

June 11, 2021

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

RE: The Yard – Special Permit #7 The Yard, Chilmark Assessor Parcel 26-91
VLS&E Job No.1573

Dear Board Members,

Our office submitted a request for special permit for proposed expansion and improvements on the above referenced property in October 2018. The project received an approval dated June 27, 2019. The COVID-19 pandemic impacted The Yard's operations and their ability to fundraise for this project and has delayed the start of work. The project has not changed in any manner since the previous approval and no work has been completed at this time. The permit is set to expire on June 27th 2021, please consider this a request for an extension of the approved ZBA decision and plans.

List of Attachments:

- ZBA Decision dated June 27, 2019
- VLS&E Site Plan dated March 26, 2019
- Horiuchi Landscape Plan dated February 20, 2019

If you need any additional information or have questions please contact our office.

Sincerely,



Reid G. Silva, PE PLS
Professional Engineer
Professional Land Surveyor

Dukes - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 5/6/2021 11:26:13 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
3548	DECISION		01500/36	06/28/2019	
Property-Street Address and/or Description					
Grantors					
YARD INC					
Grantees					
CHILMARK TOWN APPEALS					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					



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

**Owner: The Yard, Inc.
Applicant: Reid Silva; Vineyard Land Surveying & Engineering
Address: # 7 The Yard
Map: 26 Lot: 91
Date: June 5, 2019**

A petition under Chilmark's Zoning By-Law Article 8 Section 8.3, Article 6 Section 6.6 and Article 6 Section 6.11 was filed by Reid Silva of Vineyard Land Surveying & Engineering for The Yard, Inc. Under Article 8 Section 8.3 the applicant seeks permission to allow the expansion and alteration of a pre-existing, non-conforming structure and use. The structure is currently and will continue to be used as a 4-bedroom dwelling and dance/performing arts theatre. The current structure ranges from approximately 4 feet to 16 feet from the east lot line. The closest part of the addition will be approximately 16 feet from the east lot line. Under Article 6 Section 6.6 the southeast corner of the addition will be approximately 19 feet from the east lot line and less than the 25-foot minimum setback distance. The renovated portions of the existing structure will be the same distances from the east lot line as the current structure. Under Article 6 Section 6.11 the total living area on the lot will increase from 1,281 sq. ft. to 3,569 sq. ft. The proposed living area is + 471 sq. ft. above the amount requiring a Special Permit. The maximum living area requiring a Special Permit and allowed for the 1.39-acre parcel is 5,597 sq. ft. The project is in the Middle Road Roadside District. The application was heard at a duly posted continued public hearing held on June 5, 2019. The Board voted unanimously with four in favor to approve the petition and site plan dated 3/26/19 and the Horiuchi Landscape Plan dated 2/20/19 with the following special conditions: 1. The project shall comply with all conditions outlined in the Martha's Vineyard Commission decision for DRI 689 approved on May 16, 2019. 2. Construction fencing shall be placed on The Yard's property along the entire length of the east lot line for Map 26 Lot 91 that is shared with Map 26 Lot 90 to contain all construction activity and debris to Lot 91. 3. Special care shall be taken to protect and preserve the trees on Lot 90 along this border line.

IMPORTANT:

FIRST:

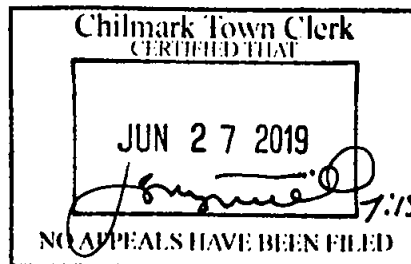
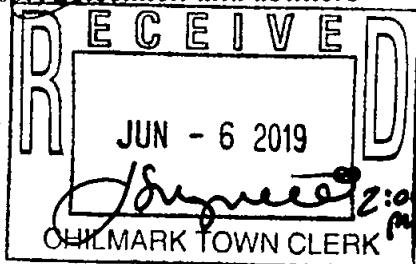
Any appeal from the decision of the Board of Appeals can be made only to the Superior Court for Dukes County or to the Land Court under Section 14A of Massachusetts General Laws, Chapter 240 and must be filed within twenty calendar days following the filing of the decision with the office of the Town 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.

Chairman, Board of Appeals

Copies to Applicant, Town Clerk, Building Inspector, Planning Board, Board of Health, Tax Collector, Assessor, Selectmen and abutters



Plan

"N/F Quinson"
Assr.-Pcl 26-133

Scale: 1 in. = 30 ft.

Datum: ±U.S.G.S.

"N/F Quinson"
Assr.-Pcl 26-134

Dimensional
number
umps)

erobics
Unit
SEED
BALLON
ANK #2
= 106.5

1" = 96

Dwelling
(to be removed)

Church
5-97

tes:
edroom.
tre seat.
SF
ion studio

lot area = 110 GPD/10,000 Sq.Ft. (without treatment).
lot area = 165 GPD/10,000 Sq.Ft. (with treatment).

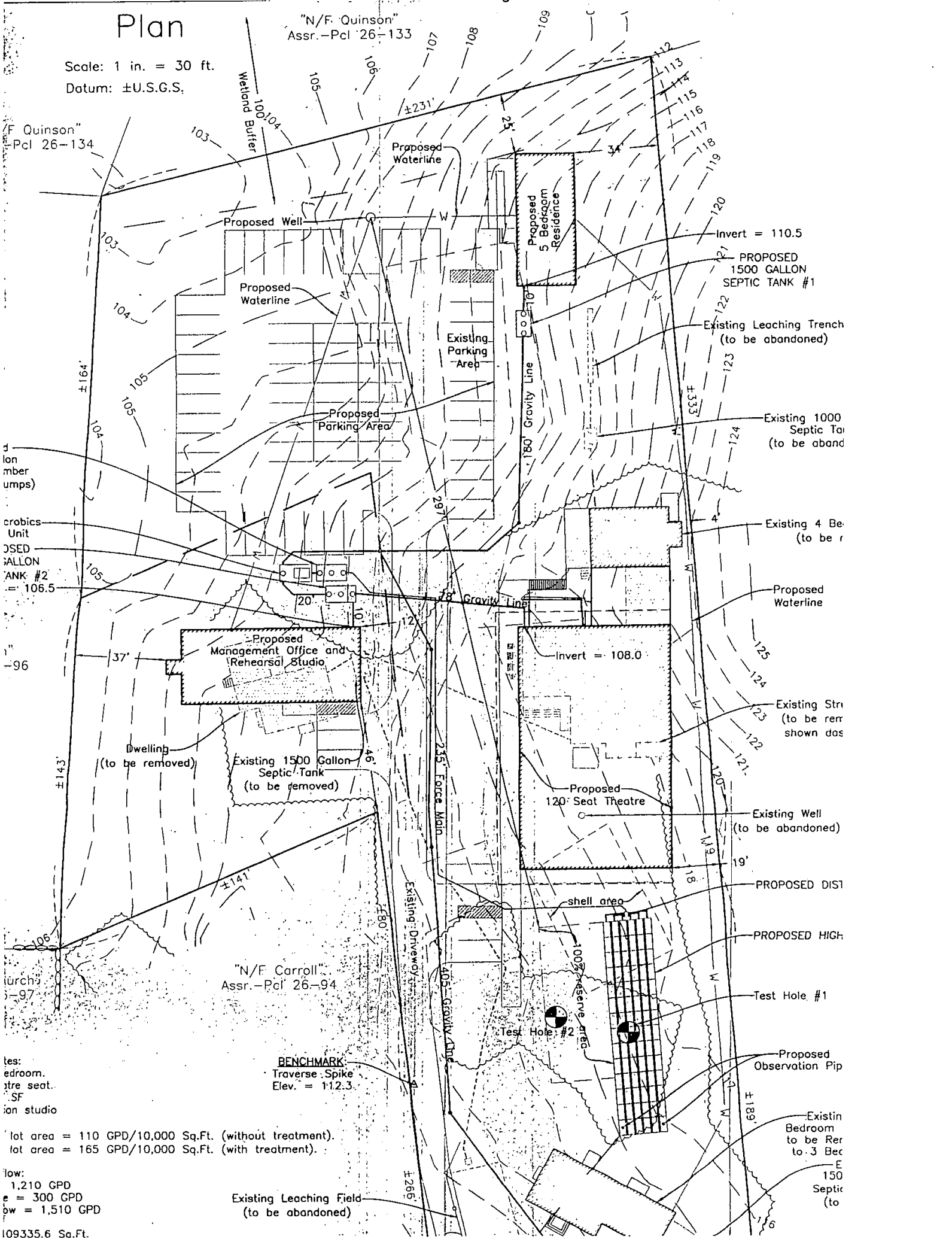
low:
1,210 GPD
e = 300 GPD
ow = 1,510 GPD

109335.6 Sq.Ft.

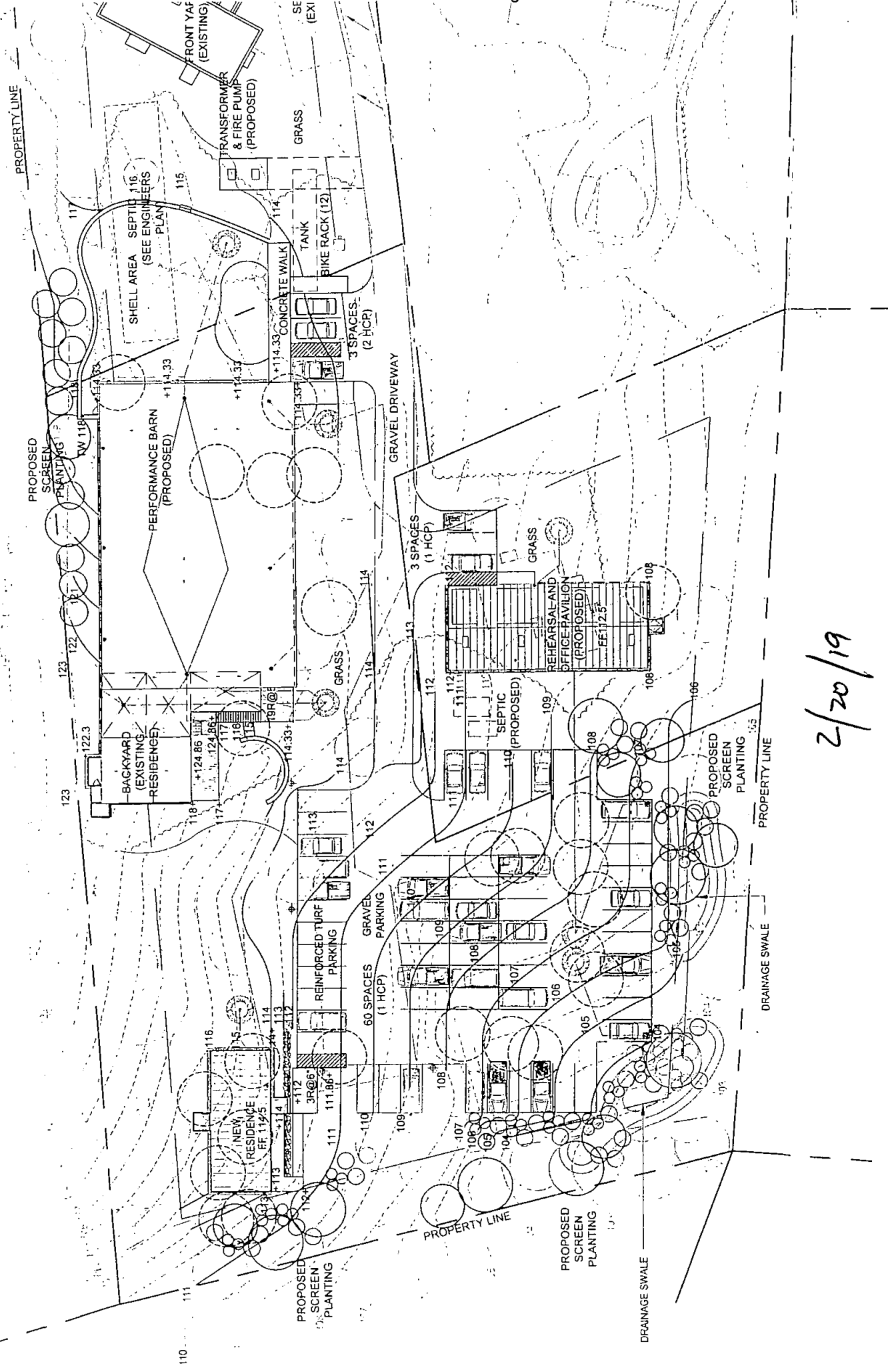
"N/F Carroll"
Assr.-Pcl 26-94

BENCHMARK
Traverse Spike
Elev. = 112.3

Existing Leaching Field
(to be abandoned)



3/26/19



2/20/19

ATTEST: Paulo C. DeOliveira, Register
Dukes County Registry of Deeds