



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

NOV 29 20 21

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 8, Section 8.3

at the premises owned by (Owner of Record) PATRICK AND SHARON HENNESSY (CSO LLC.)

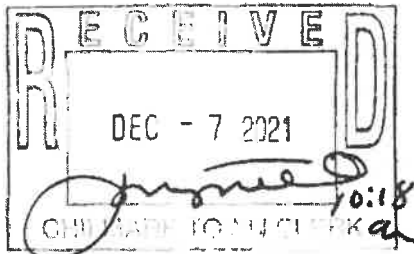
at 15 DOCTOR'S CREEK PATH (street address),

Assessor's parcel MAP 24 LOT 135

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*

CURRENT STRUCTURE DOES NOT MEET CURRENT ZONING SET BACKS. NEW STRUCTURE REMAINS NON-CONFORMING. STRUCTURE IS NOT MORE DETRIMENTAL TO THE CHARACTER OF THE NEIGHBORHOOD.



Petitioner CSO LLC.

Address 15 DOCTOR'S CREEK PATH

Telephone Number 443. 864. 8709

# GREENWATER

## ARCHITECTS

4 STATE ROAD, STE.3 VINEYARD HAVEN, MA 02568  
GREENWATERARCH.COM

November 29, 2021

To: Chilmark Zoning Board of Appeals

CSO LLC. (Patrick and Sharon Hennessy)  
15 Doctor's Creek Path  
Map 24 ; Lot 135

### Project Narrative

The proposal includes removing an existing, non-conforming residence in which 390 square feet of structure is outside of the building setbacks and currently sits 1'-0-3/4" off the Western property line.

The new structure is a 2,693 square foot, single-family residence with 446 square feet of deck space. 571 square feet of structure is proposed inside the 25' setbacks and is 10'-0" at its closest point to the Western property line.

The new structure has a combination of a flat roof and pitched roof as depicted in the attached elevations. The building materials, inclusive of decking, siding, and windows, are natural wood left to weather to a grey. The pitched roof is proposed as a dark charcoal Asphalt shingles while the flat roofing will consist of a dark EPDM or liquid applied waterproofing material. The small rooflet on the South side will be planted with drought tolerant plantings.

Heating and cooling is proposed as electric heat pumps with equipment located under the western deck as to minimize visual and acoustical impacts.

This application is filed under Article 8, Section 8.3 - non-conforming structures

Although the new proposal remains outside the setback line on the West, the size of non-conforming structure is 8'-11 1/4" further away from the Western property line than the existing structure. The new residence will not be more objectionable or detrimental to the character of the neighborhood than the original structure.

The site is not located in the Coastal District or South Road - Roadside District and does not require site review.

# GREENWATER

## ARCHITECTS

4 STATE ROAD, STE.3 VINEYARD HAVEN, MA 02568  
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January 15, 2021

### Letter of Agency

To: Chilmark Zoning Board of Appeals

This letter authorizes James Moffatt of Greenwater Architects to represent us, the Owners of 15 Doctor's Creek Path, as agent in the upcoming hearings.

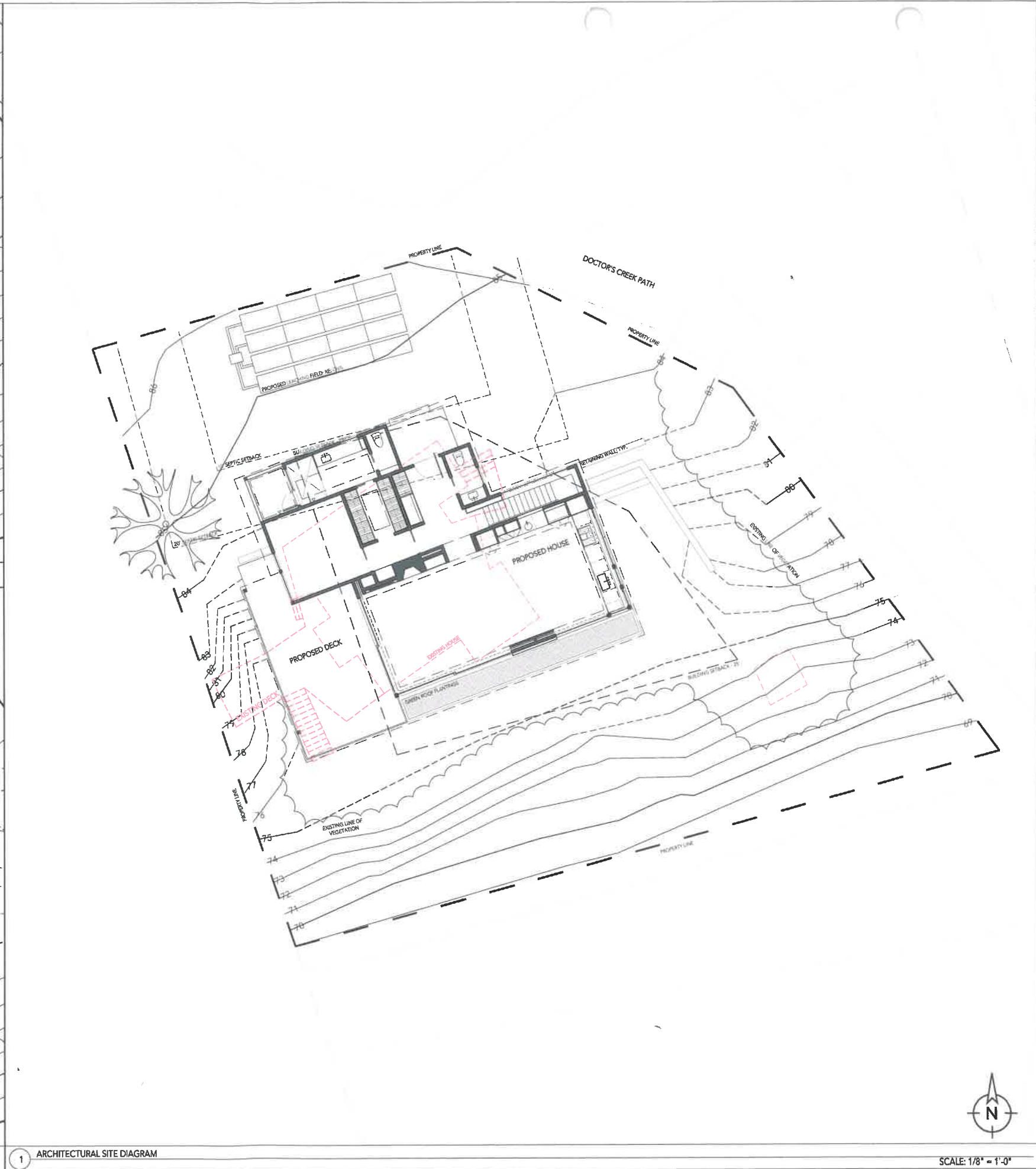
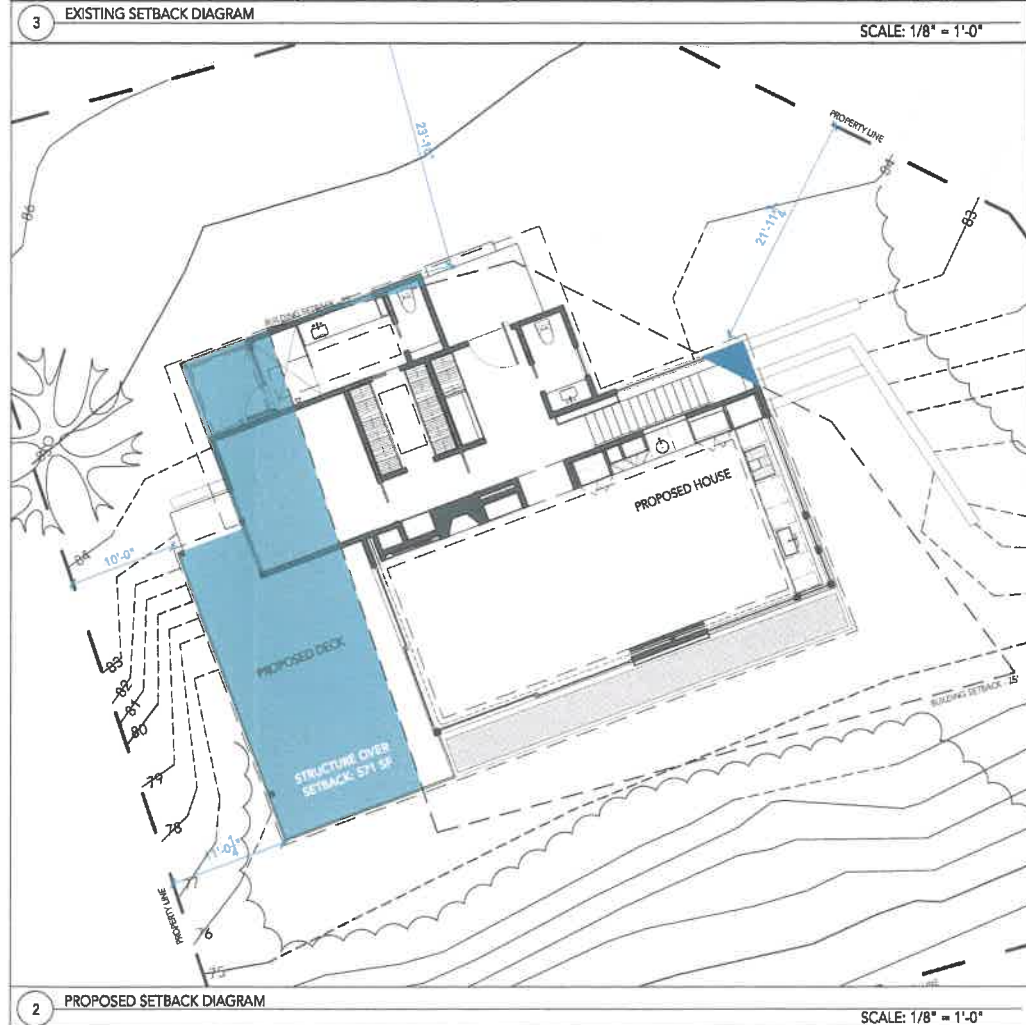
Sincerely,



Patrick Hennessy

## Job No. 959-121







**GREENWATER**  
 ARCHITECTS  
 4 STATE ROAD, STE. 3 VINEYARD HAVEN, MA 02568  
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2021.01.18 ZMA APPLICATION  
 2021.05.18 ZBA APPLICATION  
 2021.11.29 ZSA APPLICATION

NOT FOR CONSTRUCTION

**HENNESSY RESIDENCE**  
 15 DOCTOR'S CREEK PATH  
 CHILMARK, MA

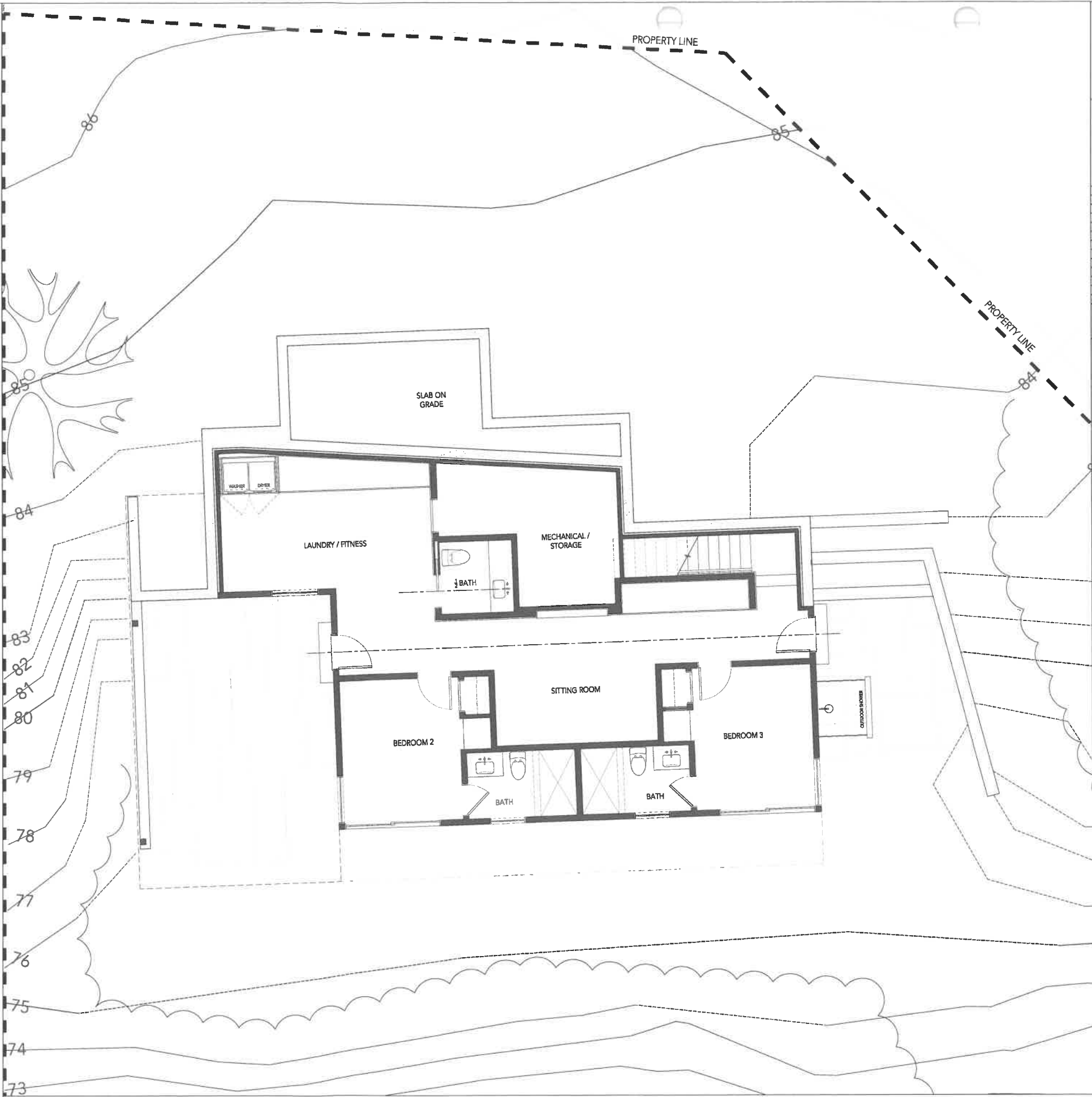
**PROPOSED**  
**SITE PLAN**

**A002**

SQUARE FOOT TABLE	01.18	03.18	11.29
GROSS SQ.FT.			
BASEMENT	1,255	1,327	1,206
FIRST FLOOR	1,580	1,820	1,487
SECOND FLOOR	536		
TOTAL GROSS SQ.FT.	3,371	3,147	2,693
ACCESSORY SQ.FT.			
FIRST LEVEL DECK	593	510	446

1 PROPOSED BASEMENT PLAN

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



2021.01.18 ZBA APPLICATION  
2021.03.18 ZBA APPLICATION  
2021.10.32 FOR NEIGHBOR DISCUSSION  
2021.11.01 FOR NEIGHBOR LETTER  
2021.11.29 ZBA APPLICATION

NOT FOR  
CONSTRUCTION

GREENWATER

ARCHITECTS

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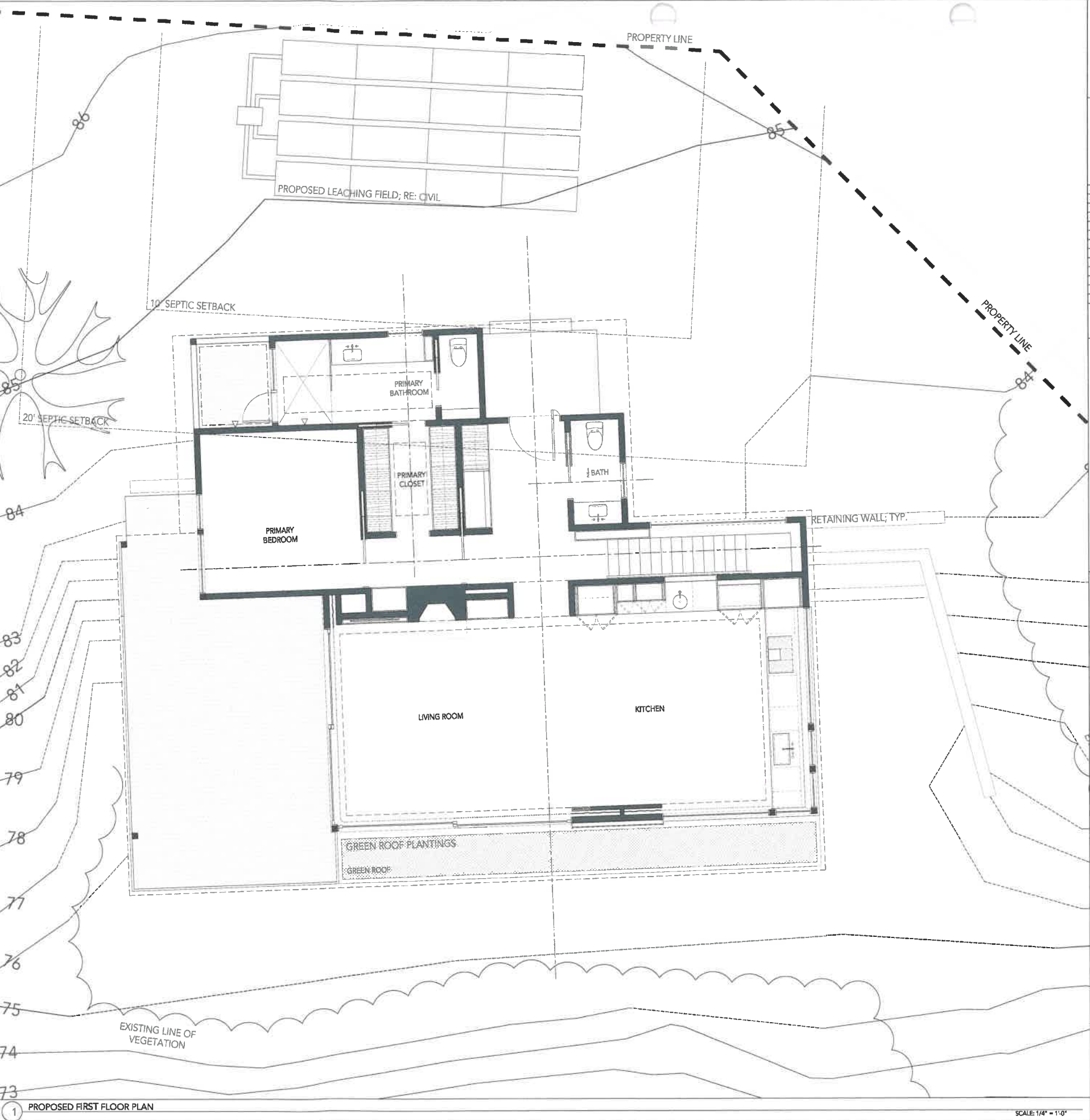
HENNESSY RESIDENCE  
15 DOCTOR'S CREEK PATH  
CHILMARK, MA

BASEMENT  
PLAN

A100



SQUARE FOOT TABLE	01.18	03.18	11.29
GROSS SQ.FT.			
BASEMENT	1,255	1,327	1,206
FIRST FLOOR	1,580	1,820	1,487
SECOND FLOOR	536		
TOTAL GROSS SQ.FT.	3,371	3,147	2,693
ACCESSORY SQ.FT.			
FIRST LEVEL DECK	593	510	446



1 PROPOSED FIRST FLOOR PLAN

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



2001.01.18 ZSA APPLICATION  
2001.03.18 ZSA APPLICATION  
2001.10.22 FOR HIGHWORK DISCUSSION  
2001.11.01 FOR HIGHWORK LETTER  
2001.11.29 ZSA APPLICATION

NOT FOR CONSTRUCTION

**GREENWATER**  
ARCHITECTS

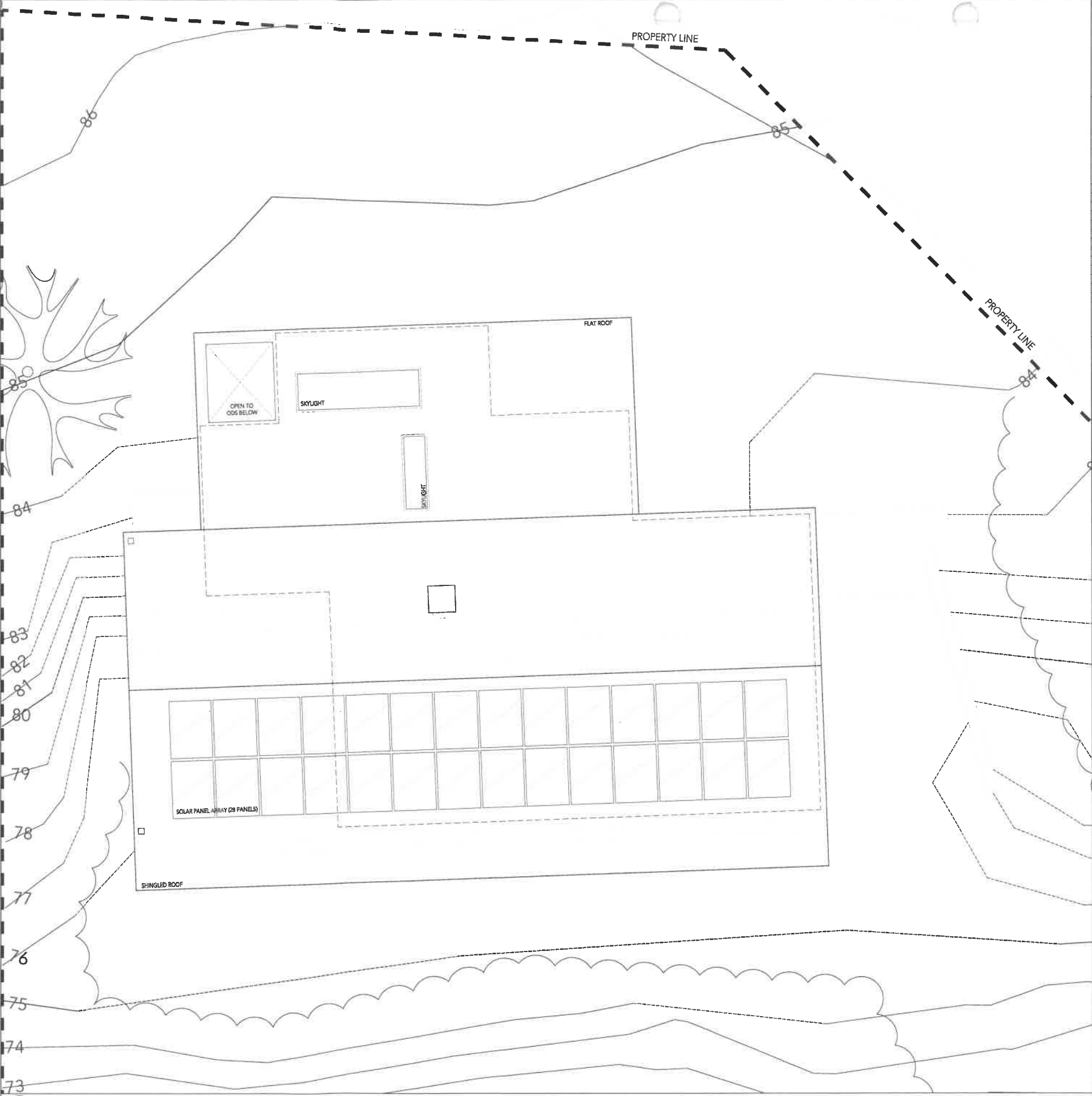
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GREENWATERARCH.COM

**HENNESSY RESIDENCE**  
15 DOCTOR'S CREEK PATH  
CHILMARK, MA

**FIRST FLOOR  
PLAN**

**A101**

SQUARE FOOT TABLE	01.18	03.18	11.01
GROSS SQ.FT.			
BASEMENT	1,255	1,327	1,206
FIRST FLOOR	1,580	1,820	1,487
SECOND FLOOR	536		
TOTAL GROSS SQ.FT.	3,371	3,147	2,693
ACCESSORY SQ.FT.			
FIRST LEVEL DECK	593	510	446



1 PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"



2021.01.18	25A APPLICATION
2021.03.18	25A APPLICATION
2021.04.05	FOR STRUCTURAL PROPOSAL
2021.10.27	FOR NEIGHBOR DISCUSSION
2021.11.07	FOR NEIGHBOR LETTER
2021.04.26	FOR STRUCTURAL PROPOSAL
2021.11.29	25A APPLICATION

NOT FOR CONSTRUCTION

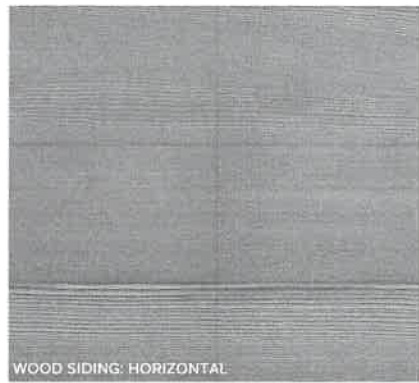
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ARCHITECTS  
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GREENWATERARCH.COM

**HENNESSY RESIDENCE**  
15 DOCTOR'S CREEK PATH  
CHILMARK, MA

**ROOF PLAN**

**A102**

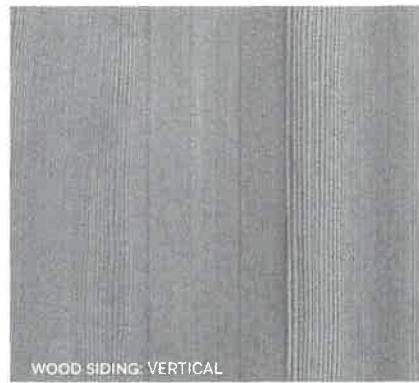




WOOD SIDING: HORIZONTAL



WOOD DOORS/WINDOWS



WOOD SIDING: VERTICAL



WOOD SIDING FROM DISTANCE



SHINGLES



GLASS GUARDRAIL



CULTURED STONE WALL



2021.01.18 ZBA APPLICATION  
2021.03.18 ZBA APPLICATION  
2021.11.29 ZBA APPLICATION

NOT FOR  
CONSTRUCTION

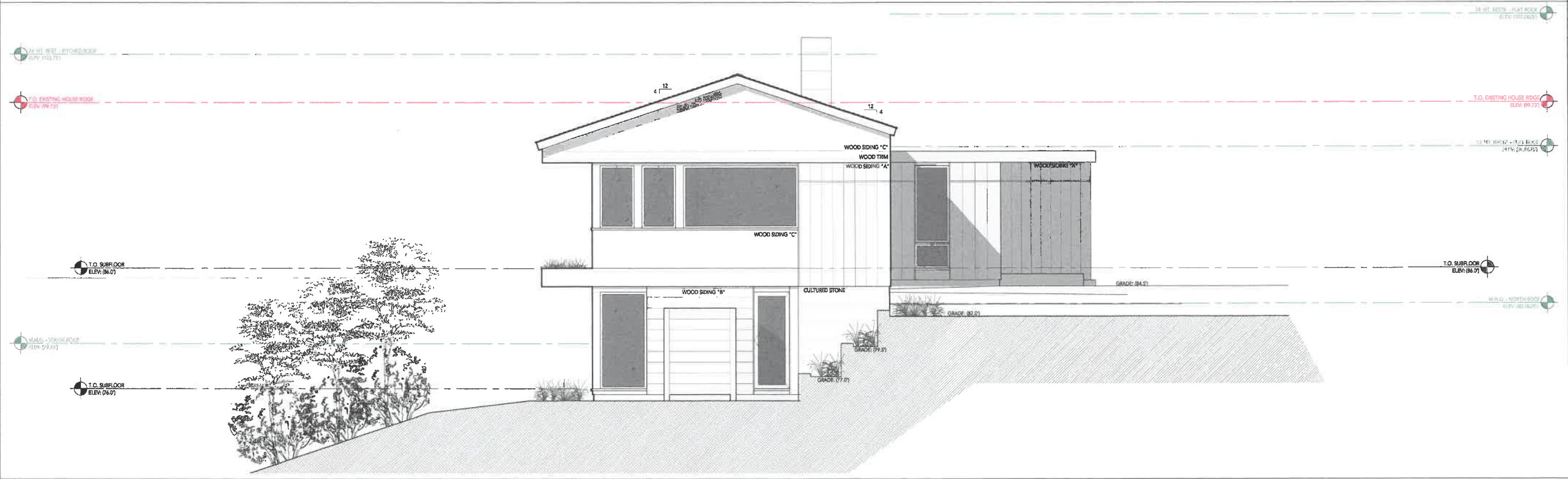
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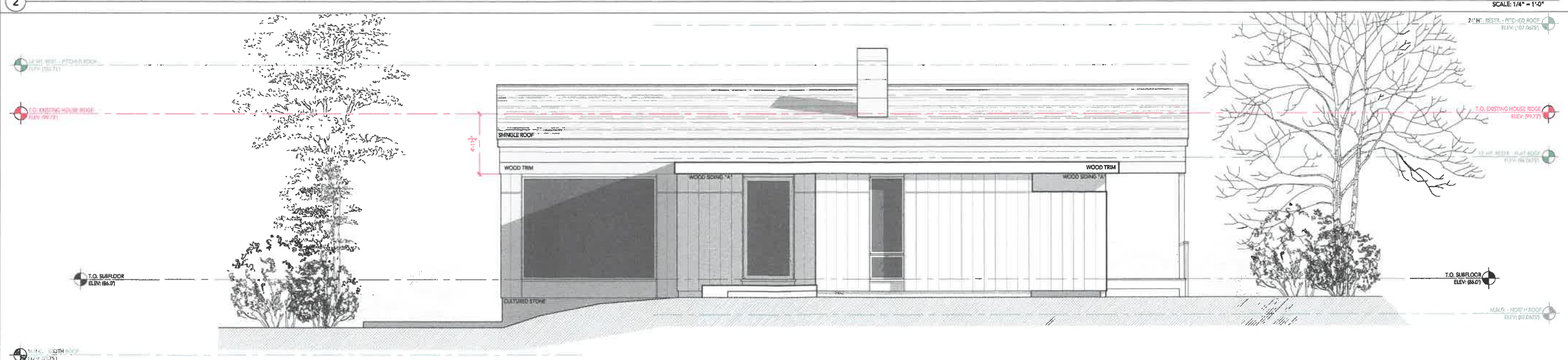
HENNESSY RESIDENCE  
15 DOCTOR'S CREEK PATH  
CHILMARK, MA

EXTERIOR  
ELEVATIONS

A200

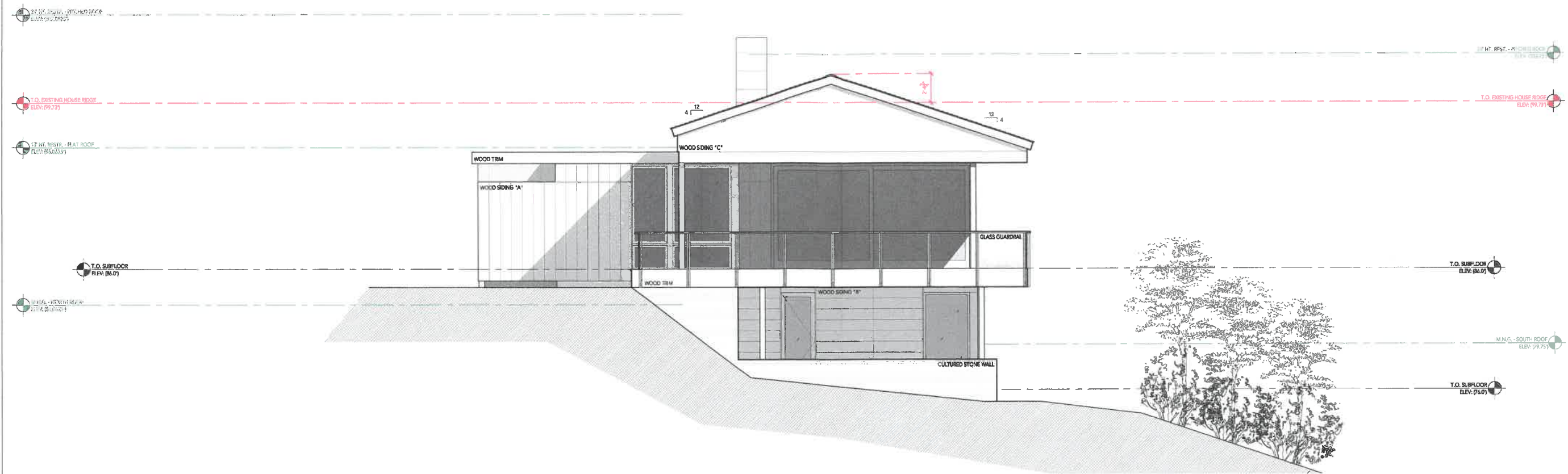


2 EXTERIOR ELEVATION - EAST



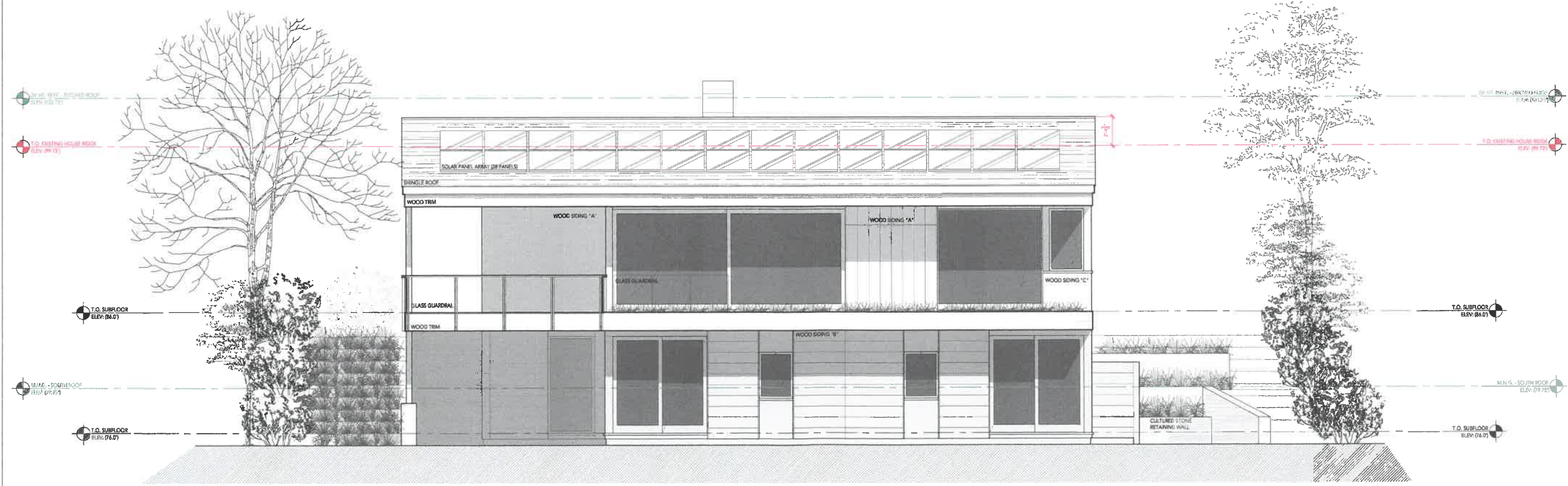
1 EXTERIOR ELEVATION - NORTH





2 EXTERIOR ELEVATION - WEST

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



1 EXTERIOR ELEVATION - SOUTH

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



2021.01.18 T&A APPLICATION  
2021.05.15 T&A APPLICATION  
2021.11.29 CHANGE REVIEW

NOT FOR CONSTRUCTION

**GREENWATER**  
ARCHITECTS  
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**HENNESSY RESIDENCE**  
15 DOCTOR'S CREEK PATH  
CHILMARK, MA

**EXTERIOR ELEVATIONS**

**A201**