASSACHUSETTS FEBRUARY 7, 2020)

SHEET INDEX	
ID	NAME
A-001	SQUARE FOOTAGE DIAGRAM
A-101	FIRST FLOOR PLAN
A-201	EXTERIOR ELEVATIONS
A-300	MAIN LIVING ROOM SECTION
A-301	BEDROOM SECTION
S-100	FOUNDATION PLAN

ISSUED FOR REVIEW

2021-10-15

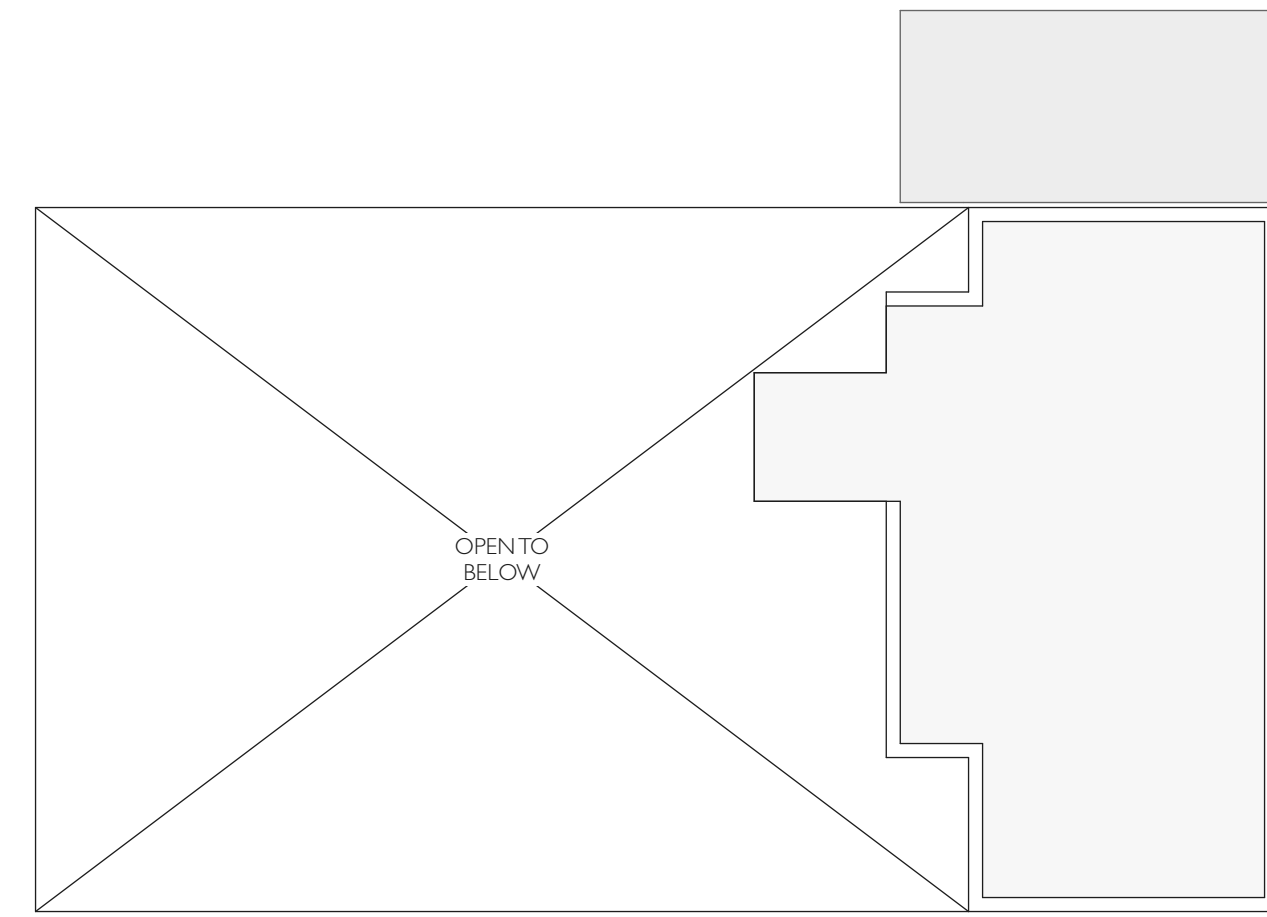
WINDOW SCHEDULE - FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF.	MODEL#	LITES	FRAME SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
A	8	DOUBLE-HUNG	TBD	TBD	1 OVER 1	2'-5 1/2"	6'-4 1/2"	
A3	3	DOUBLE-HUNG	TBD	TBD		7'-4 1/2"	6'-4 1/2"	
B	1	AWNING	TBD	TBD		2'-0"	3'-3"	
B2	1	B2	ANDERSEN	AAAN 2028		4'-0"	3'-3"	

DOOR SCHEDULE- FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF.	MODEL#	LITES	UNIT SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
1	1	EXTERIOR	TBD	TBD	1	3'-0"	6'-9 3/4"	
2	2	EXTERIOR	TBD	TBD	1	2'-10"	6'-9 3/4"	

SKYLIGHT SCHEDULE							
MARK	QUANT.	TYPE	MANUF.	WIDTH	HEIGHT	NOTES	
SK01	1			3'-0"	5'-0"		

ARCHITECTS
SULLIVAN AND ASSOCIATES ARCHITECTS
52 NARRAGANSETT AVENUE
OAK BLUFFS MA, 02557
(508) 693-0500

SEPTIC & SURVEYING ENGINEERING
SCHOFIELD BARBINI & HOEHN INC
97 STATE ROAD
VINEYARD HAVEN, MA 02568
(508) 693-2781



- DECK SQUARE FOOTAGE
- FLOOR AREA
- TOTAL SQUARE FOOTAGE

TOTAL SQUARE FOOTAGE	
NAME	AREA (SQFT)
EXISTING MAIN HOUSE FIRST FLOOR	1,580
EXISTING MAIN HOUSE SECOND FLOOR	119
PROPOSED GUEST HOUSE	813
	2,512 ft ²

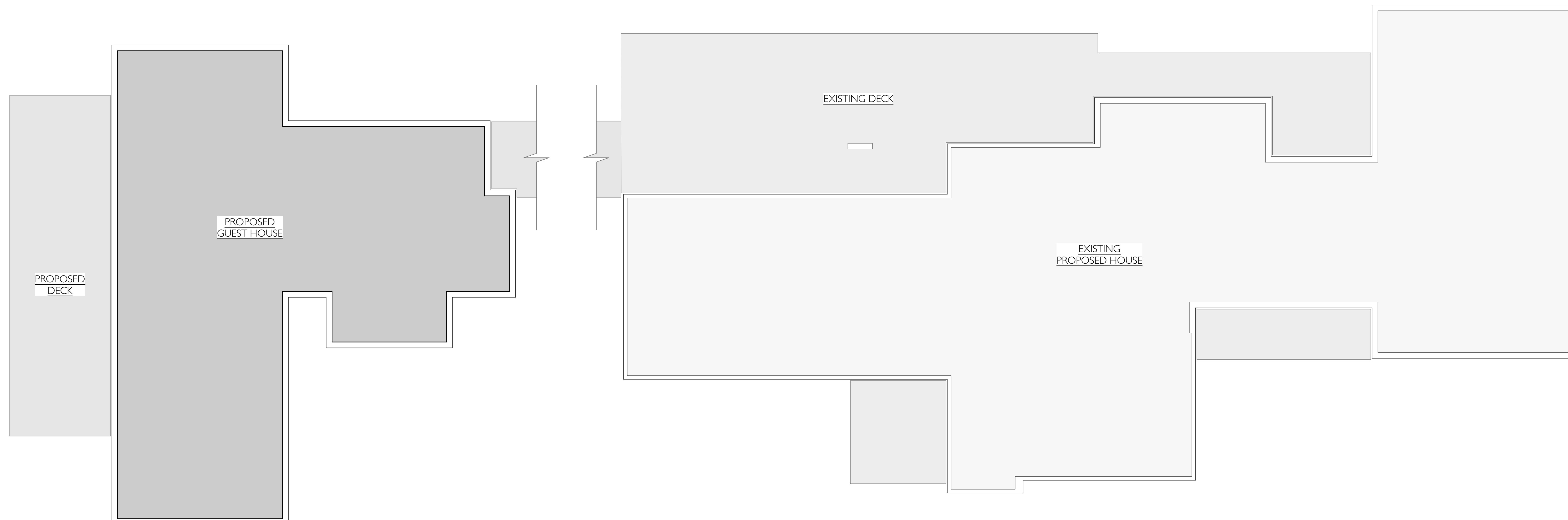
TOTAL ALLOWABLE FOR 3.5 ACRES: **3,625 SQ. FT.**

FLOOR AREA SQUARE FOOTAGE	
NAME	AREA (SQFT)
EXISTING MAIN HOUSE FIRST FLOOR	1,488
EXISTING MAIN HOUSE SECOND FLOOR	107
PROPOSED GUEST HOUSE	746
	2,341 ft ²

DECK & PORCH SQUARE FOOTAGE	
NAME	AREA (SQFT)
EXISTING DECK & PORCH	687
PROPOSED DECK & PORCH	358
	1,045 ft ²

MAIN HOUSE SECOND FLOOR SQUARE FOOTAGE

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



- DECK SQUARE FOOTAGE
- FLOOR AREA
- TOTAL SQUARE FOOTAGE

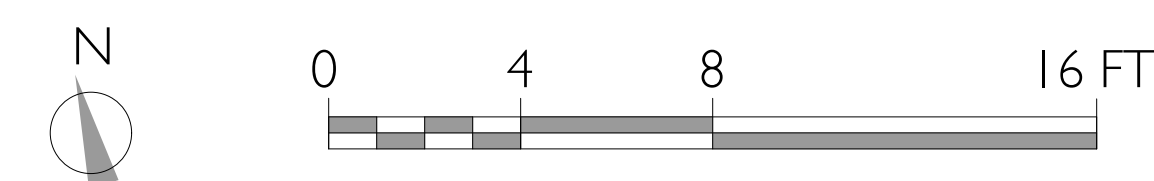
- DECK SQUARE FOOTAGE
- FLOOR AREA
- TOTAL SQUARE FOOTAGE

PROPOSED GUEST HOUSE FIRST FLOOR SQUARE FOOTAGE

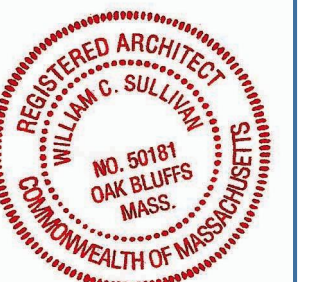
SCALE: 1/4" = 1'-0"

MAIN HOUSE FIRST FLOOR SQUARE FOOTAGE

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



FOR PERMIT ONLY



SET:	DATE:

PROJECT NAME: WALKER RODGER GUEST HOUSE
 ADDRESS: 17 SOUTH RIDGE ROAD, CHILMARK MA 02535
 SHEET TITLE: SQUARE FOOTAGE DIAGRAM

DRAWN BY: MA

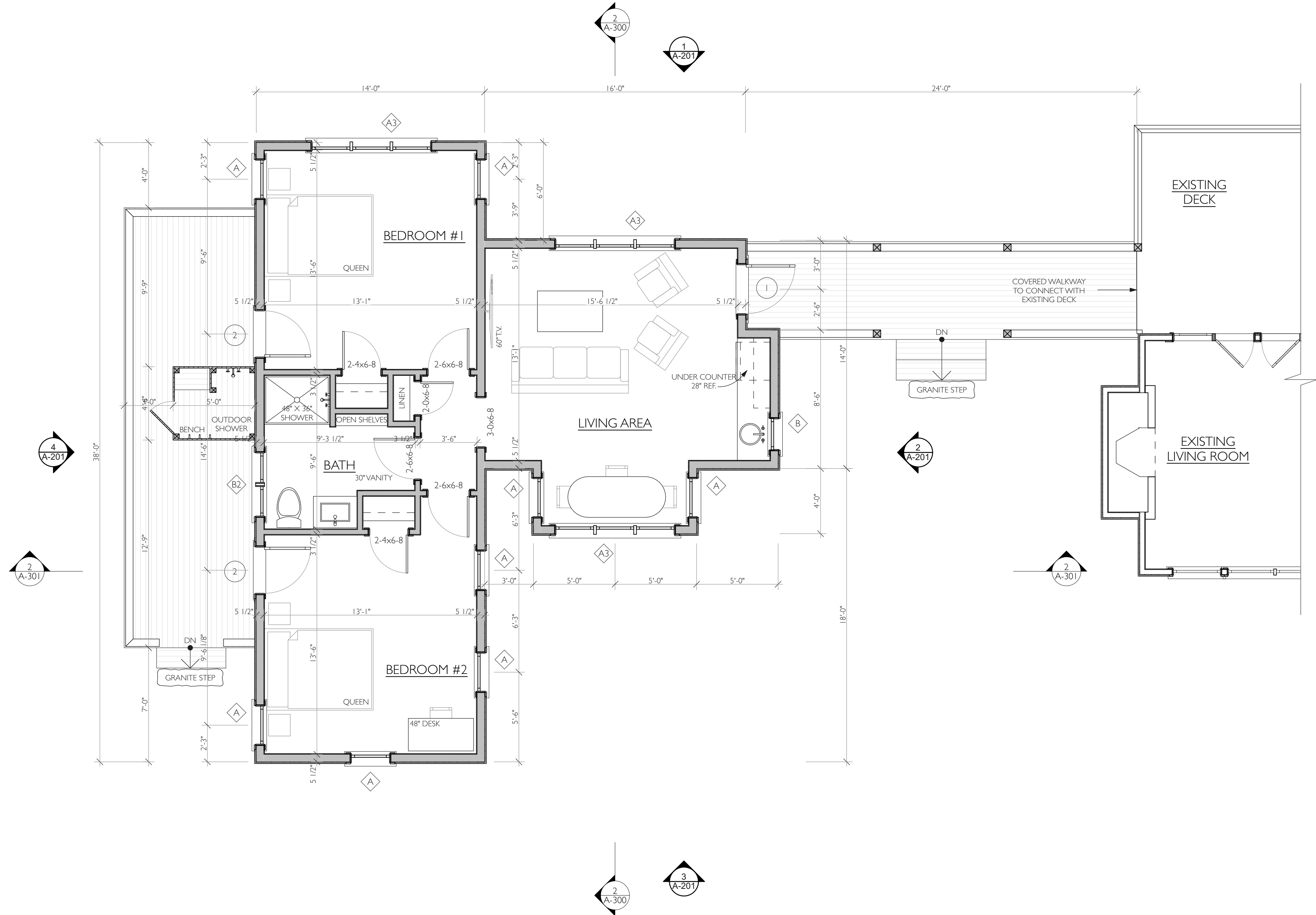
DATE: 2021-10-15

MAP/PARCEL: 18-36

JOB #: 21W03

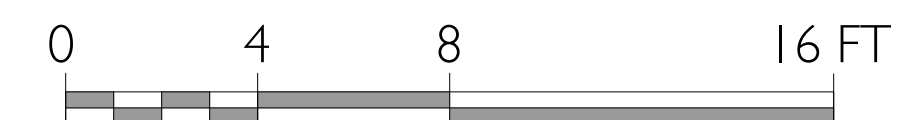
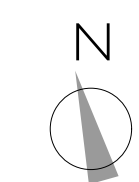
DRAWING #:

A-001



FIRST FLOOR PLAN

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



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SET:	DATE:

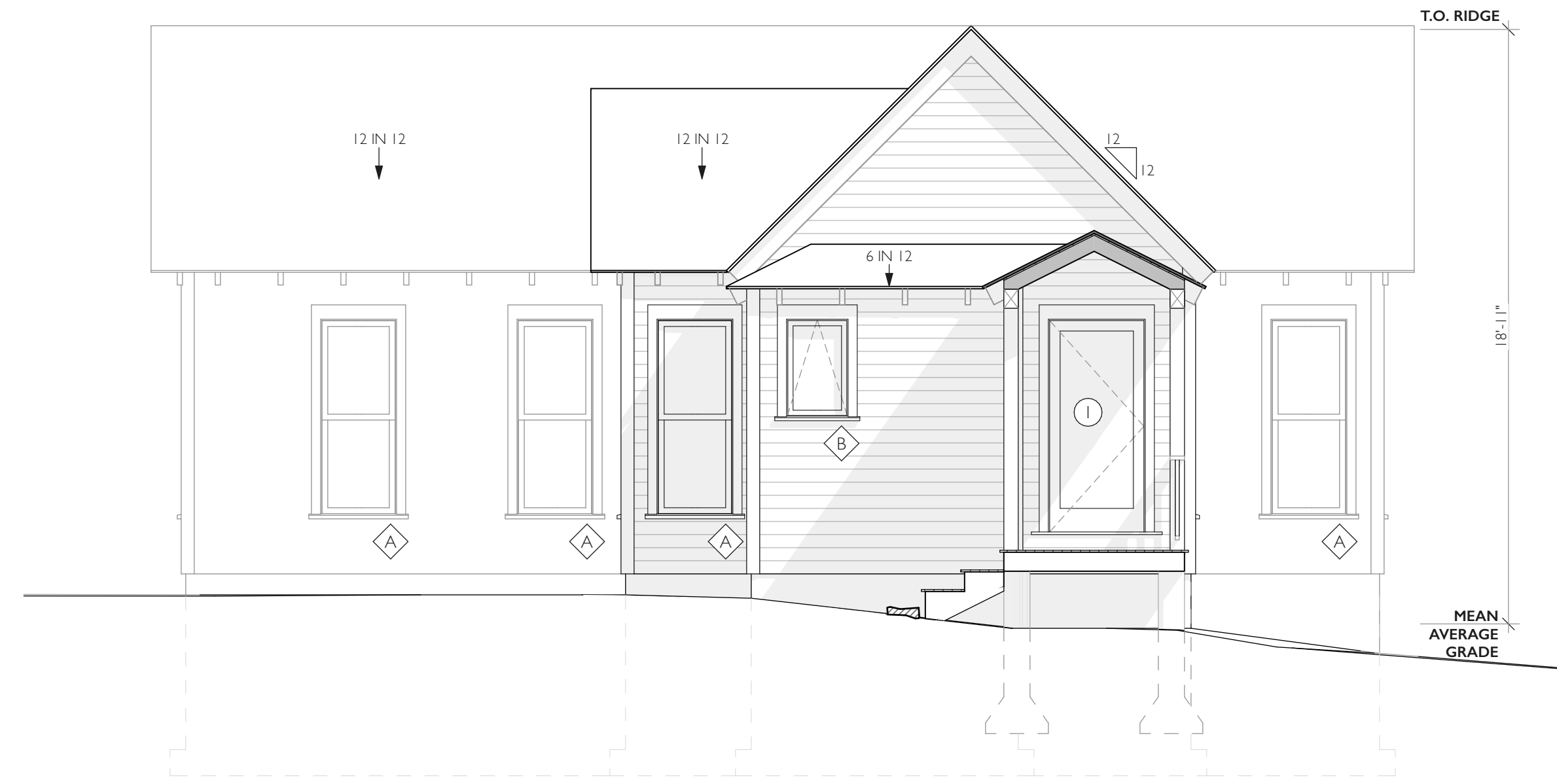
PROJECT NAME: WALKER RODGER GUEST HOUSE
ADDRESS: 17 SOUTH RIDGE ROAD, CHILMARK MA 02535
SHEET TITLE: FIRST FLOOR PLAN

PROJECT NAME:	MA
DATE:	2021-10-15
MAP/PARCEL:	18-36
JOB #:	21W03
DRAWING #:	

A-101



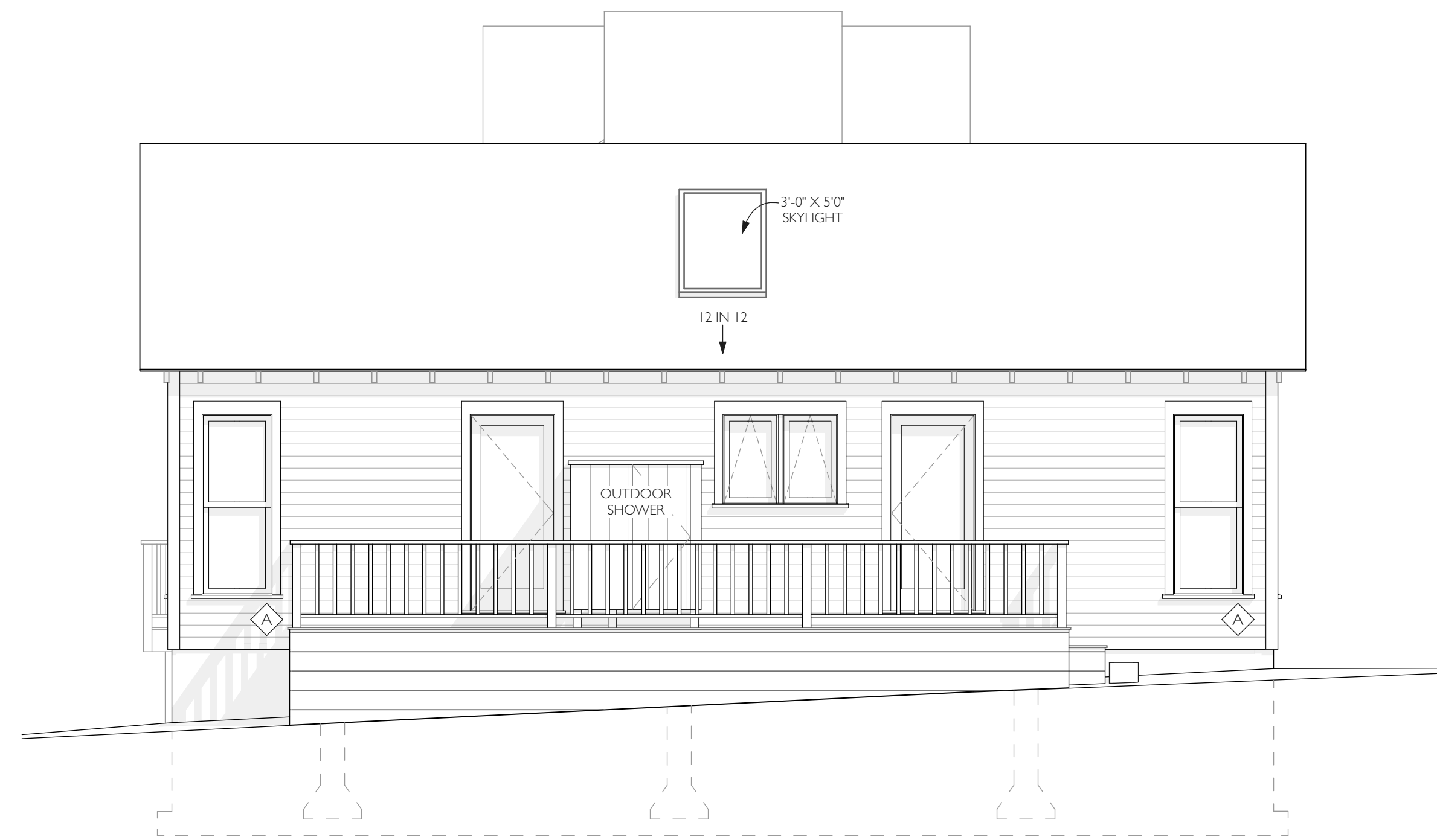
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



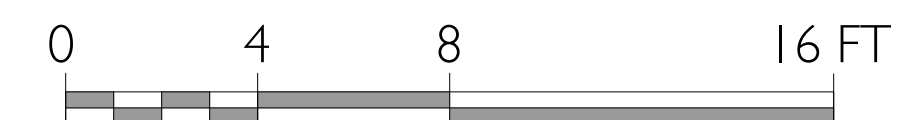
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



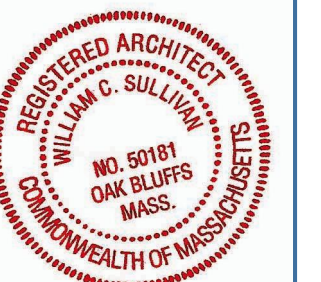
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



FOR PERMIT ONLY



SET: DATE:

PROJECT NAME: WALKER RODGER GUEST HOUSE
ADDRESS: 17 SOUTH RIDGE ROAD, CHILMARK MA 02535
SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY: MA

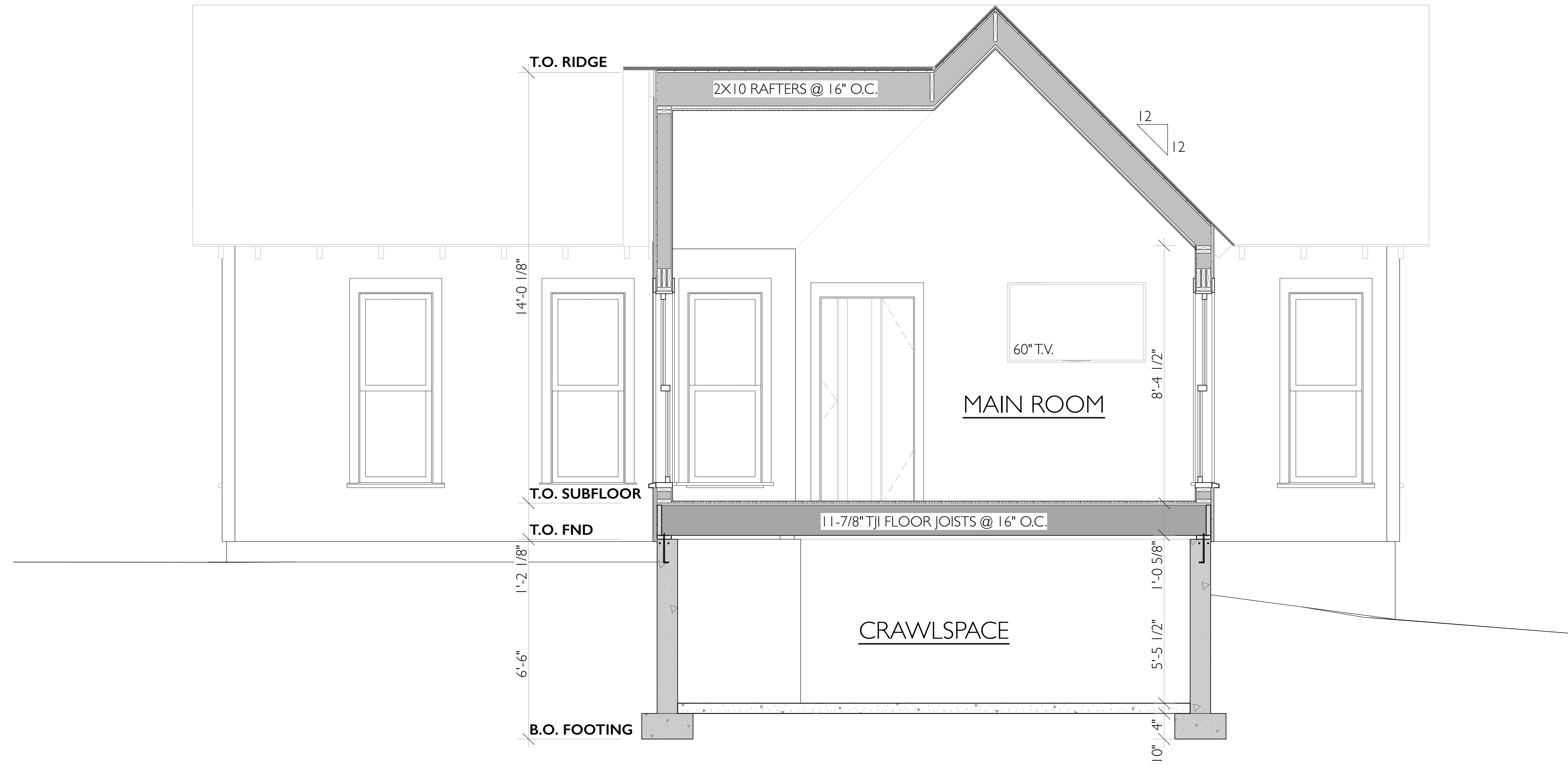
DATE: 2021-10-15

MAP/PARCEL: 18-36

JOB #: 21W03

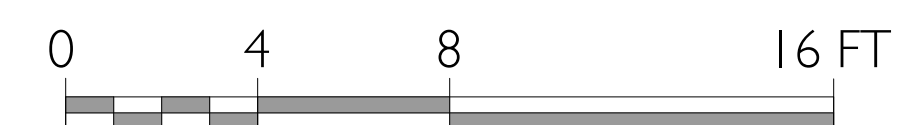
DRAWING #:

A-201



MAIN ROOM SECTION

SCALE: 1/2" = 1'-0"



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SET: DATE:

PROJECT NAME: **WALKER RODGER GUEST HOUSE**
ADDRESS: **17 SOUTH RIDGE ROAD, CHILMARK MA 02535**
SHEET TITLE: **MAIN LIVING ROOM SECTION**

DRAWN BY: MA

DATE: **2021-10-15**

MAP/PARCEL: **18-36**

JOB #: **21W03**

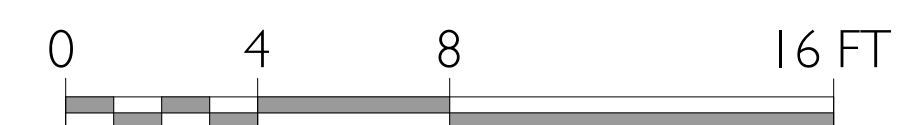
DRAWING #:

A-300



BEDROOM 2 SECTION

SCALE: 1/2" = 1'-0"



FOR PERMIT ONLY

PROJECT NAME:	MA
ADDRESS:	MA
SHEET TITLE:	MA
DRAWN BY:	MA
DATE:	2021-10-15
MAP/PARCEL:	18-36
JOB #:	21W03
DRAWING #:	

FOUNDATION NOTES:

CONCRETE

1. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND SIZE OF THE OPENINGS FOR UNDERGROUND UTILITIES PRIOR TO ERECTION OF THE FORMS AND POURING OF THE CONCRETE.

2. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI WITH MAXIMUM 1" AGGREGATE AND MAXIMUM 6% AIR ENTRAINMENT FOR EXTERIOR CONCRETE EXPOSED TO MOISTURE.

FOUNDATIONS:

1. THE ALLOWABLE PRESUMED SOIL BEARING CAPACITY IS 2000 PSF, WHICH IS TO BE VERIFIED IN THE FIELD BEFORE CONSTRUCTION.

DESIGN CRITERIA:

FOUNDATIONS:
 -FOOTINGS TO BE 3000 PSI CONCRETE W/ REINFORCING
 -FOUNDATION WALLS TO BE 3000 PSI CONCRETE
 -FLOORS AND SLABS TO BE 2500 PSI CONCRETE

COMPACTED FILL:

1. FOOTINGS TO REST ON FIRM UNDISTURBED SOIL OR COMPACTED FILL 95% OF MAXIMUM DRY DENSITY.

2. ALL SOFT/ORGANIC OR UNSTABLE AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.

DESIGN CRITERIA:

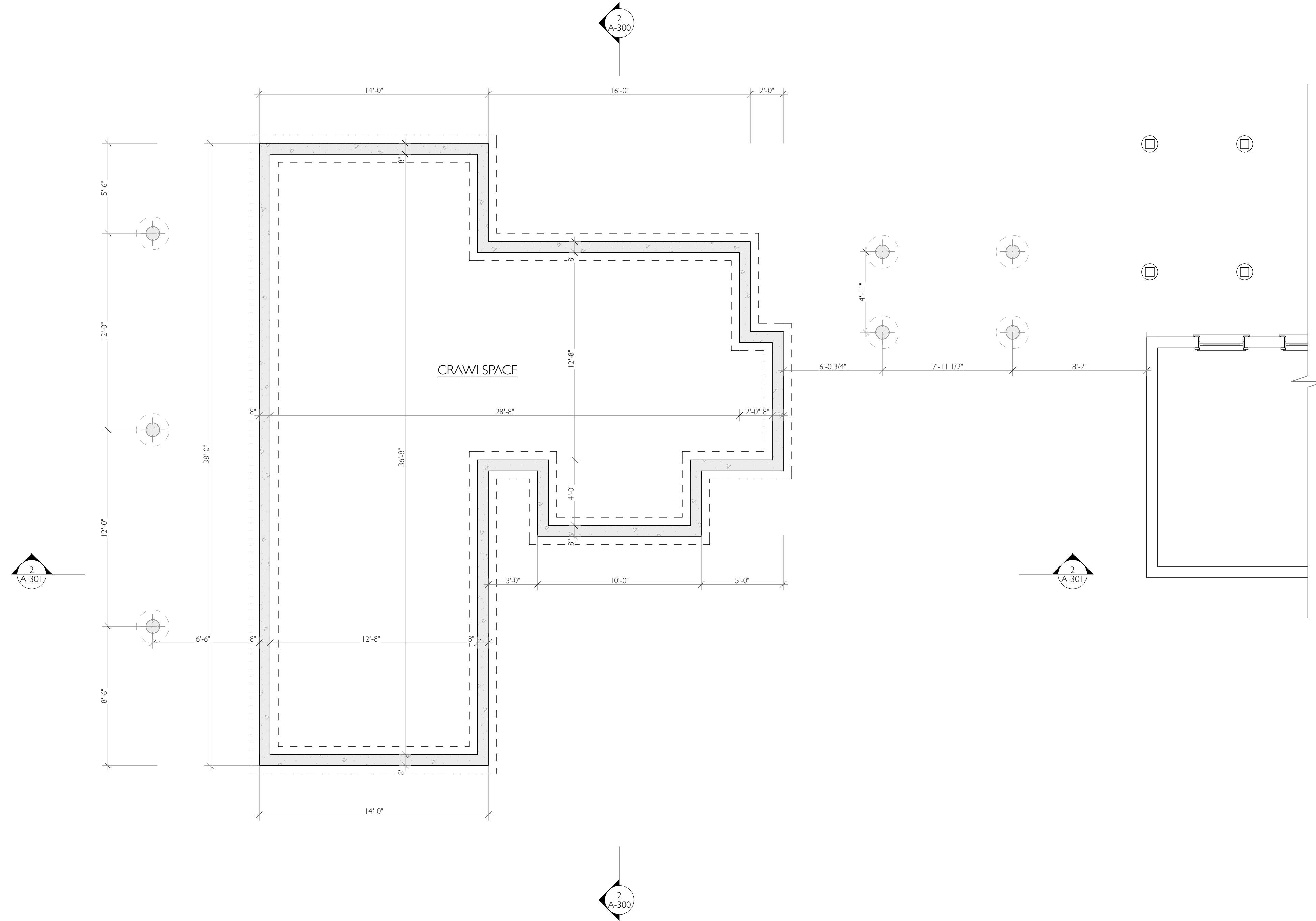
SOIL CONDITIONS:
 -ASSUMED SOIL BEARING 2000 PSF MIN.
 -CONTRACTOR TO VERIFY CONDITIONS

PERIMETER FOUNDATION:

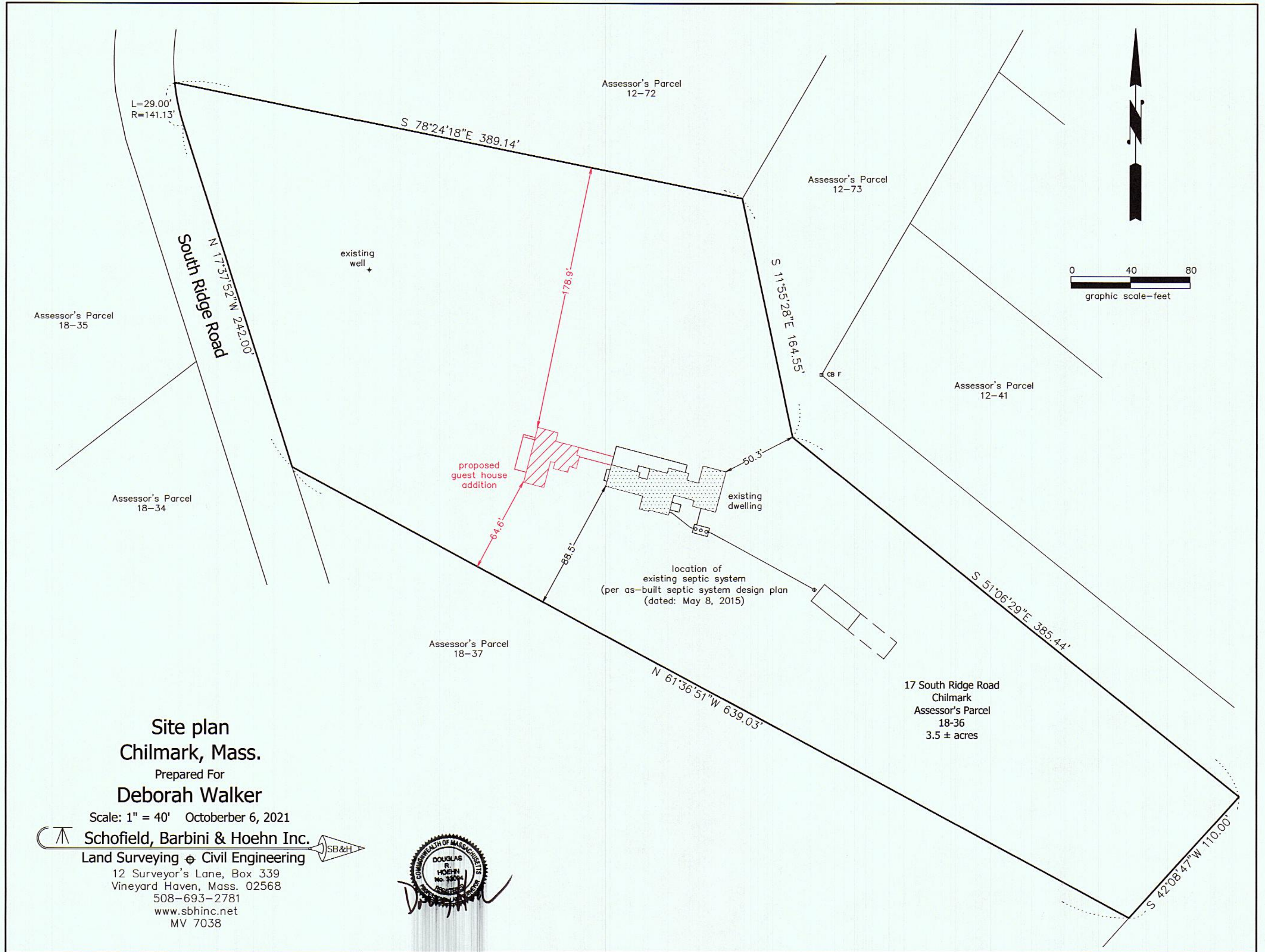
1. CONTRACTOR TO PROVIDE AND INSTALL PERIMETER DRAINAGE SYSTEM (AS REQUIRED PER SITE CONDITIONS)

FOUNDATION PLAN

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



FOR PERMIT ONLY



Site plan
Chilmark, Mass.
Prepared For
Deborah Walker

Scale: 1" = 40' October 6, 2021

Schofield, Barbini & Hoehn Inc.
Land Surveying & Civil Engineering

12 Surveyor's Lane, Box 339
Vineyard Haven, Mass. 02568
508-693-2781
www.sbhinc.net
MV 7038

