

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

May 10 20 23

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 A.2A.1

at the premises owned by (Owner of Record) 2 Cornolds Way, LLC  
at 2 Cornolds Way (street address),

Assessor's parcel MAP 14 LOTS 1 and 106-1

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*

The applicant seeks permission to construct a 520 sq ft one bedroom guest house accessory to a 5 bedroom main house on a 31.68 acre lot at 2 Cornolds Way.

Petitioner Michael Barclay, Architect  
Address 2 Ouprey Lane, Chilmark  
Telephone Number 917-601-0140

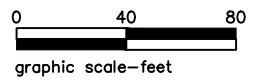
**Notes:**

1. Locus lies within the Chilmark AR-IIa Zoning District  
 minimum lot size: 3 acres  
 minimum property line setbacks: 50' front, 50' side, and 50' rear

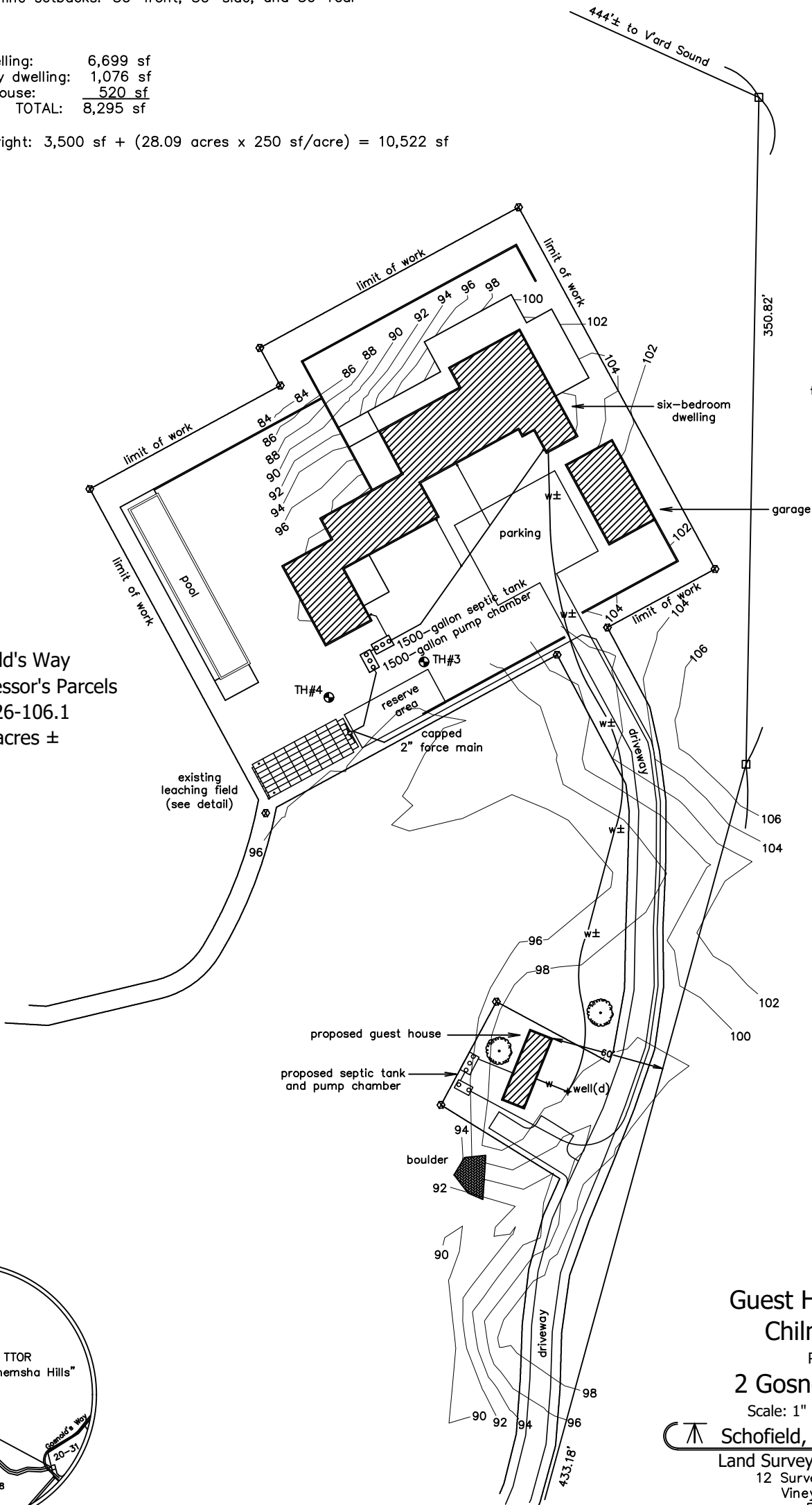
2. Total Living Areas:

existing main dwelling: 6,699 sf  
 existing secondary dwelling: 1,076 sf  
 proposed guest house: 520 sf  
 TOTAL: 8,295 sf

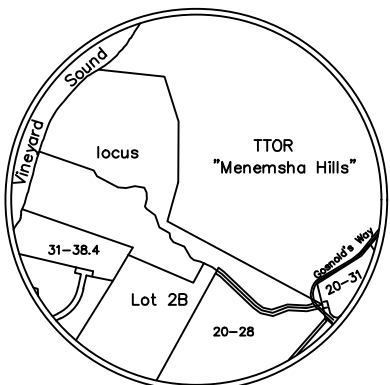
total allowed by right: 3,500 sf + (28.09 acres x 250 sf/acre) = 10,522 sf



2 Gosnold's Way  
 Chilmark Assessor's Parcels  
 14-1 & 26-106.1  
 31.09 acres ±



the Trustees of Reservations  
 Assessor's Parcel  
 14-2



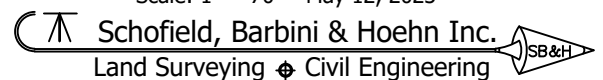
Locus Map (no scale)

**Guest House Site Plan  
 Chilmark, Mass.**

Prepared For

**2 Gosnolds Way, LLC**

Scale: 1" = 70' May 12, 2023



**Schofield, Barbini & Hoehn Inc.**

Land Surveying & Civil Engineering

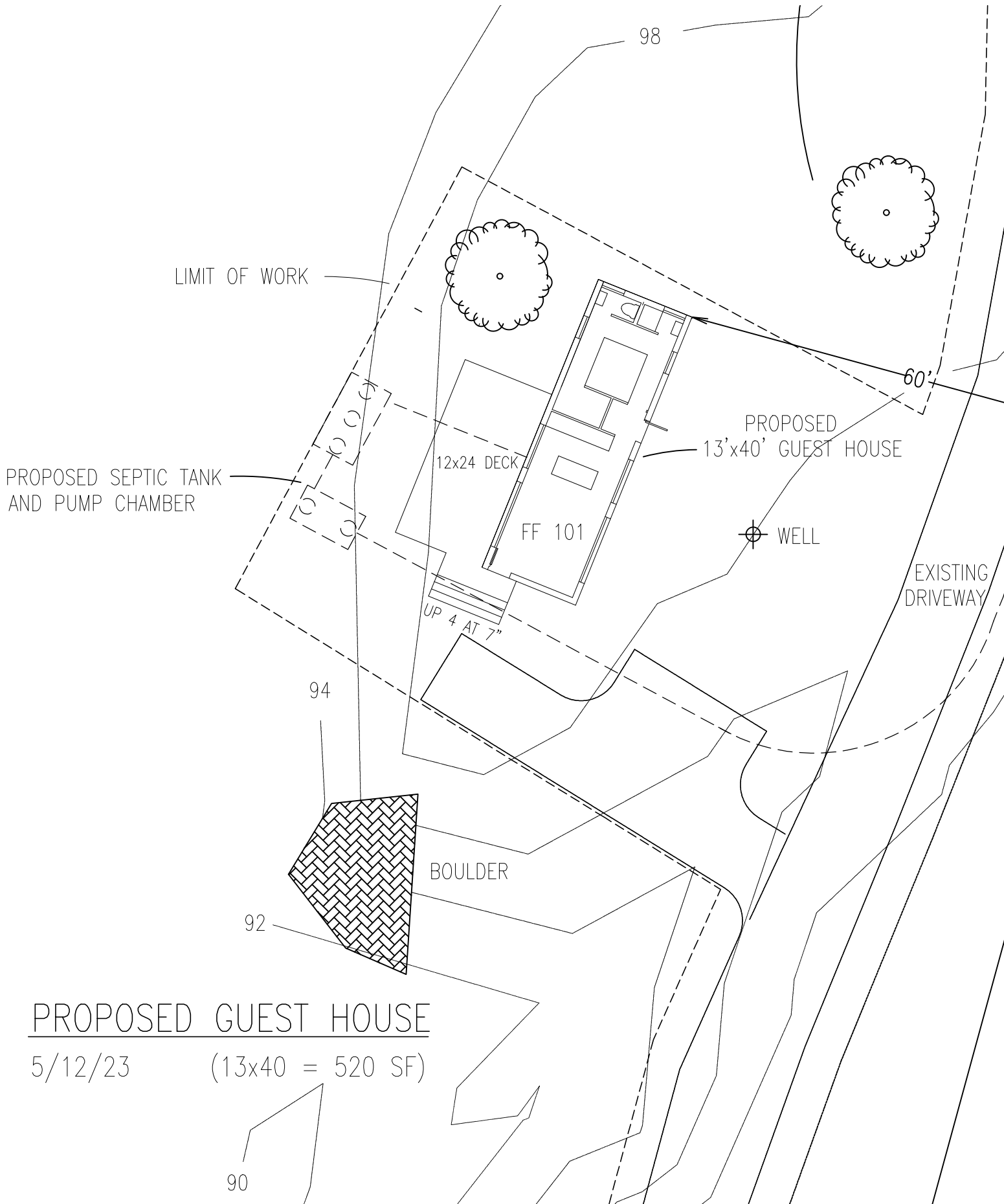
12 Surveyor's Lane, Box 339

Vineyard Haven, Mass.

508-693-2781

www.sbhinc.net

MV 11378 (CZBA & bldg permit)



PROPOSED GUEST HOUSE

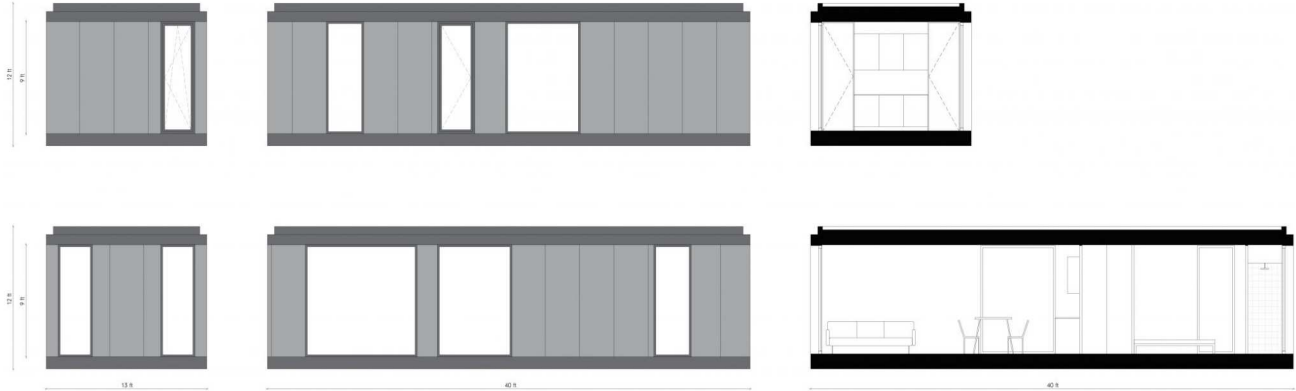
5/12/23

(13x40 = 520 SF)

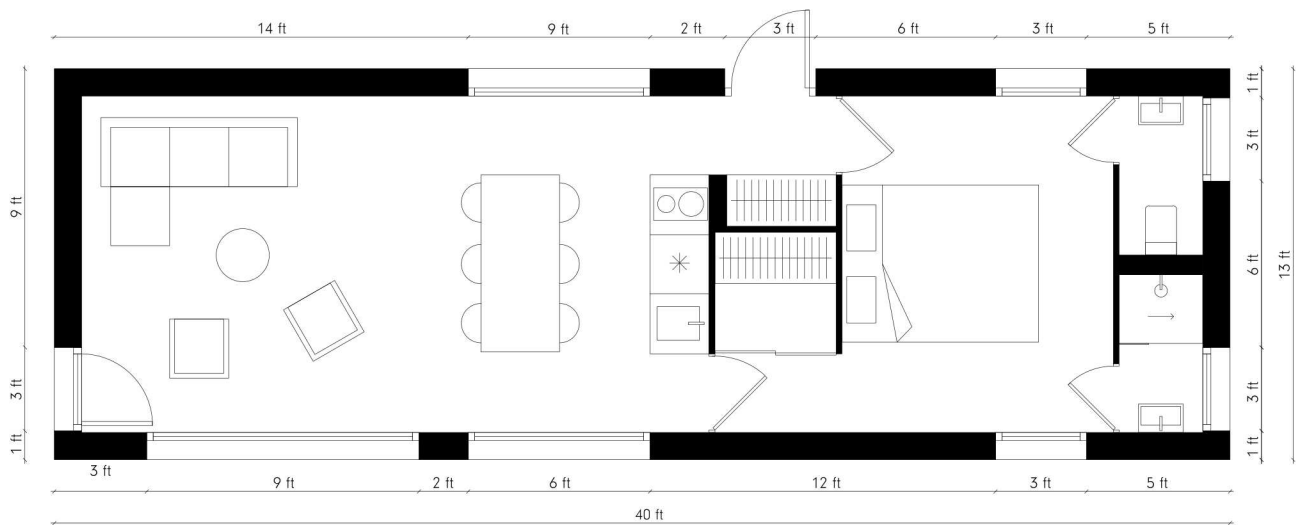


## Plan C

### Facades



### Plan



**The outer dimensions:** 40 ft x 13 ft x 12 ft (length/width/height)

**Inner dimensions:** 38 ft x 11.5 ft x 9 ft

**Total inside area:** 430 sqf

**Total outside area:** 516 sqf

Furniture in the plan serves as a reference. To upgrade model with several features go to **upgrade** section in the configurator.



