



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

02 Dec 2022

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.3a Swimming Pool
4.2A.1 Guest House

3-1 non conforming structure
OK [Signature]

at the premises owned by (Owner of Record) 443 South Road LLC

at 443 South Road (street address),

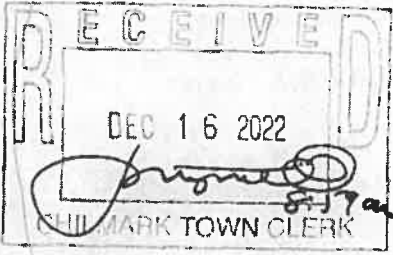
Assessor's parcel MAP 25 LOT 1-1

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

1. Addition/Renovation to a pre-existing non conforming structure. The existing main house does not meet the required 50' setback on the front property line.
2. The removal/re-construction of an existing guest house. The proposed new guest house will be 778 square feet. The existing guest house was constructed in 1940
3. The construction/installation of an in-ground swimming pool w/ associated mech. shed + landscaping

Petitioner Chuck Sullivan
Address P.O. Box 989
Oak Bluffs MA
Telephone Number 617-347-8606



443 SOUTH ROAD LLC

SQUARE FOOTAGE CALCULATIONS

Map 25 Lot 1.1
Bk 1459 Pg 668

TOTAL LOT SIZE = 5.18 acres

ALLOWABLE SQUARE FOOTAGE

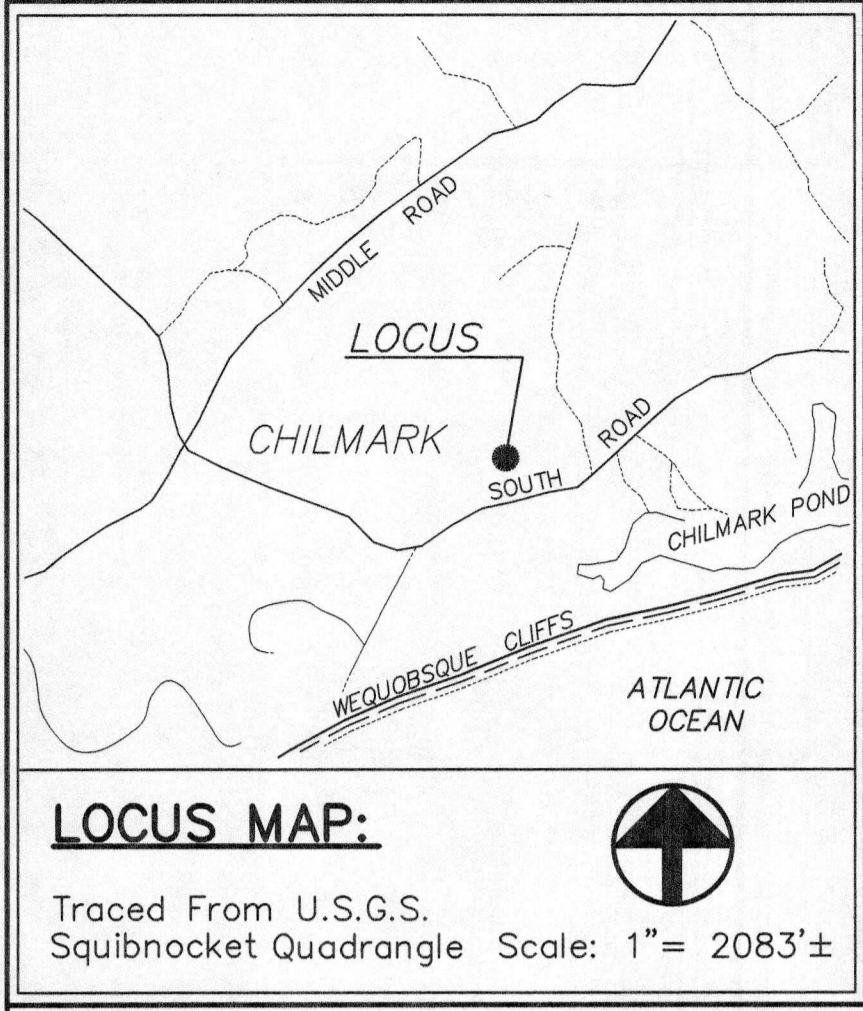
First 3 acres	= 3,500 s.f
<u>2.18 acres x 250 s.f. per acre</u>	<u>= 545 s.f</u>
Total allowable square footage	= 4,045 s.f

PROPOSED SQUARE FOOTAGE

MAIN HOUSE	= 2,807 s.f
DETACHED BEDROOM	= 220 s.f
<u>GUEST HOUSE</u>	<u>= 842 s.f</u>
Total Proposed square footage	= 3,869 s.f

Note:

The living space square footage of the proposed guest house is 778 square feet. This is under the 800 square feet allowed. Living space square footage does not count the area of the exterior walls.



GENERAL NOTES:

- LOCUS OWNER: 443 SOUTH ROAD, LLC
- DEED REFERENCE: BK. 1459, PG. 668
- TOTAL LOT ACREAGE: 225,499± S.F. or 5.18± Ac.
- LOCUS PARCEL IS SHOWN AS LOT 1.1, MAP 25 OF THE TOWN OF CHILMARK ASSESSOR'S ATLAS.
- LOCUS PARCEL IS SITUATED WITHIN THE DUKE'S COUNTY REGISTRY OF DEEDS DISTRICT.

ZONING REVIEW:

Zoned: AGRICULTURAL-RESIDENTIAL (AR-3)

NOTE:

LOCUS PARCEL IS SITUATED WITHIN THE FOLLOWING OVERLAY DISTRICTS:

- "CHILMARK ROADSIDE DISTRICT"

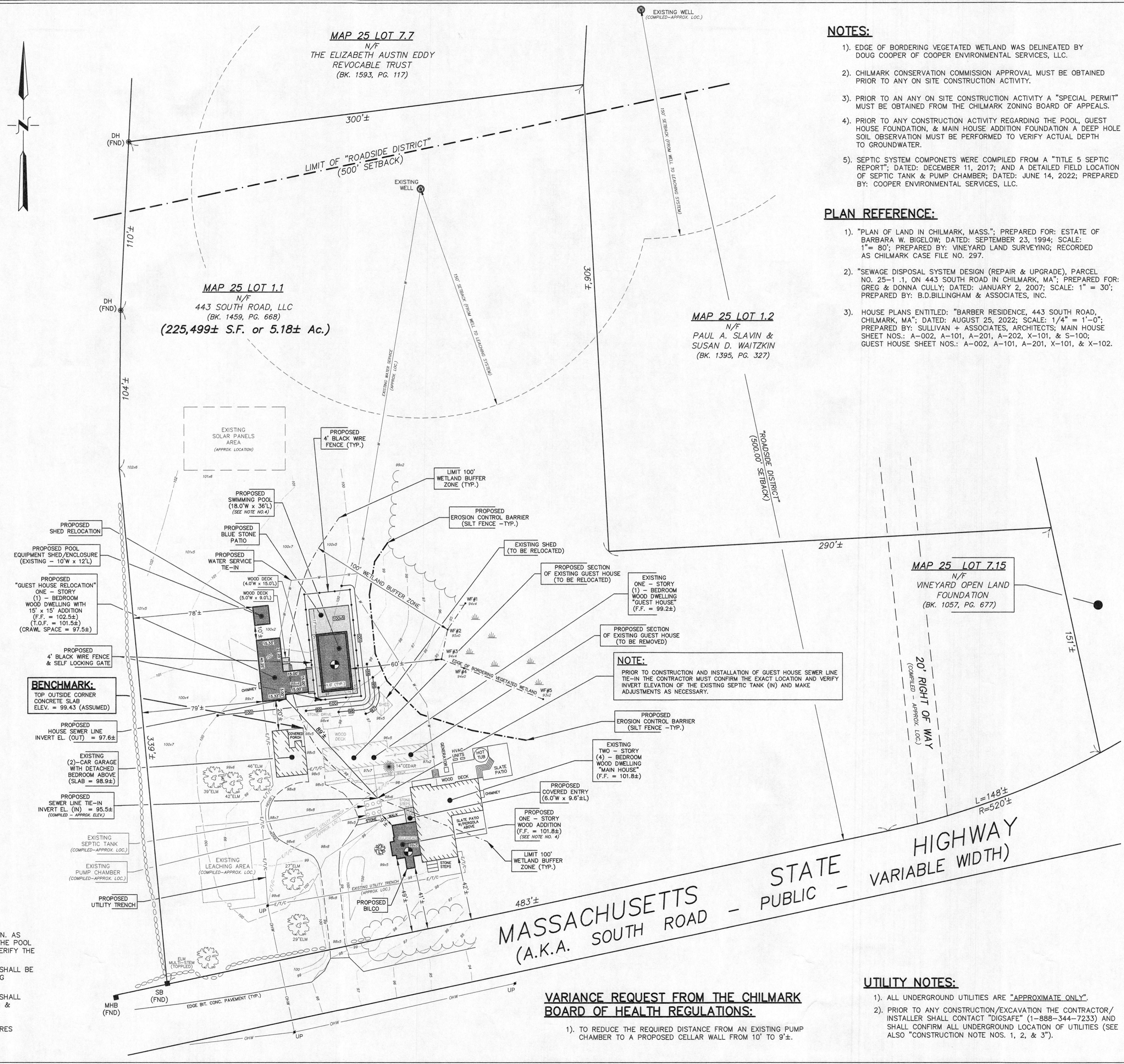
MAP 25 LOT 5
N/F
CHILMARK ASSOCIATES

CONSTRUCTION NOTES:

- CONTRACTOR SHALL NOTE THAT THE LAWN AREAS ARE SERVICED BY AN UNDERGROUND IRRIGATION SYSTEM. EXACT LOCATIONS OF UNDERGROUND PIPES & SPRINKLER HEADS ARE NOT KNOWN, AS SUCH ARE NOT SHOWN ON THIS PLAN. CONTRACTOR SHALL REPLACE ALL IRRIGATION COMPONENTS SEVERED DURING ALL CONSTRUCTION PHASES.
- CONTRACTOR SHALL ALSO NOTE THAT ALL UTILITIES (i.e. ELECTRIC, TELEPHONE, CABLE, SEWER, & WATER LINES) ARE SHOWN APPROXIMATELY ONLY AND SHALL VERIFY EXACT LOCATION IN THE FIELD PRIOR TO ANY CONSTRUCTION ACTIVITY.
- CONTRACTOR SHALL ALSO NOTE THAT THE ELECTRIC LINES FROM THE EXISTING "SOLAR PANEL AREA" ARE UNKNOWN AND SHALL VERIFY EXACT LOCATION IN THE FIELD PRIOR TO ANY CONSTRUCTION ACTIVITY REGARDING THE PROPOSED GUEST HOUSE & POOL.

POOL NOTES:

- DEPTH TO GROUNDWATER FROM EXISTING GRADE IS UNKNOWN, AS SUCH, PRIOR TO ANY CONSTRUCTION ACTIVITY REGARDING THE POOL A DEEP HOLE SOIL OBSERVATION MUST BE PERFORMED TO VERIFY THE ACTUAL DEPTH TO GROUNDWATER.
- FINAL CONSTRUCTION DRAWINGS FOR THE PROPOSED POOL SHALL BE DESIGNED BY OTHERS & SHALL MEET THE EXISTING/BUILDING SETBACK REQUIREMENTS AS INDICATED ON THIS PLAN.
- FINAL CONSTRUCTION DRAWINGS FOR THE PROPOSED POOL SHALL INDICATE THAT ALL DOORS WITHIN THE PROPOSED DWELLING & OUTSIDE GATES ACCESSING THE POOL AREA MUST MEET REQUIREMENTS DICTATED WITHIN THE COMMONWEALTH OF MASSACHUSETTS BUILDING CODE REGARDING POOL ENCLOSURES (780 CMR 421.9).



NOTES:

- EDGE OF BORDERING VEGETATED WETLAND WAS DELINEATED BY DOUG COOPER OF COOPER ENVIRONMENTAL SERVICES, LLC.
- CHILMARK CONSERVATION COMMISSION APPROVAL MUST BE OBTAINED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY.
- PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITY A "SPECIAL PERMIT" MUST BE OBTAINED FROM THE CHILMARK ZONING BOARD OF APPEALS.
- PRIOR TO ANY CONSTRUCTION ACTIVITY REGARDING THE POOL, GUEST HOUSE FOUNDATION, & MAIN HOUSE ADDITION FOUNDATION A DEEP HOLE SOIL OBSERVATION MUST BE PERFORMED TO VERIFY ACTUAL DEPTH TO GROUNDWATER.
- SEPTIC SYSTEM COMPONENTS WERE COMPILED FROM A "TITLE 5 SEPTIC REPORT"; DATED: DECEMBER 11, 2017; AND A DETAILED FIELD LOCATION OF SEPTIC TANK & PUMP CHAMBER; DATED: JUNE 14, 2022; PREPARED BY: COOPER ENVIRONMENTAL SERVICES, LLC.

PLAN REFERENCE:

- "PLAN OF LAND IN CHILMARK, MASS.," PREPARED FOR: ESTATE OF BARBARA W. BIGELOW; DATED: SEPTEMBER 23, 1994; SCALE: 1" = 80'; PREPARED BY: VINEYARD LAND SURVEYING; RECORDED AS CHILMARK CASE FILE NO. 297.
- "SEWAGE DISPOSAL SYSTEM DESIGN (REPAIR & UPGRADE), PARCEL NO. 25-1.1, ON 443 SOUTH ROAD IN CHILMARK, MA"; PREPARED FOR: GREG & DONNA CULLY; DATED: JANUARY 2, 2007; SCALE: 1" = 30'; PREPARED BY: B.D.BILLINGHAM & ASSOCIATES, INC.
- HOUSE PLANS ENTITLED: "BARBER RESIDENCE, 443 SOUTH ROAD, CHILMARK, MA"; DATED: AUGUST 25, 2022; SCALE: 1/4" = 1'-0"; PREPARED BY: SULLIVAN + ASSOCIATES, ARCHITECTS; MAIN HOUSE SHEET NOS.: A-002, A-101, A-201, A-202, X-101, & S-100; GUEST HOUSE SHEET NOS.: A-002, A-101, A-201, X-101, & X-102.

Revisions:

No.	Date:	Description:

Project Title:

TOPOGRAPHIC SITE PLAN

PARCEL NO. 25-11

AT
443 SOUTH ROAD
IN
CHILMARK, MA

Prepared For:
Robert & Bridget Barber
10 Llewellyn Road
Summit, NJ 07901

PROGRESS PRINT
9-14-22

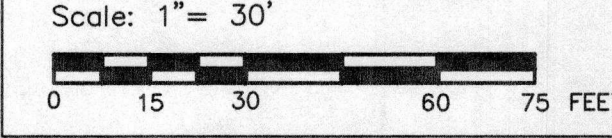
P.L.S. DATE

B. D. BILLINGHAM & ASSOCIATES, INC.
Planners, Land Surveyors & Environmental Scientists

P.O. Box 1207
Edgartown, MA 02539
508-696-0178

Drawing Title:

TOPOGRAPHIC SITE PLAN



Date: SEPTEMBER 14, 2022
Research: D.S.LOPES
Field: B.D.B./D.S.L./D.E.C.
Calc: B.D.BILLINGHAM
Check: B.D.BILLINGHAM
Drawn: B.D.BILLINGHAM
Job No: 1-0502.01

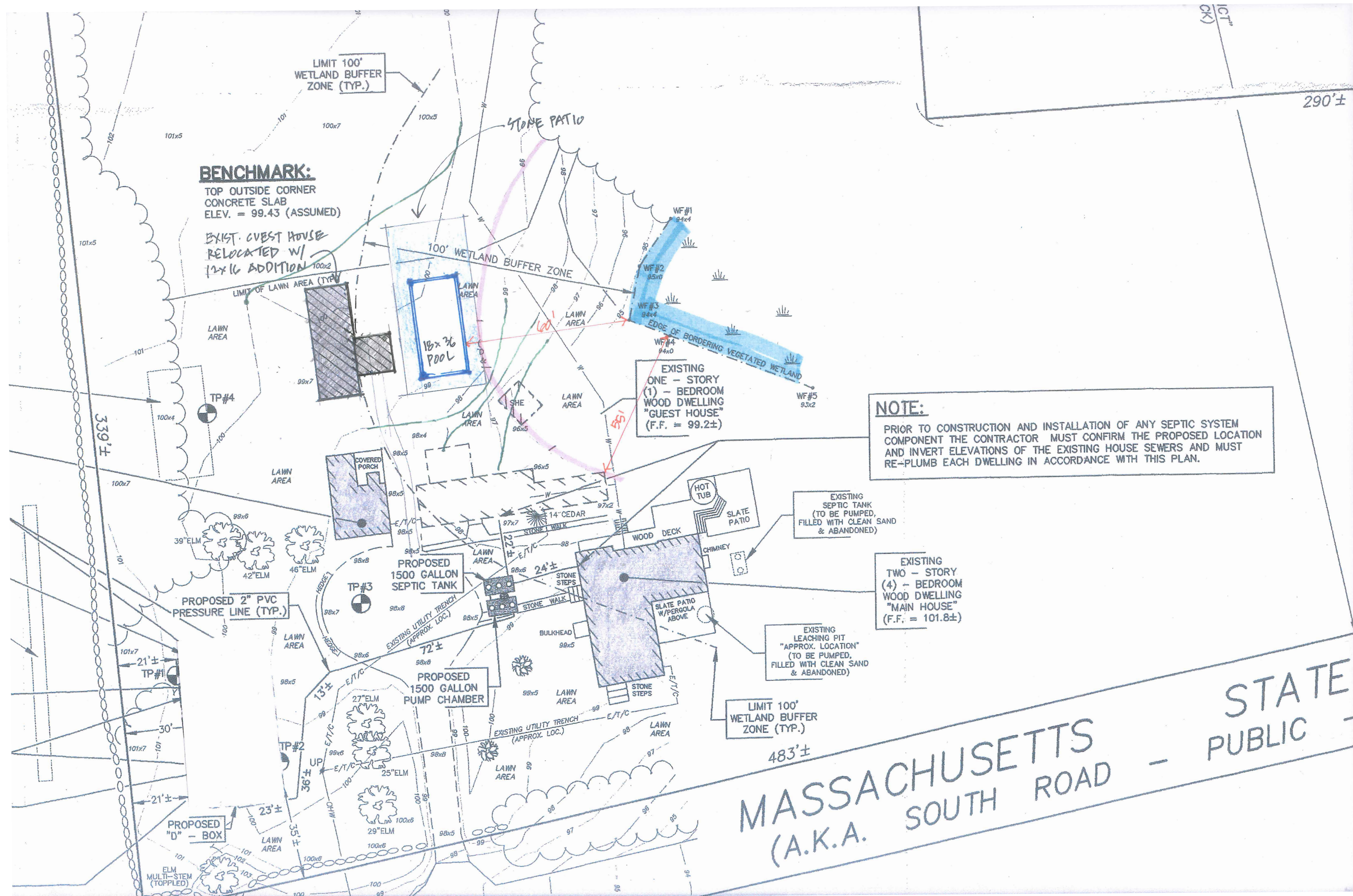
Dwg No: 502-SITE.DWG
1
Sheet 1 of 1

VARIANCE REQUEST FROM THE CHILMARK BOARD OF HEALTH REGULATIONS:

- TO REDUCE THE REQUIRED DISTANCE FROM AN EXISTING PUMP CHAMBER TO A PROPOSED CELLAR WALL FROM 10' TO 9'±.

UTILITY NOTES:

- ALL UNDERGROUND UTILITIES ARE "APPROXIMATE ONLY".
- PRIOR TO ANY CONSTRUCTION/EXCAVATION THE CONTRACTOR/INSTALLER SHALL CONTACT "DIGSAFE" (1-888-344-7233) AND SHALL CONFIRM ALL UNDERGROUND LOCATION OF UTILITIES (SEE ALSO "CONSTRUCTION NOTE NOS. 1, 2, & 3").



SITE PLAN
SCALE: 1" = 20'

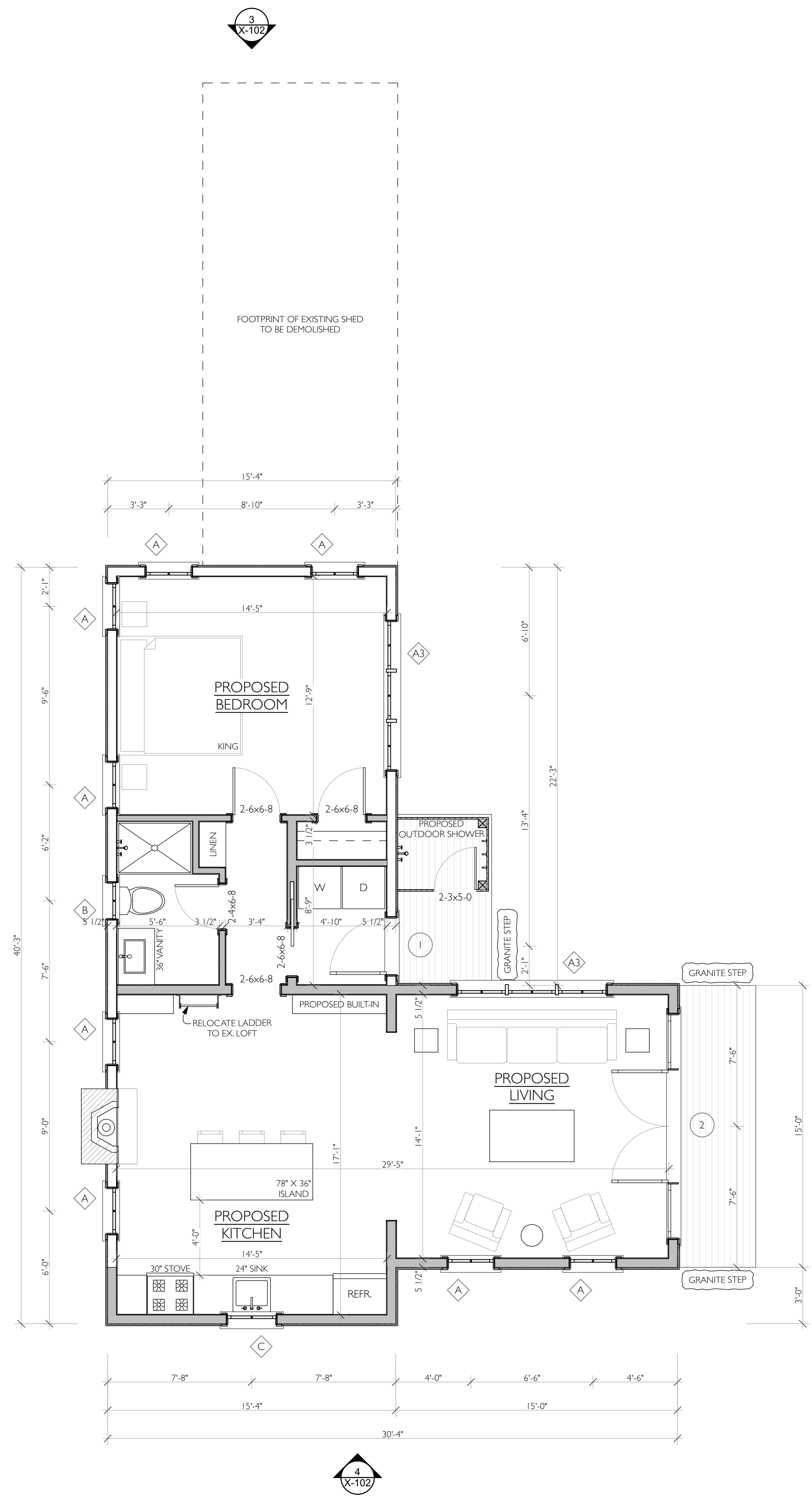
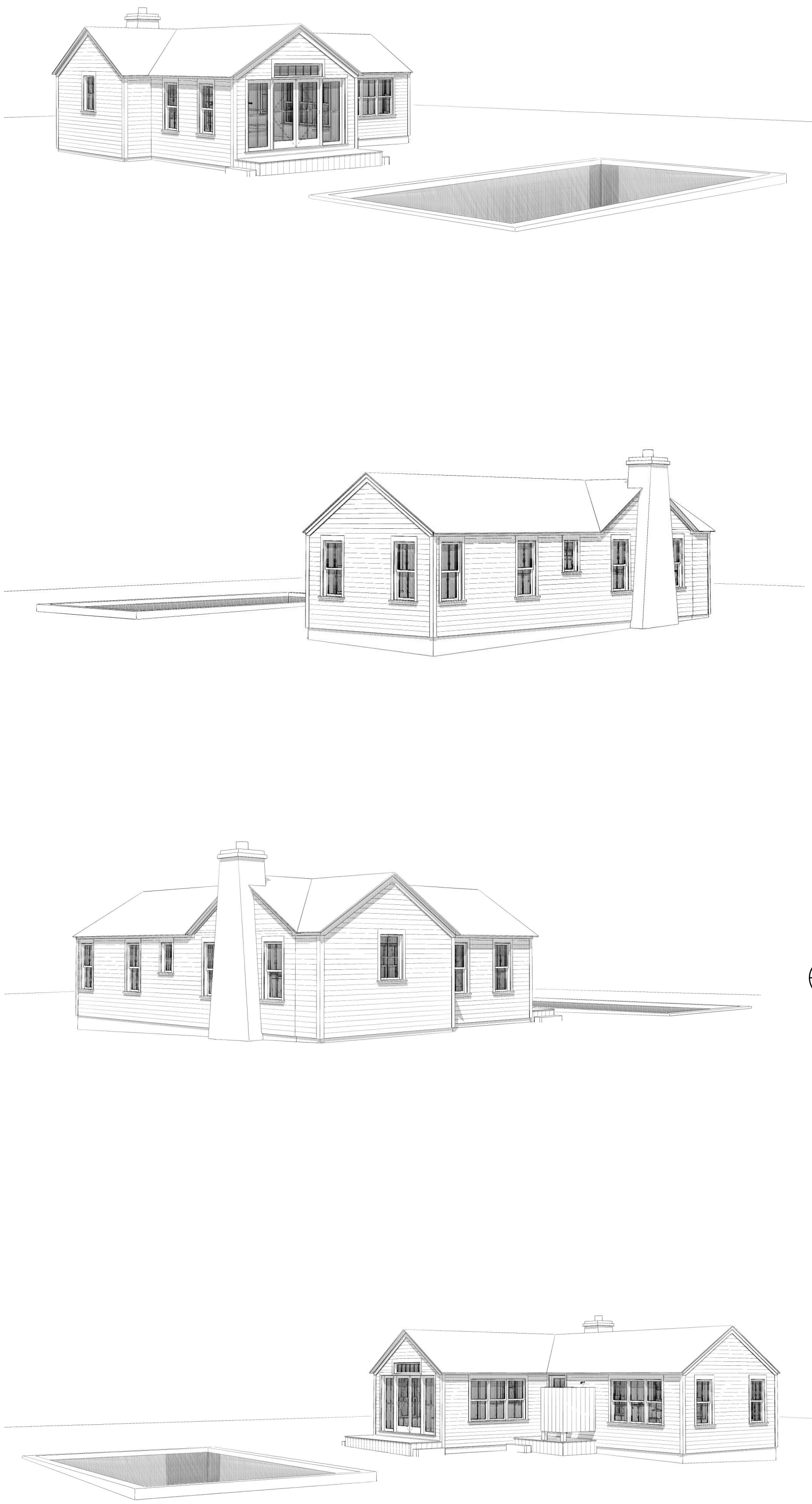
FOR PERMIT ONLY



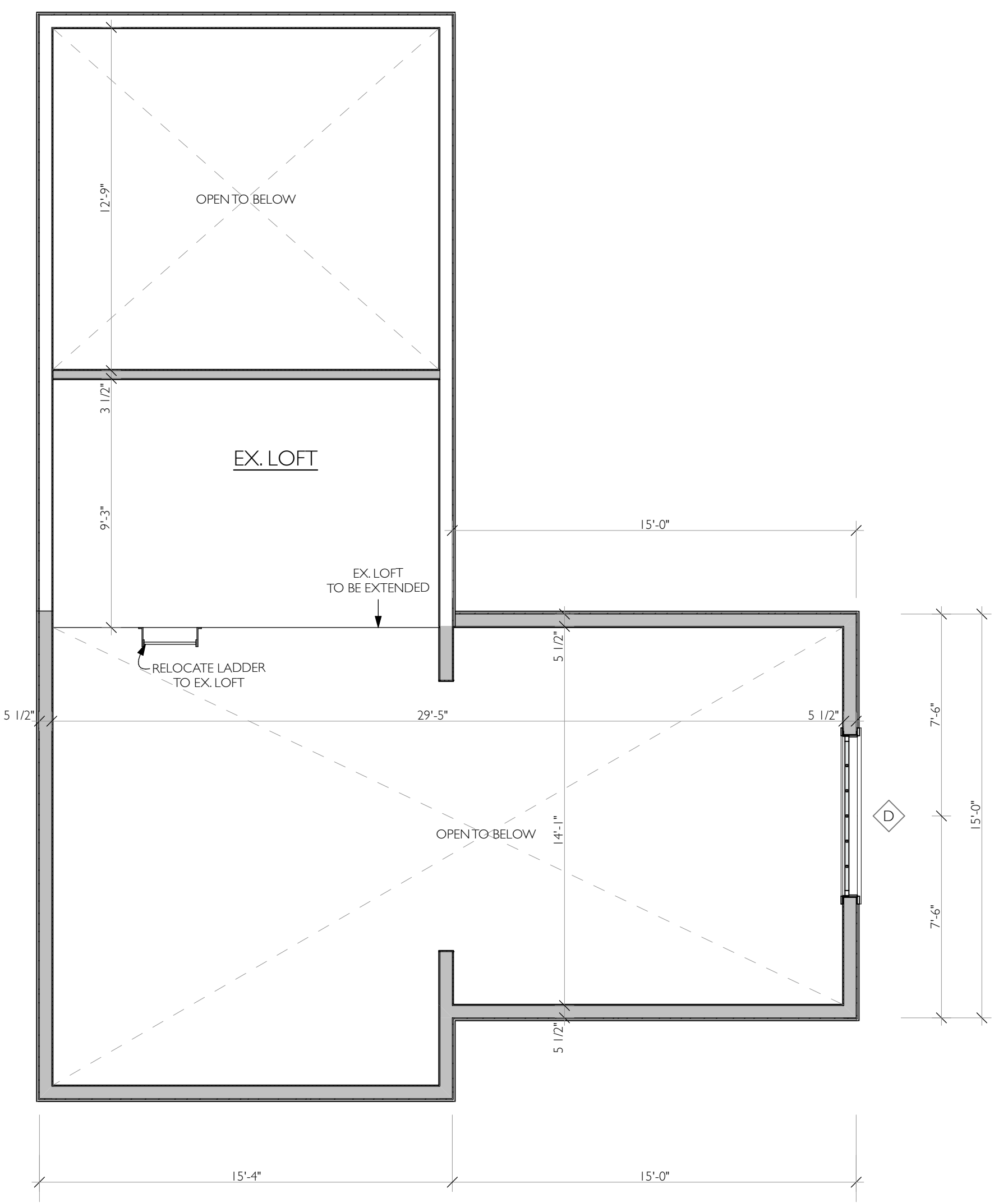
SET:	DATE:

PROJECT NAME: **BARBER GUEST HOUSE**
ADDRESS: **443 SOUTH ROAD, CHILMARK, MA**
SHEET TITLE: **SITE PLAN**

DRAWN BY:	AT/MA
DATE:	2022-08-25
MAP/PARCEL:	25-1-1
JOB #:	20B07
DRAWING #:	

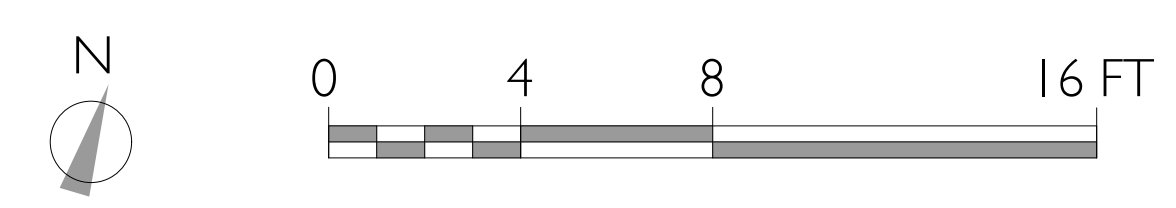


FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
NAME	AREA (SQFT)
PROPOSED FIRST FLOOR AREA	773
PROPOSED FIRST FLOOR TOTAL	836



FOR PERMIT ONLY



SET:	DATE:

PROJECT NAME: **BARBER GUEST HOUSE**
 ADDRESS: **443 SOUTH ROAD, CHILMARK, MA**
 SHEET TITLE: **PROPOSED FLOOR PLAN**

DRAWN BY: **AT/MA**
 DATE: **2022-08-25**
 MAP/PARCEL: **25-1-1**
 JOB #: **20B07**

DRAWING #: **A-101**



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



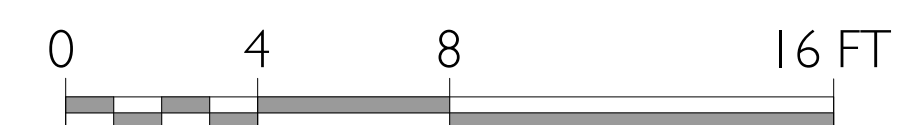
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



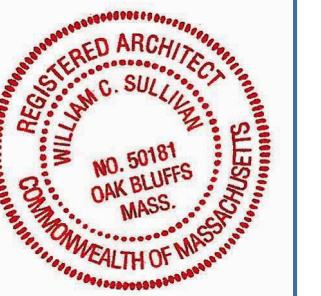
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



FOR PERMIT ONLY

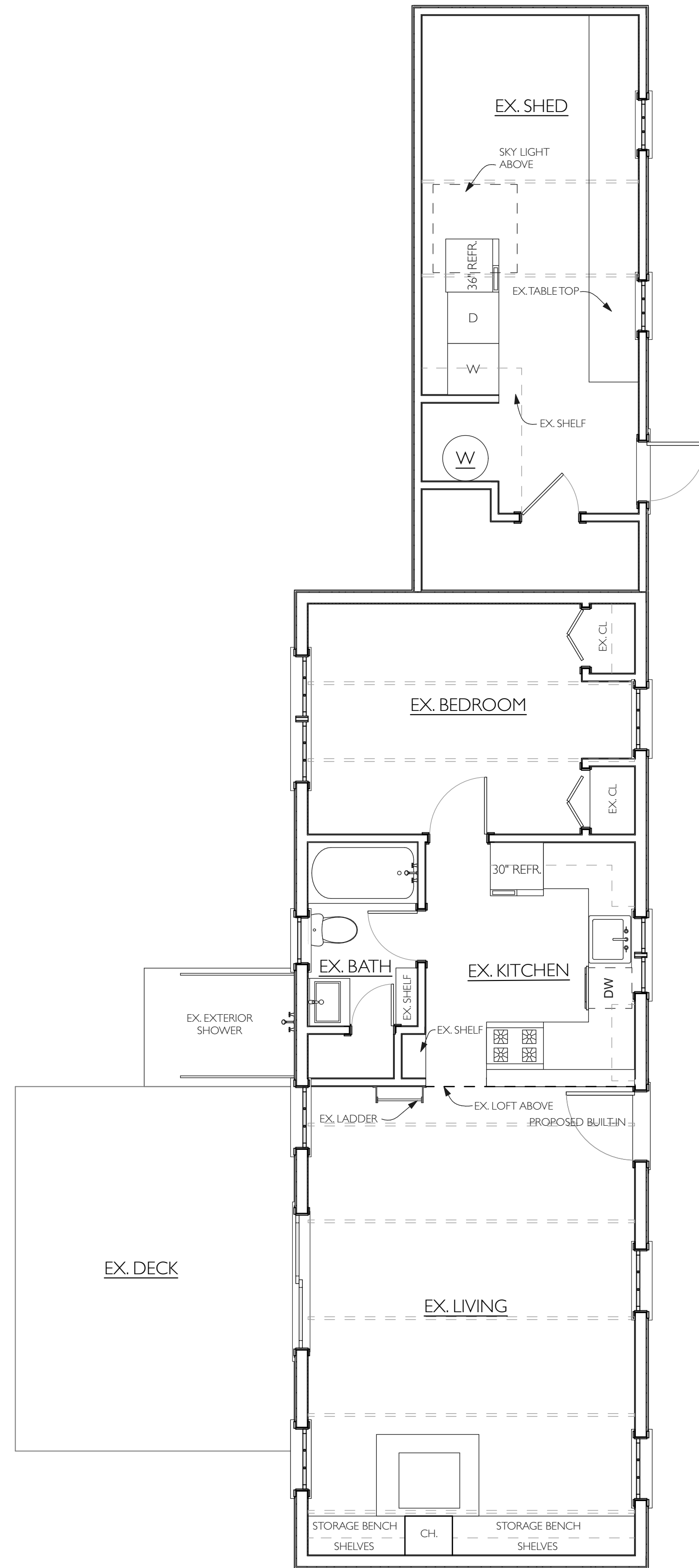


SET:	DATE:

PROJECT NAME: BARBER GUEST HOUSE
ADDRESS: 443 SOUTH ROAD, CHILMARK, MA
SHEET TITLE: PROPOSED EXTERIOR ELEVATIONS

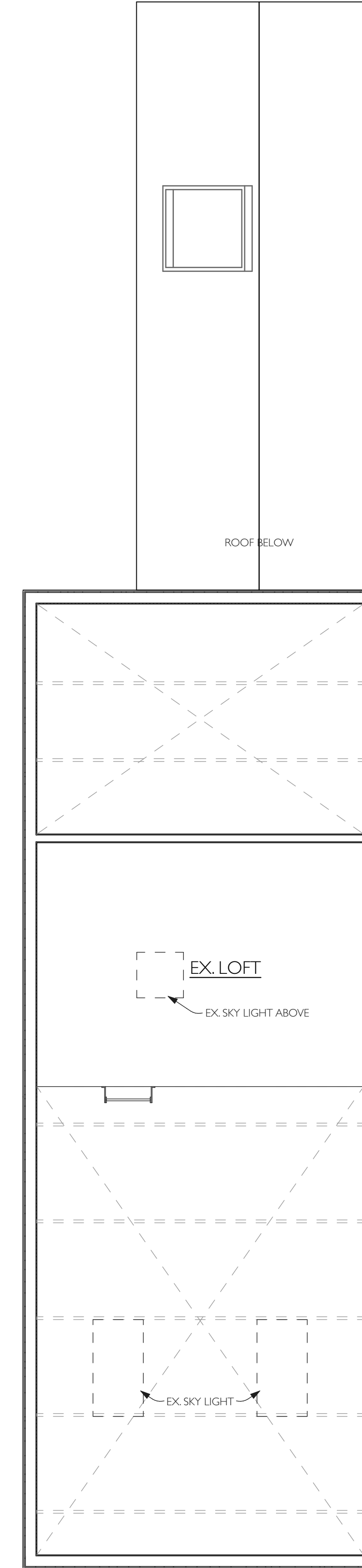
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DATE:	2022-08-25
MAP/PARCEL:	25-1-1
JOB #:	20B07
DRAWING #:	

A-201



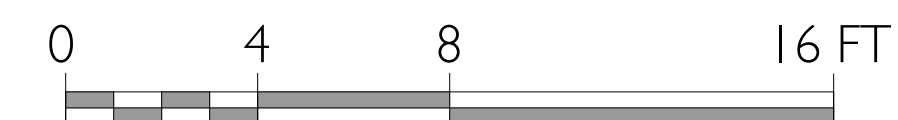
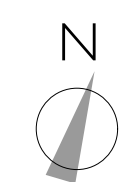
FIRST FLOOR PLAN - EXISTING

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

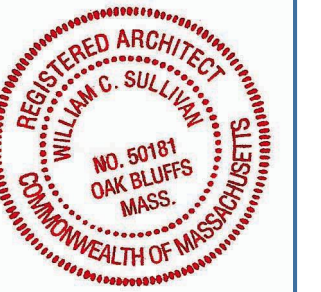


SECOND FLOOR PLAN - EXISTING

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



FOR PERMIT ONLY



SET: DATE:

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ADDRESS: **443 SOUTH ROAD, CHILMARK, MA**
SHEET TITLE: **EXISTING FLOOR PLANS**

DRAWN BY: **AT/MA**

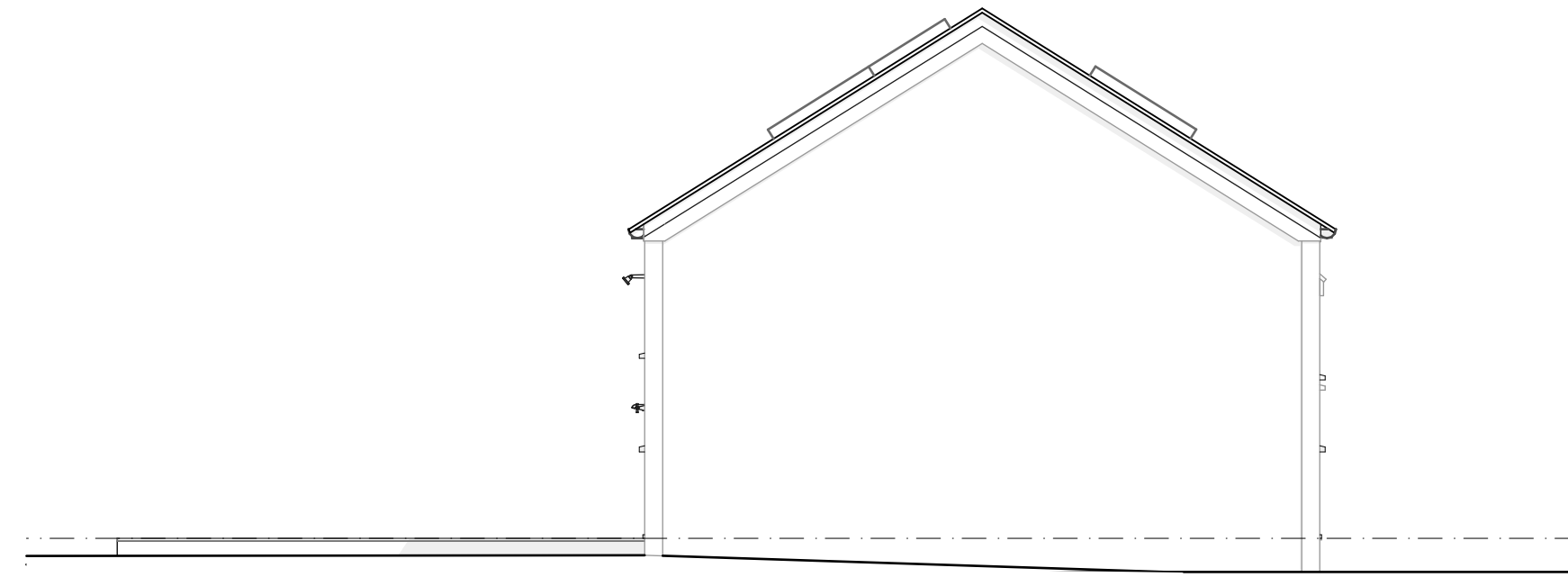
DATE: **2022-08-25**

MAP/PARCEL: **25-1-1**

JOB #: **20B07**

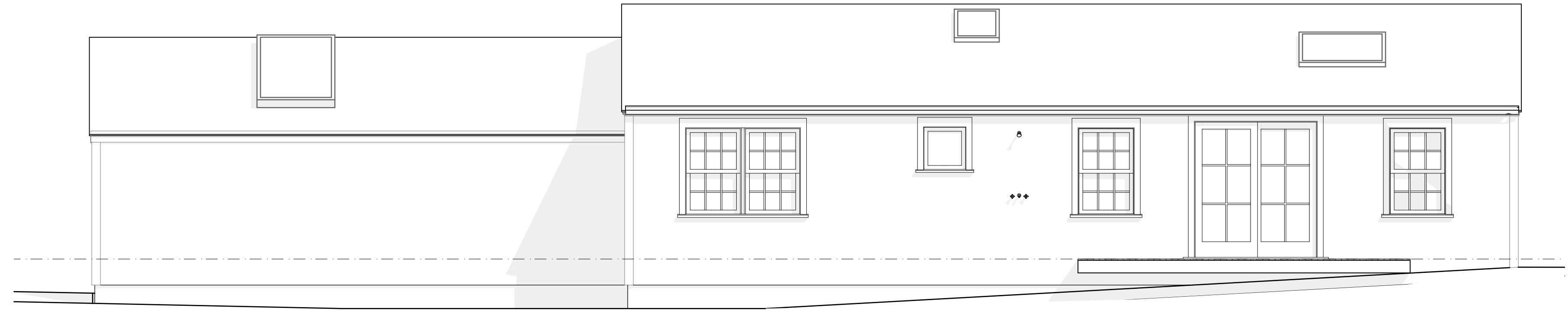
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X-101



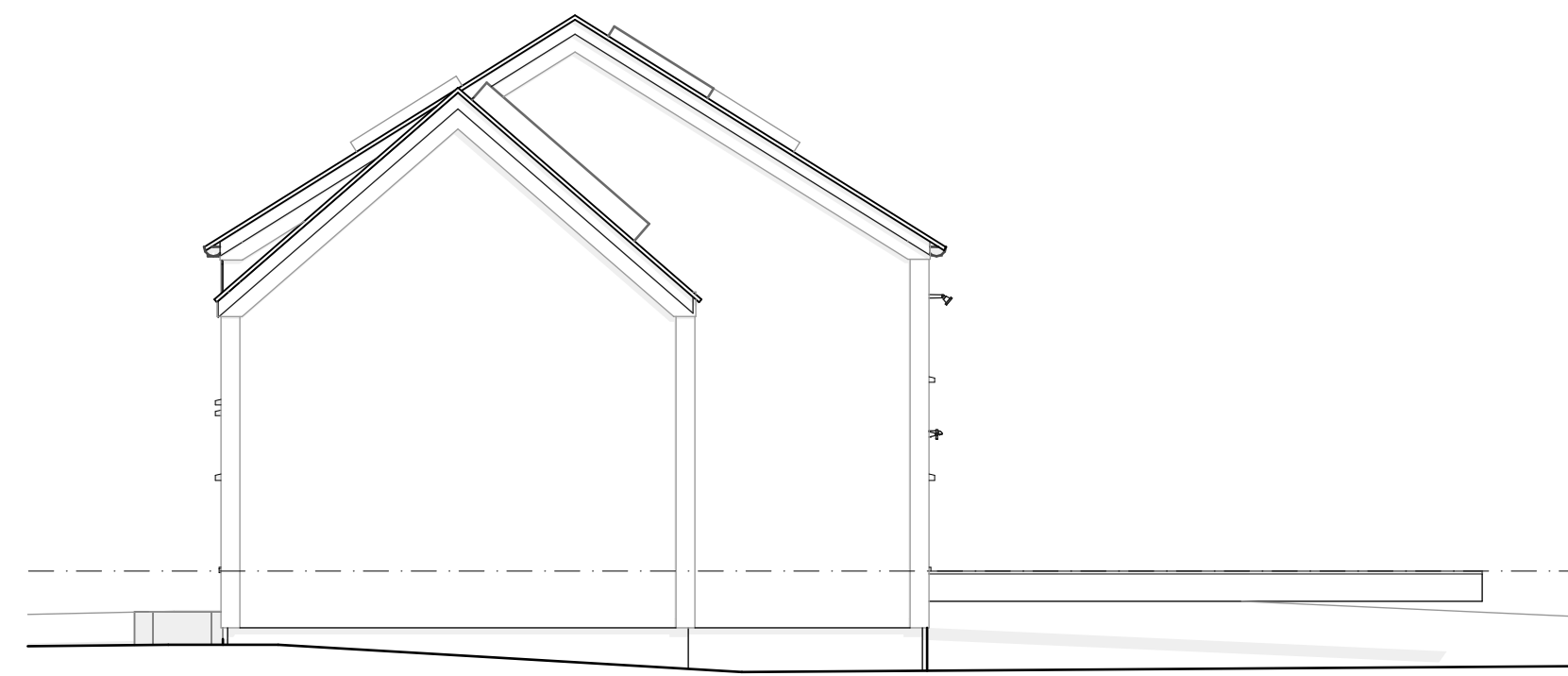
SOUTH ELEVATION - EXISTING

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



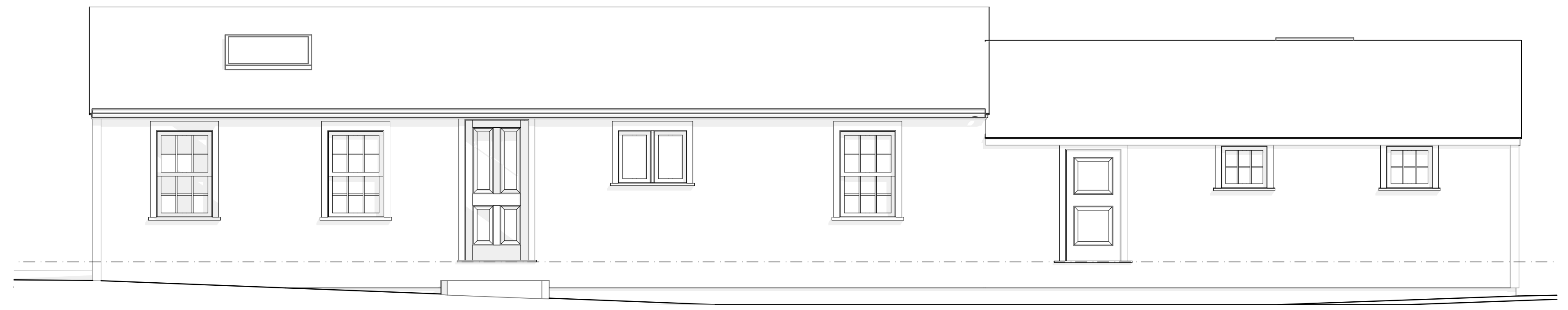
WEST ELEVATION - EXISTING

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



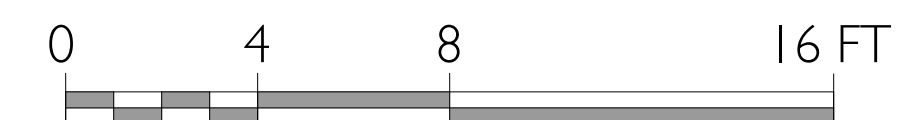
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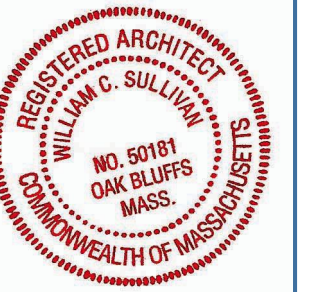


EAST ELEVATION - EXISTING

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



FOR PERMIT ONLY



SET:	DATE:

PROJECT NAME: **BARBER GUEST HOUSE**
ADDRESS: **443 SOUTH ROAD, CHILMARK, MA**
SHEET TITLE: **EXISTING EXTERIOR ELEVATIONS**

DRAWN BY:	AT/MA
DATE:	2022-08-25
MAP/PARCEL:	25-1-1
JOB #:	20B07
DRAWING #:	