



ZONING BOARD OF APPEALS Town of Chilmark

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

September 14, 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 8, Section 8.3 &

Article 4, Section 4.2A1

at the premises owned by (Owner of Record) Steven Lofchie and Sarah Fox

at 1 Old North Road, Chilmark (street address),

*Assessor's parcel **MAP** 26 **LOT** 119*

In the following respect or limitation, extension, change, alteration or modification of use, or method of use as may at hearing appear as necessary or proper in the premised.

State Briefly Reasons for Special Permit

The project consists of the construction of a 120± S.F. addition to a pre-existing, non-conforming 533± S.F. guest house for a total of 653± S.F. (exterior dimensions).

The floor area of the proposed addition is 111± S.F., the floor area of the existing guest house is 472± S.F. for a total of 583± S.F. (interior dimensions).

Setbacks		
	Existing Guest House	Proposed Addition
West Property Line	11'±	25'±
Southeast Property Line	23'±	48'±

George Sourati
Petitioner _____

George Sourati, P.E. (Representative)
Address P.O. Box 4458, Vineyard Haven, MA 02568

Telephone Number 508-693-9933



102731 300' Abutter Map, 1 Old North Road

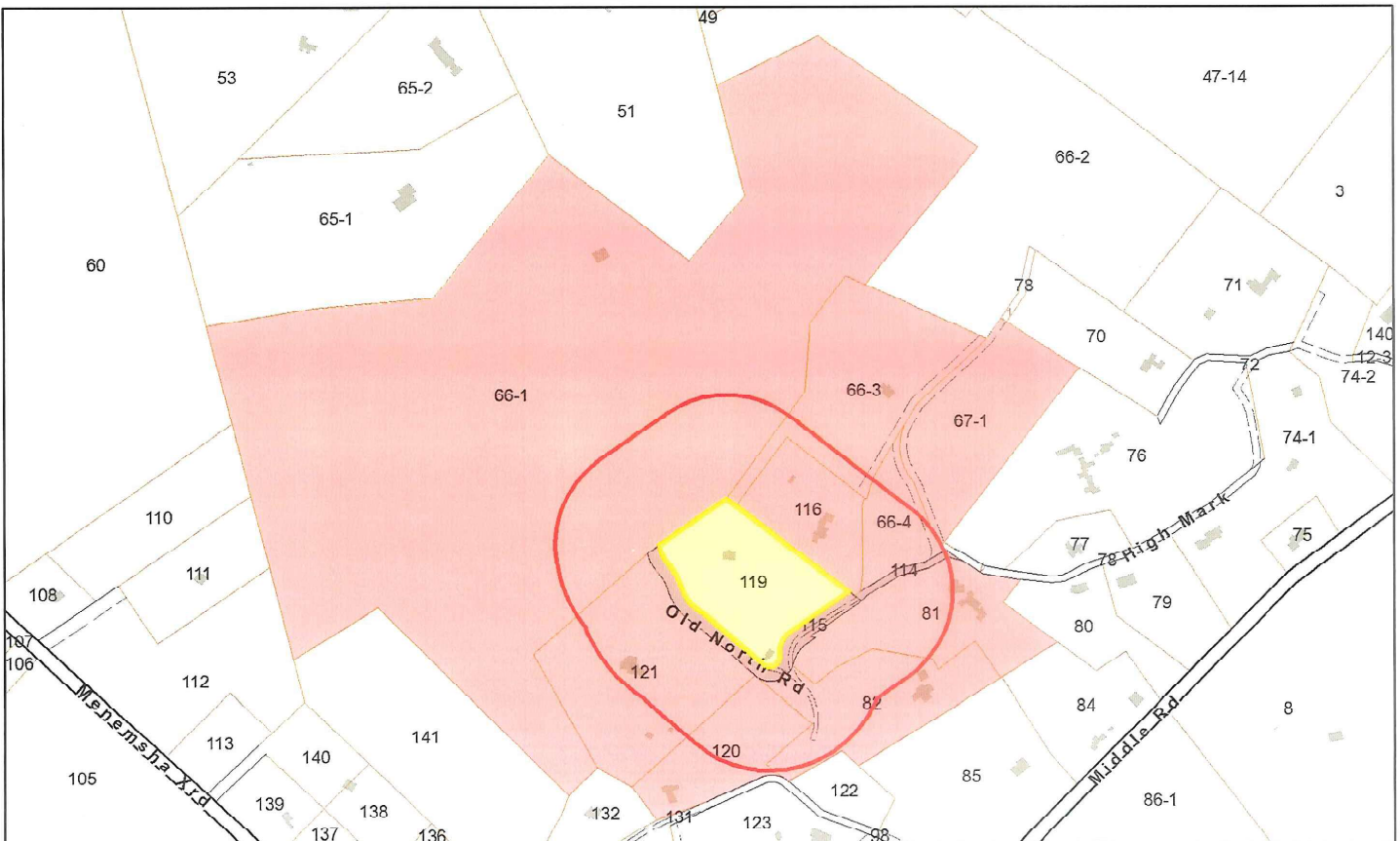
Chilmark, MA



September 14, 2023

1 inch = 400 Feet

www.cai-tech.com



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www.souratigroup.com

Martha's Vineyard Office
107 Beach Rd., Suite 202
P.O. Box 4458, Vineyard Haven, MA 02568
Phone: 508-693-9933, Fax: 508-693-4933

Nantucket Office:
35 Old South Road, Nantucket, MA 02554
Phone: 508-228-7888, Fax: 508-228-5511

September 14, 2023

Chilmark Zoning Board of Appeals
P.O. Box 119
Chilmark, MA 02535

RE: **Steven Lofchie and Sarah Fox**
Map 26, Parcel 119
1 Old North Road
Chilmark, MA 02535
Construction of an addition

The following addresses Article 4, Section 4.2A-1 of the Chilmark Zoning Bylaws.

Section 4.2A.1 Accessory Uses - Guest House

- a. **The lot on which the principal dwelling and the accessory dwelling are located contains a minimum area of land of (3) acres:**
The size of the subject lot is 3.01± acres.

- b. **The maximum floor area of the accessory dwelling shall not exceed 800 square feet, which shall include any roof-covered area enclosed by walls or screening:**
The floor area of the existing guest house is 472± S.F., the floor area of the proposed addition is 111± S.F., for a total of 583± S.F.

- c. **Soil percolation tests and location of a septic system for the exclusive use of the accessory dwelling shall be approved by the Board of Health prior to granting of a special permit by the Board of Appeals. If the applicant illustrates to the satisfaction of the Board of Health through the submission of suitable drawings prepared by a Professional Engineer or Registered Sanitarian, that a septic system can be permitted in full compliance with all applicable regulations to serve the guest house only, then the applicant may substitute in place of said guest house septic system, connection to a common septic system on a single parcel of land. Said common septic system must also be in full compliance with all applicable rules and regulations of the Board of Health and any other Board which may have regulatory power, and:**
There is an existing sewage disposal system serving the guest house. No work on the sewage disposal system is proposed.

- d. A covenant against the lot shall be recorded in the registry of deeds prohibiting any subdivision of the lot on which an accessory dwelling is specially permitted unless the minimum acreage for each subdivided lot conforms to the minimum lot size for the district in which the lot is located as provided in the bylaw:**

A covenant will be recorded at the Registry of Deeds at the time of issuance of the Building Permit.

- e. The owner must own the principal dwelling for five years before a guest house may be built:**

The project consists of the construction of an addition to a pre-existing guest house which was constructed circa 1941. Please refer to the enclosed Assessor's Card for details.

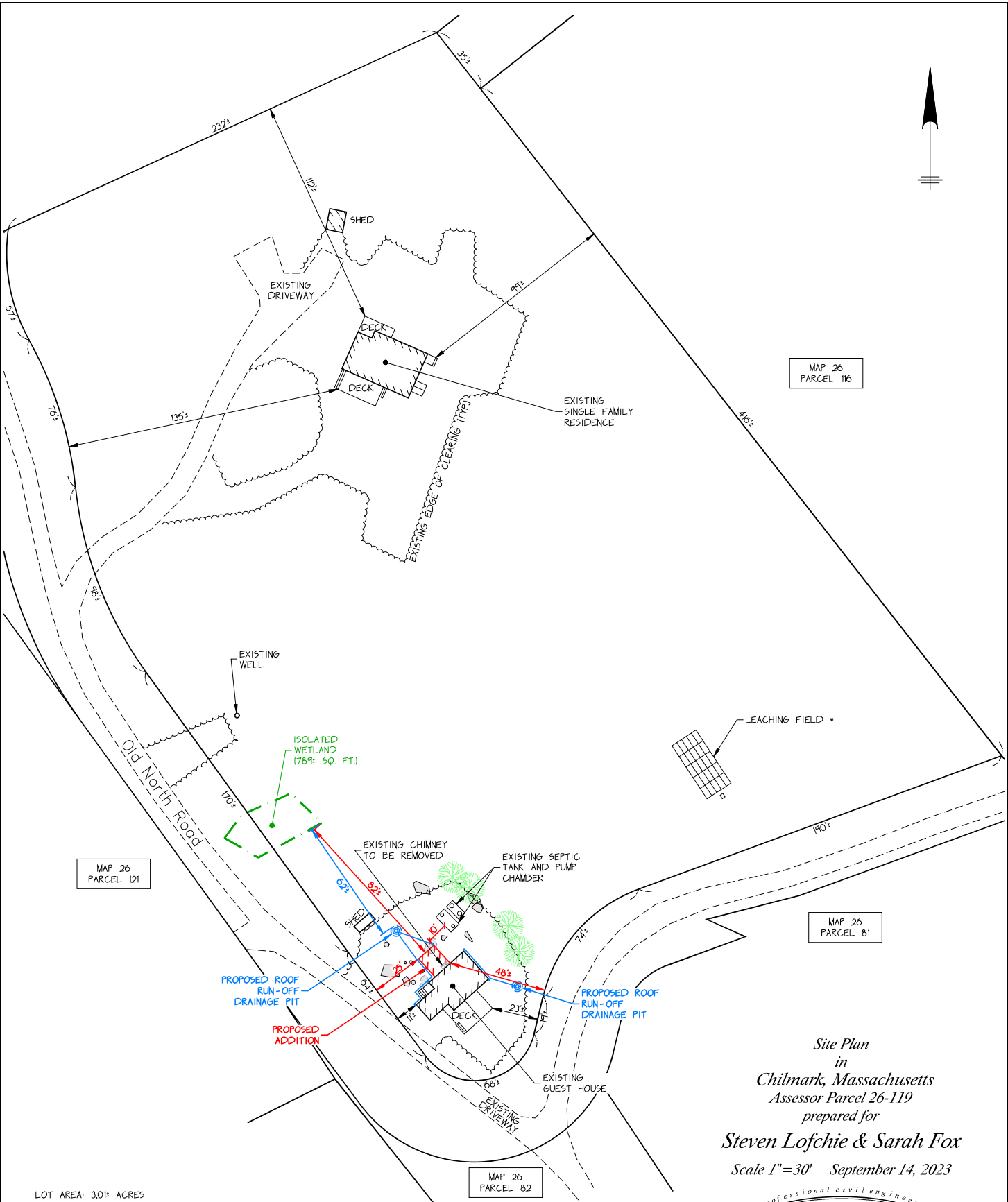
Exception: On a parcel of land containing a minimum of six (6) acres held in continuous ownership for at least five (5) years, a guest house may be built within five (5) years of the principal dwelling construction if the owner thereof covenants against any subdivision of the parcel.

- f. Permits for unbuilt guest houses may not be transferred to new owners:**

Not applicable.

- g. An Historic House may be converted into or used as a Guest House (even if it exceeds 800 square feet) provided it meets the above requirements (a) through (d). [See section 6.11.B.3.d. Applicability to Historic Houses.]**

Not applicable.



MAP 26
PARCEL 121

MAP 26
PARCEL 116

MAP 26
PARCEL 81

MAP 26
PARCEL 82

LOT AREA: 3.0± ACRES

• LOCATIONS TAKEN FROM SEPTIC PLAN
DATED JANUARY 30, 2023 ON RECORD AT
CHILMARK BOARD OF HEALTH.

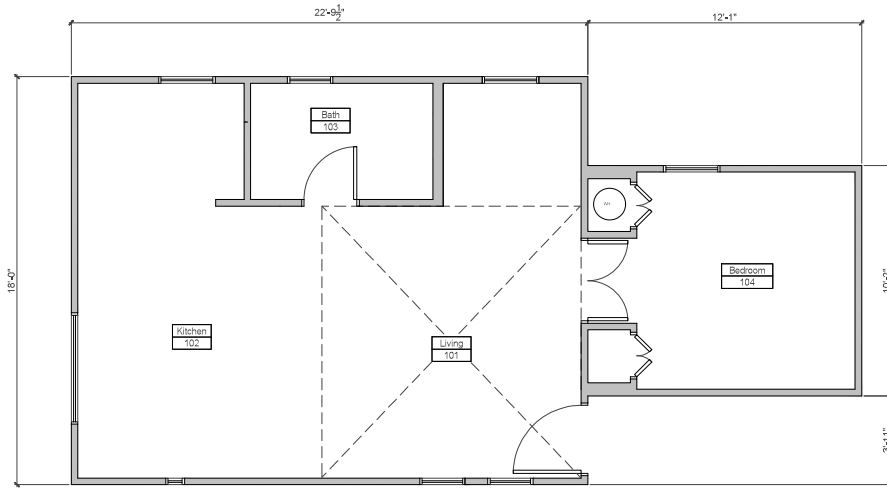
Site Plan
in
Chilmark, Massachusetts
Assessor Parcel 26-119
prepared for
Steven Lofchie & Sarah Fox
Scale 1"=30' September 14, 2023



P.O. Box 4458
107 Beach Road, Suite 202
Vineyard Haven, MA 02568
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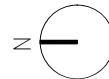


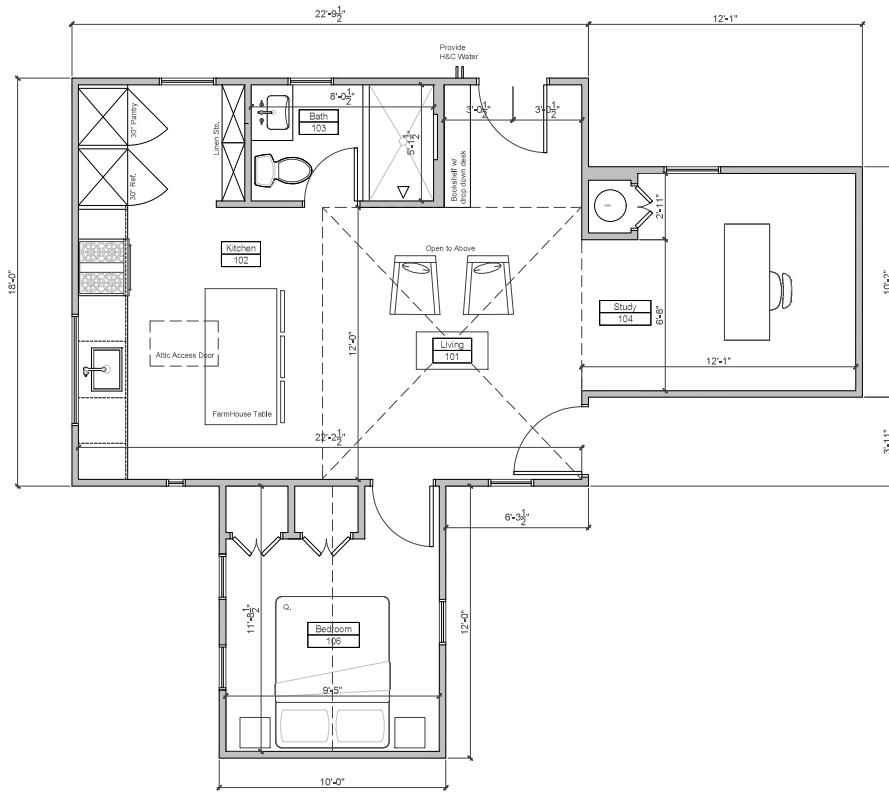
Charles R. Gilstad
9/14/23



1 Existing Conditions | Guest House First Floor Plan

1/8" = 1'-0"





1 Proposed Guest House First Floor Plan

