

Alison Kisselgof

From: Nelson Giannakopoulos <nelson@sullivanassociatesarchitects.com>
Sent: Friday, June 25, 2021 9:11 AM
To: Alison Kisselgof
Subject: 6 Church Pasture Way_Warner_Increase Deck
Attachments: 2021.06.24_20W05_Warner_Revision 4_Enlarged Deck.pdf; 2020.11.20_20W05_Warner_ZBA Application.pdf

Alison,

At the Guest House at 6 Church Pasture Way, the Clients would like to increase the deck on the south side of the building. I've attached a revised plan showing the additional 260 square feet of deck space and I've also attached the original plans that were reviewed and approved for a Special Permit.

What is the review process for a revision like this? Does this have to wait to be on the agenda for the next hearing? If so, when is the next hearing in which this revision could be presented?

Thanks,

Nelson Giannakopoulos
Architect

sullivan + associates architects
52 narragansett avenue | po box 989 | oak bluffs, ma 02557
508.693.0500 x4
sullivanassociatesarchitects.com

**Chilmark Board of Appeals
NOTICE OF DECISION ON SPECIAL PERMIT**

Owner: Robert M. McCarron, Trustee of the Harvest Productions Trust
Applicant: Nelson Giannakopoulos
Address: 6 Church Pasture Way
Map: 19 Lot: 28
Date: January 28, 2021

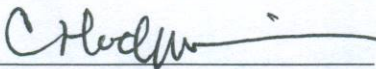
A petition under Chilmark's Zoning By-Law Article 4 Section 4.2A1 and Article 6 Section 6.11B2 was filed by Nelson Giannakopoulos for Robert M. McCarron, Tr. of the Harvest Productions Trust. Under Section 4.2A1 the applicant would like to construct an 800 sq. ft. guesthouse in a location that meets the 50 foot setback distance from the lot lines. Under Section 6.11B2 the applicant is seeking permission to have a total of 5,100 sq. ft. of living area. The current living area of 4,300 sq. ft. plus the additional 800 sq. ft. for the guesthouse increases the living area to 5,100 sq. ft. This is 1,050 sq. ft. over the amount requiring a Special Permit of 4,050 sq. ft. The total allowable living space on the 5.2-acre parcel with a Special Permit is 6,550 sq. ft. The application was heard at a duly posted zoom public hearing held on January 28, 2021. The Board evaluated and agreed the plan satisfactorily meets the 13 criteria under Section 6.11 as follows: 1.a.b. OK; 2. OK; 3. OK; 4 OK.; 5. OK; 6. N/A; 7. N/A; 8. OK. 9. N/A.; 10: the guesthouse shall utilize energy supplied by the Verde USA program. 11. OK. 12 a.b. N/A.; 13. N/A. The Board voted unanimously to approve the site plan dated 10/24/20 and floor plans and elevations dated 11/20/20 under Article 4 Section 4.2A1 and Article 6 Section 6.11B2 with a roll call vote of five in favor with the following special conditions: 1. A dedicated power meter shall be installed for the guesthouse. 2. Each November after the guesthouse is built the owner shall provide documented proof to the Zoning Enforcement Officer that the renewable energy needs as contracted through a green energy program has been purchased. 3. If the ZBA determines the owner has not complied with these conditions the ZBA shall take appropriate actions to satisfy the renewable energy needs and source of power. 4. If at a future date the owner wishes to revise this arrangement, a petition for a new Special Permit with the proposed renewable energy plan must be filed for due processing.

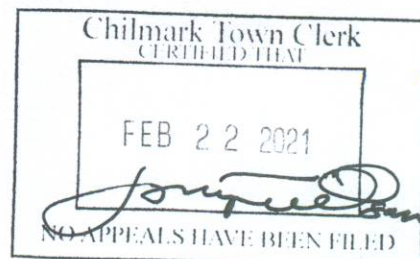
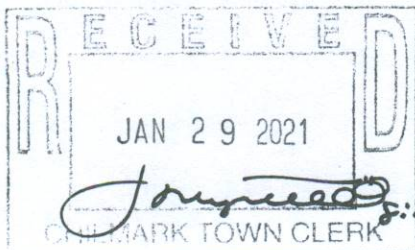
**IMPORTANT:
FIRST:**

Any appeal from the decision of the Board of Appeals can be made only to the Superior Court for Dukes County or to the Land Court under Section 14A of Massachusetts General Laws, Chapter 240 and must be filed within twenty calendar days following the filing of the decision with the office of the Town Clerk, as evidenced by the date of the Clerk's date stamp and signature below, as provided in Section 17 of the Zoning Act.

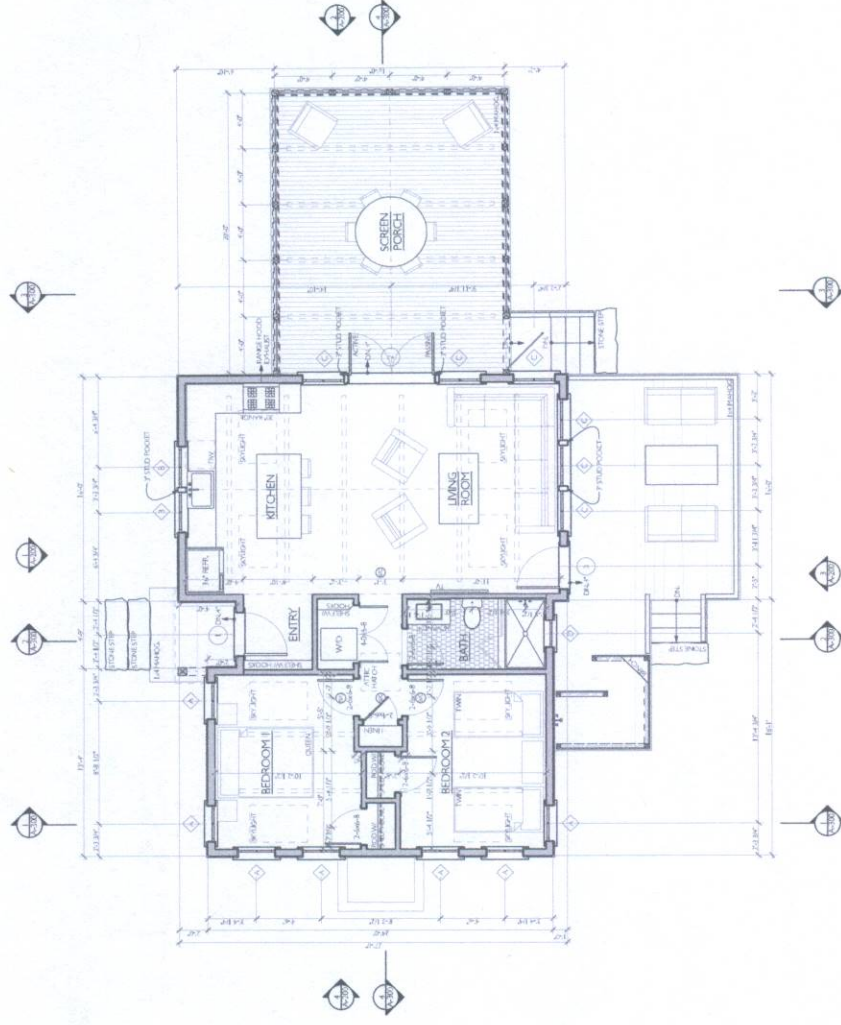
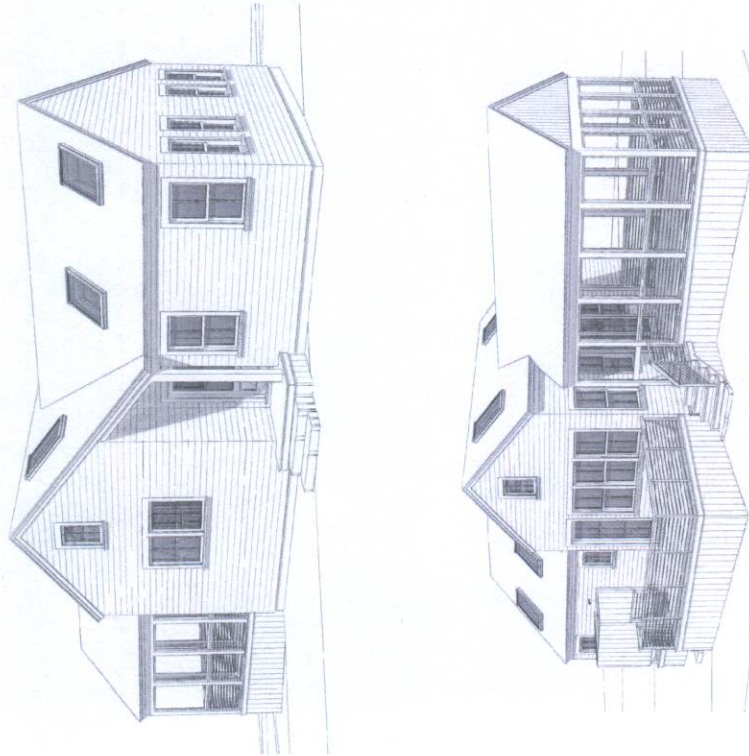
SECOND:

This Decision and any building plans approved by the Board of Appeals must be recorded in the office of the Recorder of Deeds and a record of the recording of both the decision and any building or other plans must be submitted to the Board of Appeals before a building permit may be issued. All plans to be recorded must be printed on 8 1/2" by 14" plain paper.

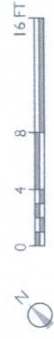
 Administrator for the Chairman, Board of Appeals
Copies to Applicant, Town Clerk, Building Inspector, Planning Board, Board of Health, Tax Collector, Assessor, Selectmen and abutters



SITE PLAN ORIGINAL 11-20-20



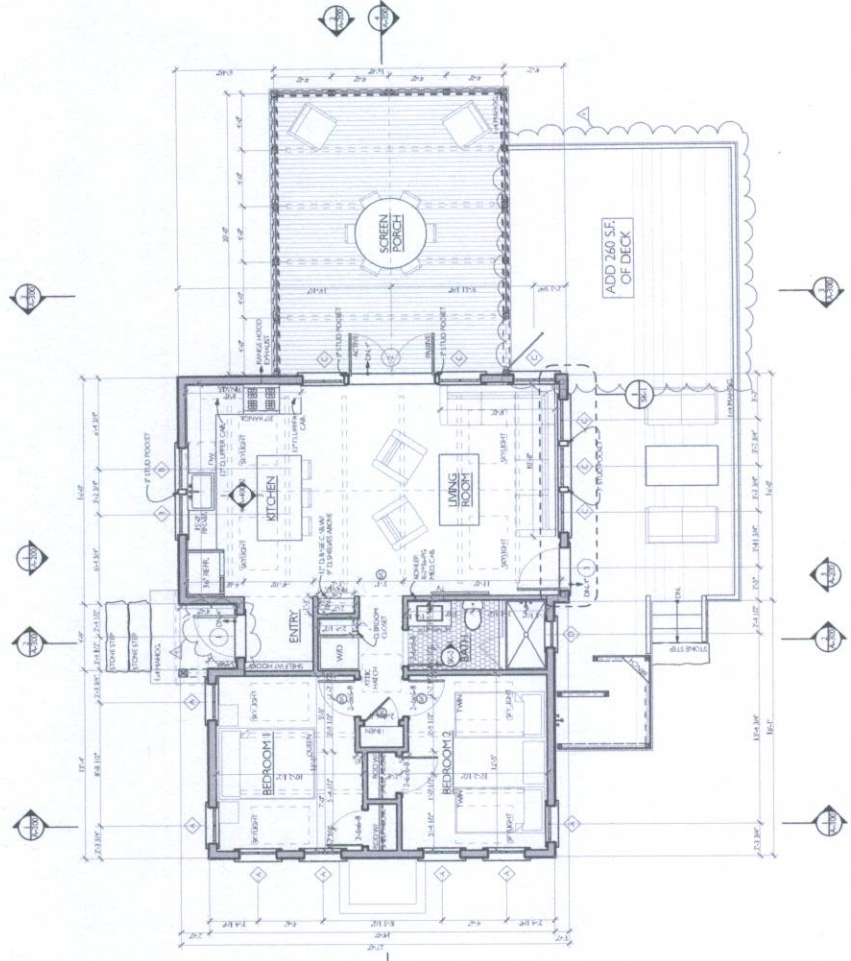
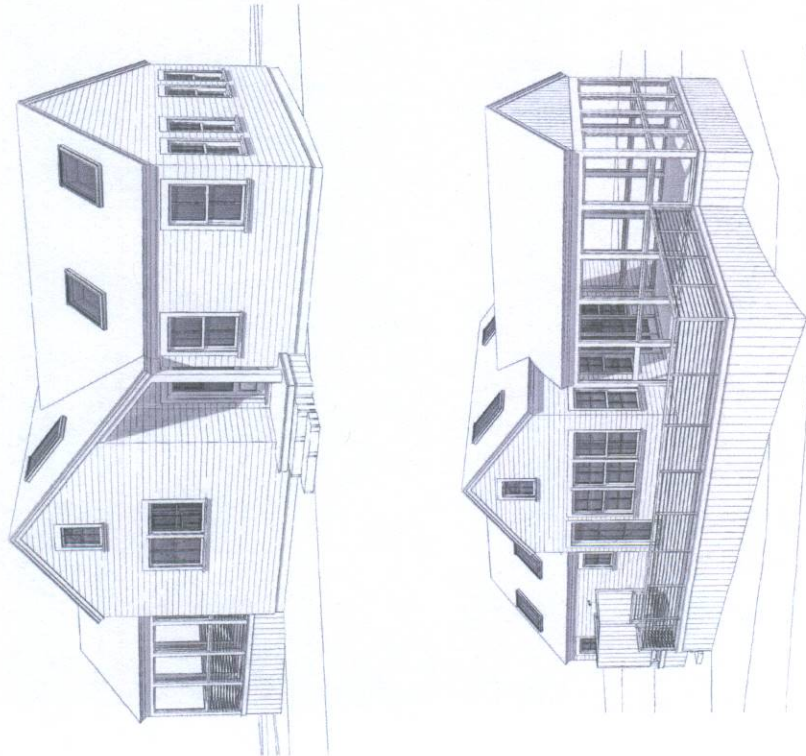
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION

		PROJECT NAME WARNER GUEST HOUSE	SHEET NO. NG
ARCHITECT Sullivan + Associates ARCHITECTS 508.693.0500 sullivanassociatesarchitects.com		ADDRESS 6 CHURCH PASTUREWAY, CHILMARK, MA	DRAWN BY NG
DATE 11/20/20		PROJECT NO. 2020-11-20	SCALE 1/8" = 1'-0"
PROJECT NO. 2020-11-20		PROJECT NO. 2020-11-20	PROJECT NO. 2020-11-20

SITE PLAN REVISED 6-24-21



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

- ① FLOOR DETECTOR
- ② SMOKE CARBON MONOXIDE
- ③ HEAT DETECTOR



sullivan + associates
ARCHITECTS
508 693 0500
sullivanassociatesarchitects.com

DATE	2021.06.24
PROJECT NO.	20-110
PROJECT NAME	6 CHURCH PASTUREWAY, CHILMARK, MA
PROJECT TYPE	RESIDENTIAL
CLIENT	6 CHURCH PASTUREWAY, CHILMARK, MA
DESIGNER	SULLIVAN + ASSOCIATES
ARCHITECT	SULLIVAN + ASSOCIATES
ENGINEER	SULLIVAN + ASSOCIATES
CONTRACTOR	SULLIVAN + ASSOCIATES
PERMITS	SULLIVAN + ASSOCIATES

PROJECT NAME: WARNER GUEST HOUSE
ADDRESS: 6 CHURCH PASTUREWAY, CHILMARK, MA
SHEET TITLE: FIRST FLOOR PLAN
DATE: 2021.06.24
DRAWN BY: NG
CHECKED BY: NG
PROJECT NO.: 20-110
PROJECT NAME: 6 CHURCH PASTUREWAY, CHILMARK, MA
SHEET NO.: A-101