TOWN OF CHILMARK
CHILMARK, MASSACHUSETTS

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

MARCH 28TH 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 ____, *Section* _____

at the premises owned by (Owner of Record) SCHILLER PARTNERS INC

at 281 SOUTH ROAD CHILMARK, MA 02535 (street address),

Assessor's parcel ***MAP*** 24 ***LOT*** 163.3

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

Special permit for a detached guest house building with 800 square feet floor area.
Building has two bedrooms, 2 baths, a main space, a home office space and exterior porch and decking.

Petitioner Schiller Projects

Address 55 Hudson Yards, Suite 1864 NY

Telephone Number 848.333.4104

281 SOUTH RD. CHILMARK, MA

GUEST HOUSE

ZBA SPECIAL PERMIT HEARING APPLICATION SET

APPLICABLE CODES & AGENCIES

CHILMARK ZONING BY LAWS,
MASSACHUSETTS STATES BUILDING CODE,
NINTH EDITION, BASE VOLUME
RESIDENTIAL CODE 2015 OF MASSACHUSETTS
EXISTING BUILDING CODE OF MASSACHUSETTS
ENERGY CONSERVATION CODE OF 2015
MASSACHUSETTS
SWIMMING POOL AND SPA CODE 2015 OF MASSACHUSETTS

TOTAL LIVING AREA CALCULATIONS

TOTAL LIVING AREA FOR 3 ACRES = 3500 SQ.FT.

+ 250 SQ.FT. FOR EACH ADDITIONAL CONTIGUOUS ACRE

TOTAL LOT SIZE = 4.4 ACRES

4.4 ACRES - 3 ACRES = 1.4 ACRES
1 ACRES = 250 SQ.FT.
0.4 ACRES = .4 X 250 = 100 SQ.FT.

ALLOWABLE TOTAL LIVING AREA
3500 SQ.FT. + 250 SQ.FT. + 100 SQ.FT. = 3850 SQ.FT.

EXISTING MAIN HOUSE = 2214 SQ.FT.

EXISTING DETACHED ONE BEDROOM (ABOVE GARAGE) = 350 SQ.FT.

TOTAL EXISTING BUILT AREA = 2564 SQ.FT.

ALLOWABLE BUILDABLE AREA = (3850 SQ.FT. - 2564 SQ.FT.) = 1286 SQ. FT.

PROPOSED GUEST HOUSE AREA = 800 SQ. FT.

PROJECT INFO

PROJECT LOCATION

281 SOUTH ROAD, CHILMARK, MASSACHUSETTS

PROJECT SUMMARY

APPLICATION FOR A SPECIAL PERMIT HEARING TO REVIEW A PROPOSED GUEST HOUSE AT 281 SOUTH ROAD, CHILMARK MA. ORIGINAL HOUSE CERTIFICATE OF OCCUPANCY DATES TO 2016, UNDER SAME OWNERSHIP.

PROPOSED INCLUDES A 2 BEDROOM, 2 BATH GUEST HOUSE THAT FITS WITHIN THE ALLOWABLE HEIGHT AND SIZE LIMITATIONS ON THE LOT.

HOUSE IS DESIGNED TO PASSIVE HOUSE STANDARDS AND WILL BE OPERATED WITHOUT OIL OR PROPANE FOR ITS BUILDING SYSTEMS.

PROPOSED GUEST HOUSE IS INSET IN A HOLLOW WITHIN THE SITE AND NOT VIEWABLE FROM PUBLIC WAY.

PROJECT DIRECTORY

DESIGNER

SCHILLER PROJECTS
O: 646.957.8127
55 HUDSON YARDS, SUITE 1864, NEW YORK, NEW YORK 10001

STRUCTURAL ENGINEER

MARTHA'S VINEYARD ENGINEERING & DESIGN
O: 774.563.8535
P.O. BOX 919 79 BEACH ROAD VINEYARD HAVEN, MA 02568

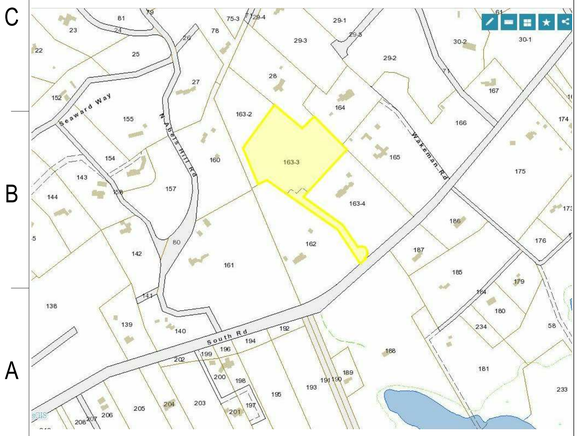
CIVIL ENGINEER & SURVEYOR

SCHOFIELD BARBINI & HOEHN INC CIVIL ENGINEERING LAND SURVEYORS
O: 508 693 2781
12 SURVEYOR'S LANE, BOX 339 VINEYARD HAVEN, MA 02568

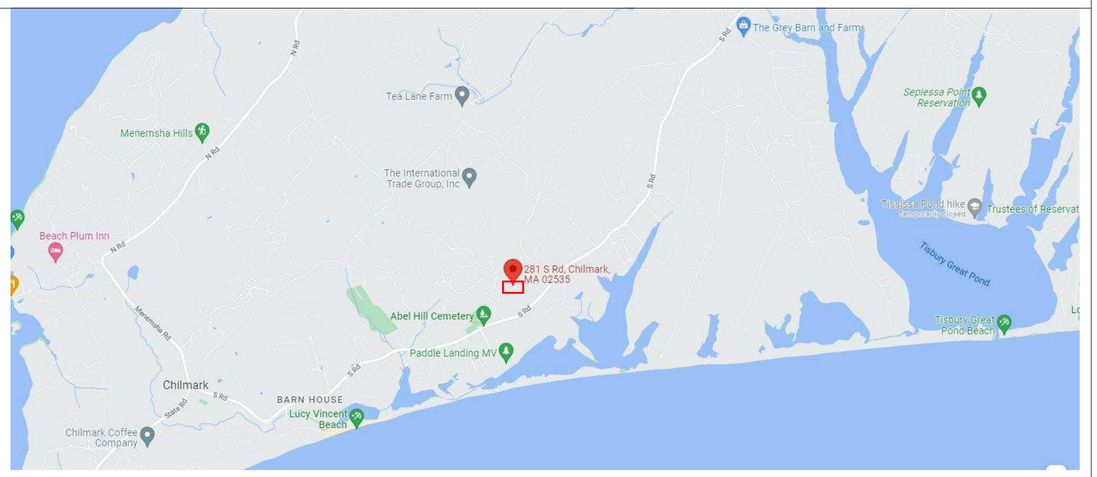
DRAWING SHEET INDEX

SHEET NUMBER	SHEET NAME	GUEST HOUSE ZBA PERMIT SET	GUEST HOUSE PRICING SET
GENERAL			
T-001.00.	COVER SHEET, PROJECT INFORMATION , SHEET INDEX,		
T-002.00.	GENERAL NOTES, SYMBOLS , ABBREVIATIONS		
ARCHITECTURAL			
A-100.00.	SITE PLAN		
A-101.00.	ROOF PLAN		
A-102.00.	FLOOR PLAN		
A-200.00.	EXTERIOR ELEVATIONS		
A-201.00.	EXTERIOR ELEVATIONS		

VICINITY MAP



LOCATION MAP



PROJECT:

281 SOUTH ROAD

281 SOUTH RD, CHILMARK MA 02535

DESIGNER:

ARCHITECT: SCHILLER PROJECTS
55 HUDSON YARDS, SUITE 1864 , NEW YORK, NY 10001
TEL: 646 957-8127
hello@schillerprojects.com

ISSUES

NUMBER	DATE	DESCRIPTION

KEY PLAN:

DRAWING TITLE:

COVER SHEET

ARCHITECT'S PROJECT NUMBER: -

SCALE: AS INDICATED DATE: ISSUE DATE

DRAWN BY: - CHECKED BY: -

SEAL:

T-001.00.

DWG / 21

ABBREVIATIONS

A	
A.F.F.	ABOVE FINISHED FLOOR
A.C.T.	ACOUSTIC TILE
ADJ.	ADJACENT, ADJUSTABLE
A/C	AIR CONDITION
ALT.	ALTERNATE
ALU.	ALUMINUM
ANOD.	ANODIZED
"L" OR ∠	ANGLE
@	AT
AUTO.	AUTOMATIC
AVG.	AVERAGE
B	
BSMT.	BASEMENT
BLKG.	BLOCKING
BD.	BOARD
B.O.S.	BOTTOM OF STEEL
BOT./BTM.	BOTTOM
B.O.B.	BOTTOM OF BEAM
BLDG	BUILDING
C	
CABT.	CABINET
CATV.	CABLE TV
CPT.	CARPET
CLG.	CEILING
CLG. HT.	CEILING HEIGHT
CTR.	CENTER
C.L. OR C.	CENTER LINE
C. TO C.	CENTER TO CENTER
C.T.	CERAMIC TILE
CLOS./CL.	CLOSET
COL.	COLUMN
CO.	COMPANY
CONC.	CONCRETE
CONF.	CONFERENCE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.L.L.	CONTRACT LIMIT LINE
CNVT.	CONVECTOR
D	
DET./DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
D.A.	DOUBLE ACTING
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
E	
EA.	EACH
E.F.	EACH FACE
EF	EXHAUST FAN
ELEC.	ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
ENGR.	ENGINEER
EQ	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
E. / EXIST.	EXISTING
EXPN.	EXPANSION

ABBREVIATIONS

F	
FAB.	FABRICATED
F. TO F.	FACE TO FACE
FT.	FEET
FIN.	FINISH(ED)
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FLR.	FLOOR
FLUOR.	FLUORESCENT
FL. JT.	FLUSH JOINT
FR	FIRE RATED
FURN.	FURNISH/FURNITURE
G	
GAL.	GALLON
GALV.	GALVANIZED
GKT.	GASKET
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GWB.	GYPSUM BOARD
GYP.	GYPSUM BOARD
H	
HDWD.	HARDWOOD
HD.	HEAD
HDR.	HEADER
HT.	HEIGHT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HOR.	HORIZONTAL
HR.	HOUR
I	
INC.	INCORPORATED
INFO.	INFORMATION
I.D.	INSIDE DIAMETER
INS.	INSULATE (D),INSULATION
INT.	INTERIOR
J	
J.C.	JANITOR'S CLOSET
JT.	JOINT
K	
K. PL.	KICKPLATE
KIT.	KITCHEN
K.D.	KNOCKDOWN
L	
LAD.	LADDER
LAM.	LAMINATE (D)
LAV.	LAVATORY
L.H.	LEFT HAND
L.H.R	LEFT HAND REVERSE
LKR.	LOCKER
M	
MFG.	MANUFACTURE (D) (ER)
MAX.	MAXIMUM
MECH.	MECHANICAL
MET. / MTL.	METAL
MEZZ.	MEZZANINE
MIN.	MINIMUM

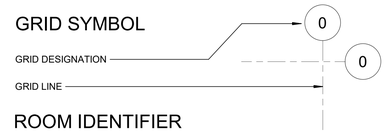
MISC.	MISCELLANEOUS
MIR. / M.	MIRROR
MOL.	MOLDING
MTD.	MOUNTED
MOV.	MOVABLE
M.O.	MASONRY OPENING
N	
N.	NEW
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O	
OFF.	OFFICE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
O.H.	OVER HEAD
OPNG.	OPENING
OPP. H.	OPPOSITE HAND
OZ.	OUNCE
P	
PTD.	PAINTED
PR.	PAIR
PNL.	PANEL
PTN.	PARTITION
PASS.	PASSAGE
%	PERCENT
PERP.	PERPENDICULAR
PERF.	PERFORATE (D)
P. LAM.	PLASTIC LAMINATE
PL.	PLATE
PLBG.	PLUMBING
PWD.	PLYWOOD
PRCST.	PRECAST
PREFAB.	PREFABRICATED (D)
P / C	PRINT / COPY ROOM
PROJ.	PROJECT
P.T.	PRESSURE TREATED
Q	
QTY.	QUANTITY
QT.	QUART
QTR.	QUARTER
1/4 RND.	QUARTER ROUND
R	
RBT.	RABBET
RAD.	RADIUS
REL.	RELOCATE (D)
RFL./R.	REFLECT (ED) (OR) (IVE)
REFR.	REFRIGERATOR
REINF.	REINFORCE
REQ'D./REQ.	REQUIRED
RES.	RESILIENT
R/A	RETURN AIR
REV.	REVISE, REVISION
R.H.	RIGHT HAND
R.H.R.	RIGHT HAND REVERSE
RFG.	ROOFING
RM.	ROOM
R.O.	ROUGH OPENING
RND.	ROUND

S	
SA	SUPPLY AIR
SCH.	SCHEDULE (D)
SECT.	SECTION
SIM.	SIMILAR
SM. WK. RM.	SMALL WORK ROOM
SPK.	SPEAKER
SPKR.	SPRINKLER
SPECS.	SPECIFICATIONS
SPRYD.	SPRAYED
SF. / SQ. FT	SQUARE FOOT
S.S.D.	SEE STRUCTURAL DRAWINGS
STAG.	STAGGERED
ST. / S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUB.	SUBSTITUTE
SUSP. CLG.	SUSPENDED CEILING
SW.	SWITCH
T	
TECH.	TECHNICAL
TEL.	TELEPHONE
T.V.	TELEVISION
TEMP.	TEMPERATURE
TSTAT	THERMOSTAT
THK.	THICK (NESS)
THRD.	THREAD (S)
T. PTN.	TOILET PARTITION
T&G	TONGUE & GROOVE
T.O.S	TOP OF STEEL
TYP.	TYPICAL
U	
U.C.	UNDERCUT
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
V	
VNR.	VENEER
VERT.	VERTICAL
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
VOL.	VOLUME
W	
WC	WATER CLOSET
W/	WITH
WD	WOOD
WWM	WELDED

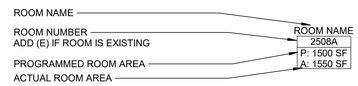
SYMBOLS

SYMBOLS

GRID SYMBOL

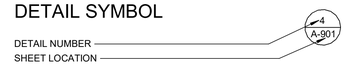


ROOM IDENTIFIER

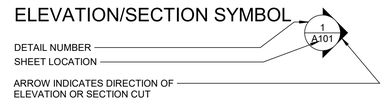


CEILING HEIGHT

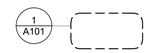
DETAIL SYMBOL



ELEVATION/SECTION SYMBOL



DETAIL REFERENCE



DETAIL SECTION

WALL/BUILDING SECTION

INTERIOR ELEVATION

HEIGHT/ELEVATION DATUM

INDICATES HEIGHT FROM GIVEN POINT

DOOR SYMBOL

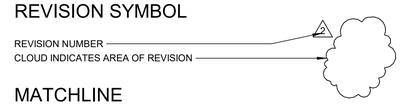
EQUIPMENT/FURNITURE KEY

EQUIPMENT NUMBER, SEE EQUIPMENT LIST

PARTITION TYPE SYMBOL

WINDOW TYPE SYMBOL

REVISION SYMBOL



MATCHLINE

FLOOR FINISH TAG

NOT IN USE

GENERAL NOTES

PROJECT:

281 SOUTH ROAD

281 SOUTH RD, CHILMARK MA 02535

DESIGNER:

ARCHITECT: SCHILLER PROJECTS
55 HUDSON YARDS, SUITE 1864 , NEW YORK, NY 10001
TEL: 646 957-8127
hello@schillerprojects.com

ISSUES

NUMBER	DATE	DESCRIPTION

KEY PLAN:

DRAWING TITLE:

GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS

ARCHITECT'S PROJECT NUMBER: -

SCALE: AS INDICATED DATE: ISSUE DATE

DRAWN BY: - CHECKED BY: -

SEAL:

T-002.00.

DWG / 21

1 GUEST HOUSE SITE PLAN
1" = 30'-0"

PROJECT:

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DRAWING TITLE:

SITE PLAN

ARCHITECT'S PROJECT NUMBER: -

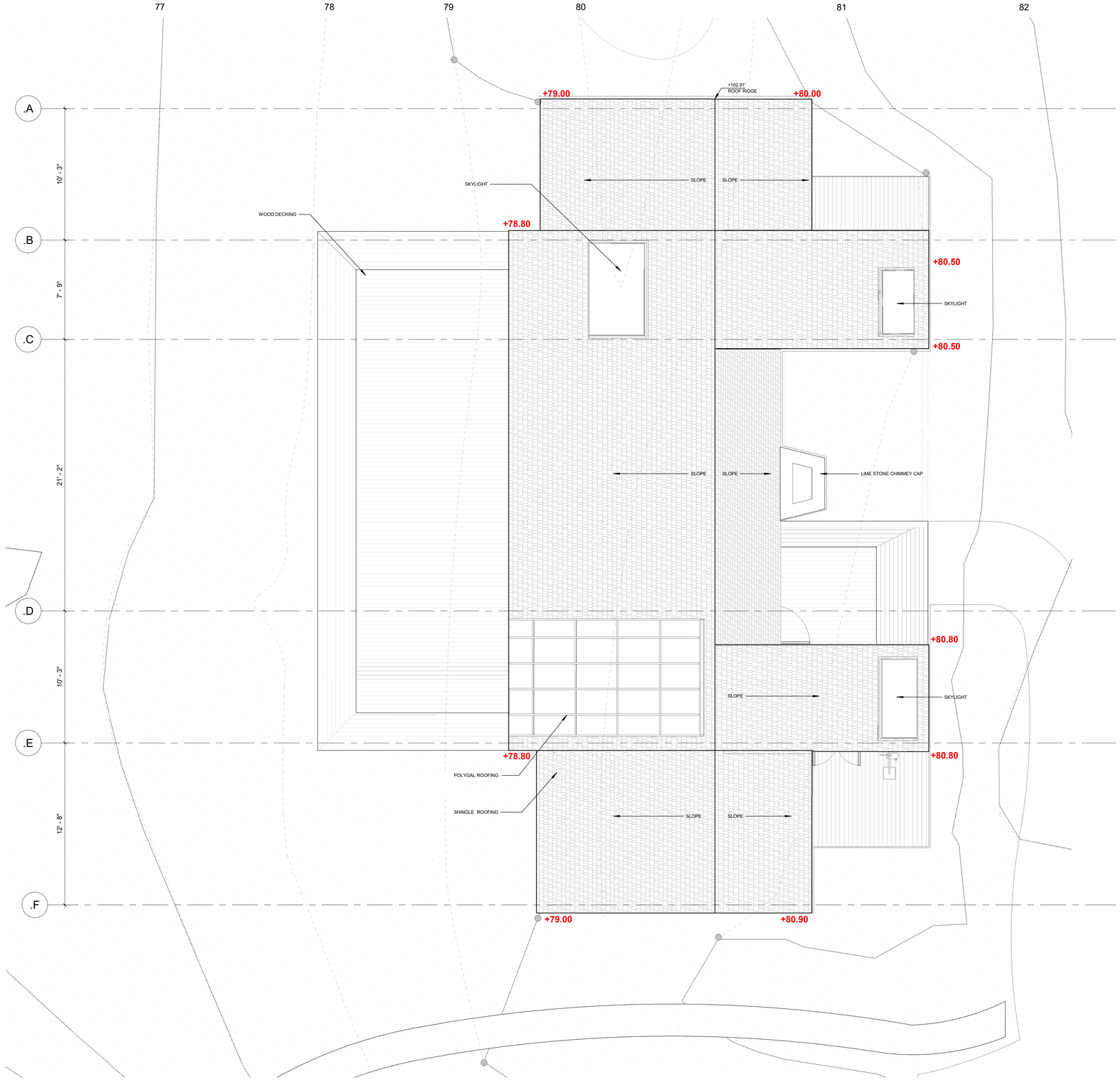
SCALE: AS INDICATED DATE: ISSUE DATE

DRAWN BY: - CHECKED BY: -

SEAL:

A-100.00.

DWG / 21



1 ROOF RIDGE PLAN
1/4" = 1'-0"

HEIGHT CALCULATIONS

TOTAL ALLOWABLE BUILDING HEIGHT = 24'-0"

HIGHTEST GRADE POINT = +81 (SEA LEVEL)

LOWEST GRADE POINT = +79.20 (SEA LEVEL)

m = SUM OF GRADE POINTS/ NUMBER OF GRADE POINTS

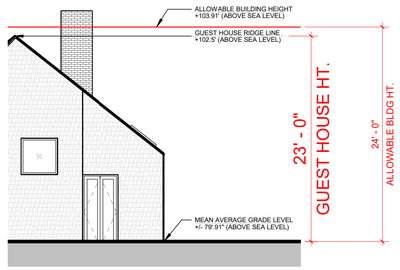
MEAN AVERAGE GRADE = 78.80 +79.00 +80.00 +80.50 +80.50 +80.80 + 80.80 + 80.90 + 79.00 / 10 = +/- 79.91 (SEA LEVEL)

ROOF RIDGE POINT - MEAN AVERAGE GRADE = ROOF HEIGHT

+/- 102.91 - +/- 79.91 = +23'.00"

TOTAL PROPOSED BUILDING HEIGHT ABOVE MEAN AVERAGE
23'-0"

HEIGHT DIAGRAM



PROJECT:

281 SOUTH ROAD

281 SOUTH RD, CHILMARK MA 02535

DESIGNER:

ARCHITECT: SCHILLER PROJECTS
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TEL: 646 957-8127
hello@schillerprojects.com

ISSUES

NUMBER	DATE	DESCRIPTION

KEY PLAN:

DRAWING TITLE:

ROOF PLAN

ARCHITECT'S PROJECT NUMBER: -

SCALE: AS INDICATED DATE: ISSUE DATE

DRAWN BY: - CHECKED BY: -

SEAL:

A-101.00.

DWG / 21

1 GUEST HOUSE - FLOOR PLAN
1/4" = 1'-0"

TOTAL LIVING AREA CALCULATIONS

ALLOWABLE TOTAL LIVING AREA = 3850 SQ.FT.

EXISTING MAIN HOUSE = 2214 SQ.FT.

EXISTING DETACHED ONE BEDROOM (ABOVE GARAGE) = 350 SQ.FT.

TOTAL EXISTING BUILT AREA = 2564 SQ.FT.

ALLOWABLE BUILDABLE AREA = 3850 - 2564 = 1286 SQ. FT.

PROPOSED GUEST HOUSE AREA = 800 SQ. FT.

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ISSUES

NUMBER	DATE	DESCRIPTION

KEY PLAN:

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FLOOR PLAN

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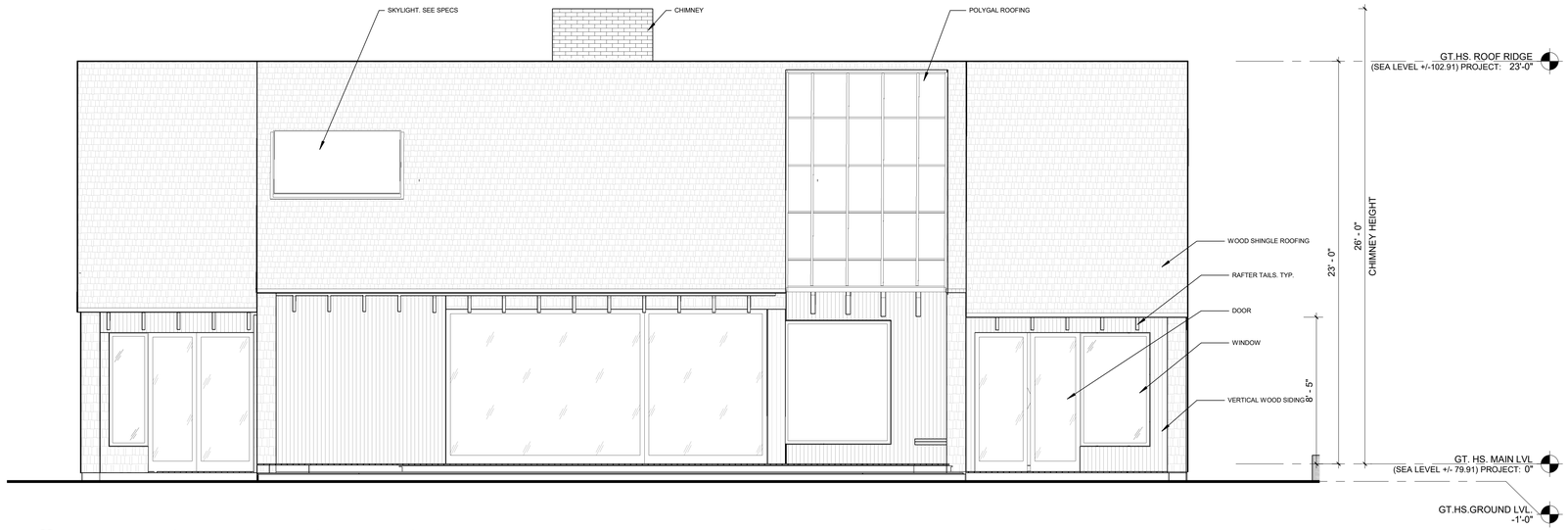
SCALE: AS INDICATED DATE: ISSUE DATE

DRAWN BY: - CHECKED BY: -

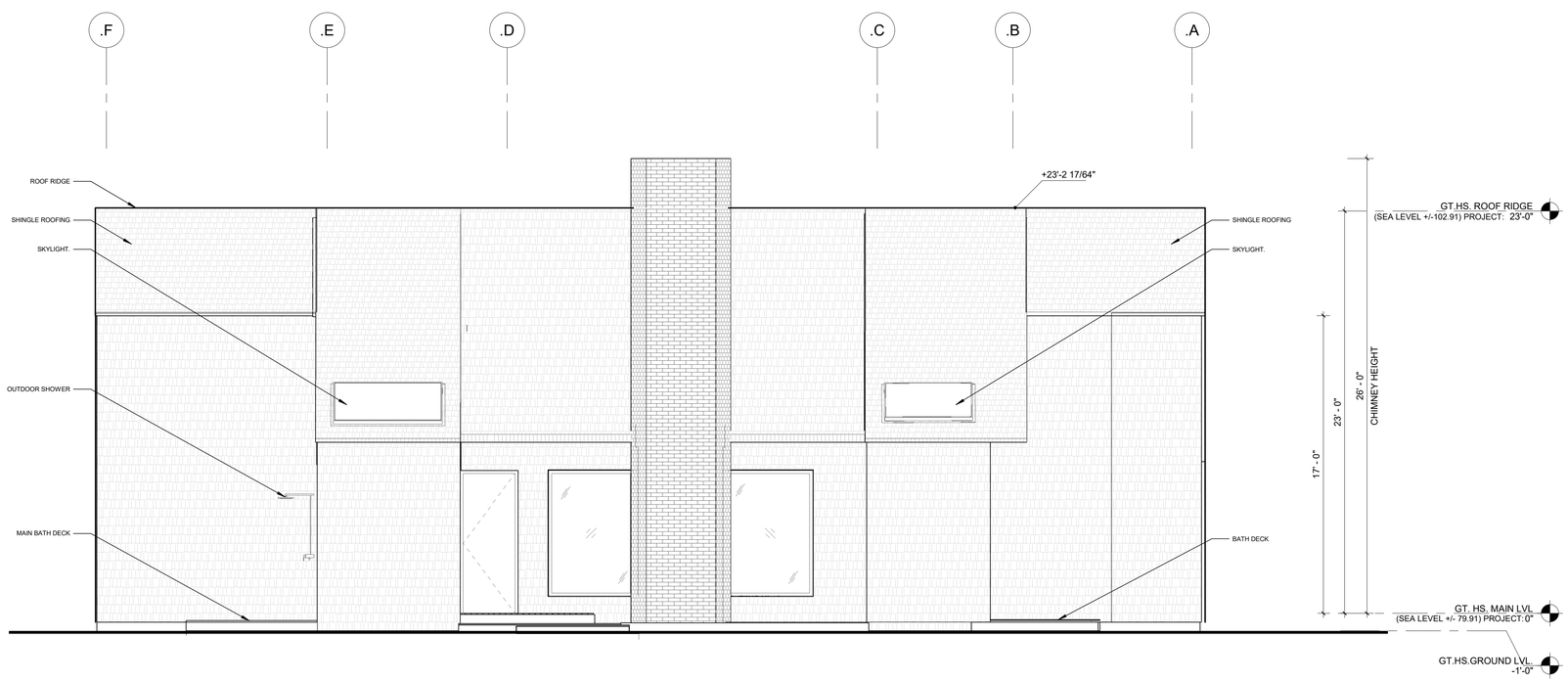
SEAL:

A-102.00.

DWG / 21



1 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



2 EXTERIOR EVEVLATION - EAST
1/4" = 1'-0"

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ISSUES

NUMBER	DATE	DESCRIPTION

KEY PLAN:

DRAWING TITLE:

EXTERIOR ELEVATIONS

ARCHITECT'S PROJECT NUMBER: -

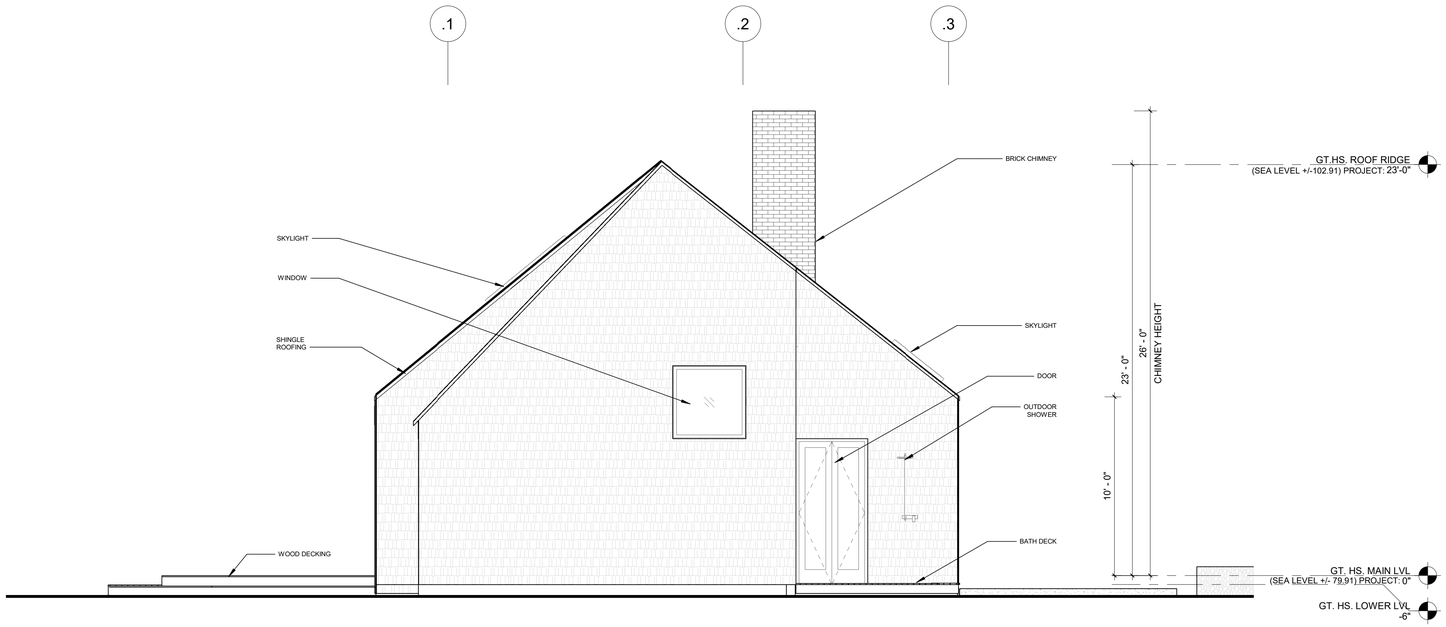
SCALE: AS INDICATED DATE: ISSUE DATE

DRAWN BY: - CHECKED BY: -

SEAL:

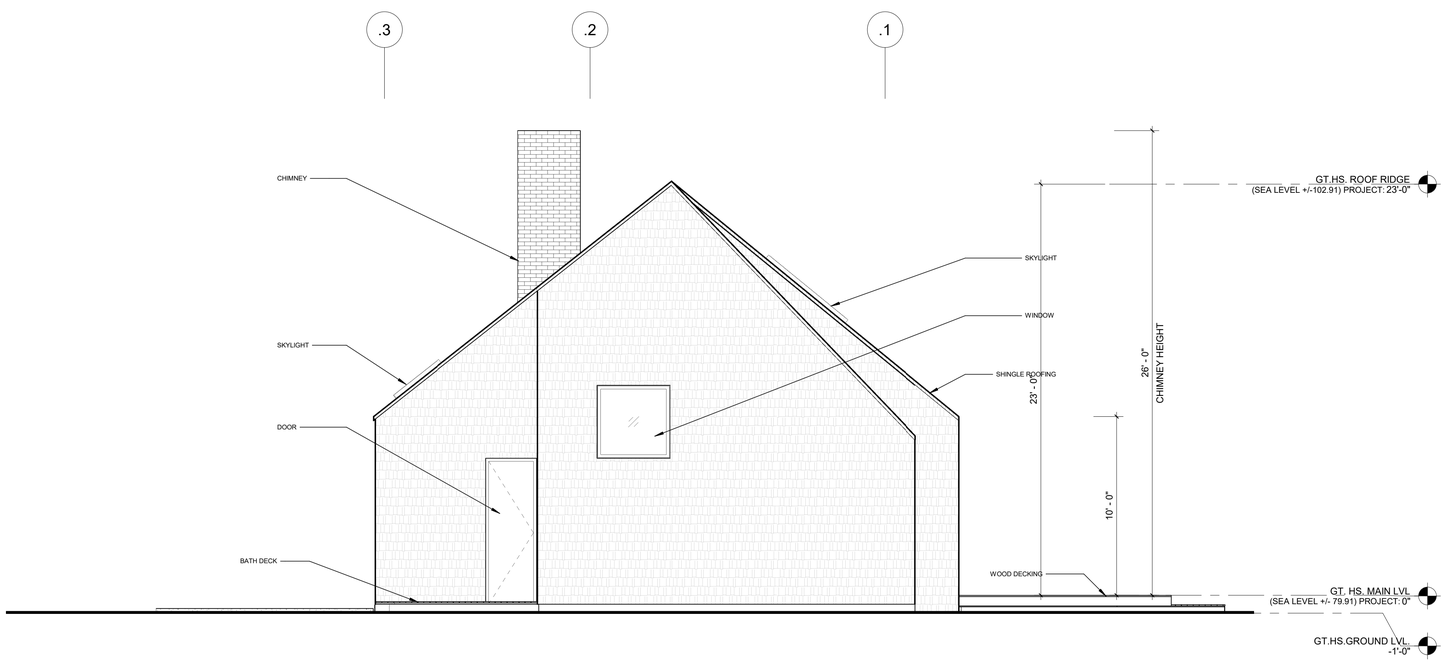
A-200.00.

DWG / 21



2 EXTERIOR ELEVATION - SOUTH

1/4" = 1'-0"



1 EXTERIOR EELVATON- NORTH

1/4" = 1'-0"

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EXTERIOR ELEVATIONS

ARCHITECT'S PROJECT NUMBER: -

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SEAL:

A-201.00.

DWG / 21