



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

July 31, 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 4.2(A)(6) & 6.6

at the premises owned by (Owner of Record) Richard & Lisa Zabel, Trustees
of the Barn Owl Trust

at 225 State Road (street address),

Assessor's parcel MAP 33 LOT 122

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

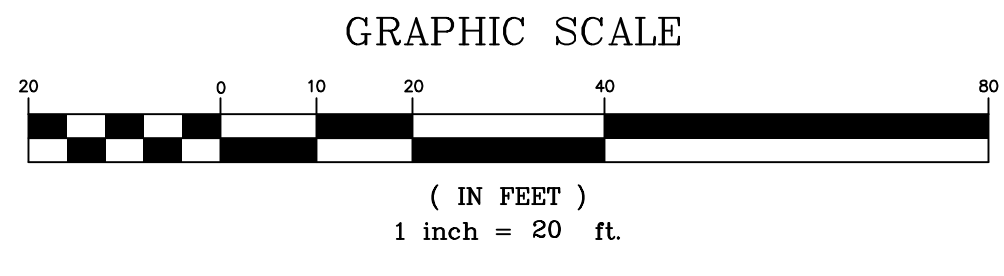
Article 4, Section 4.2(A)(1): To convert an existing 800 SF studio to an 800 SF guest house.

Article 6, Section 6.6: To request 17' of building setback relief for the change of use of an existing studio to a guest house. Setback relief was previously approved in 2018 for the existing studio structure - there are no changes to the footprint or exterior of the building being requested. A consent letter from the direct abutter to the project will be submitted.

Petitioner *Reid G. Silva*
Reid G. Silva

Address c/o Vineyard Land Surveying & Engineering, Inc.
P. O. Box 421, West Tisbury, MA 02575

Telephone Number 508-693-3774

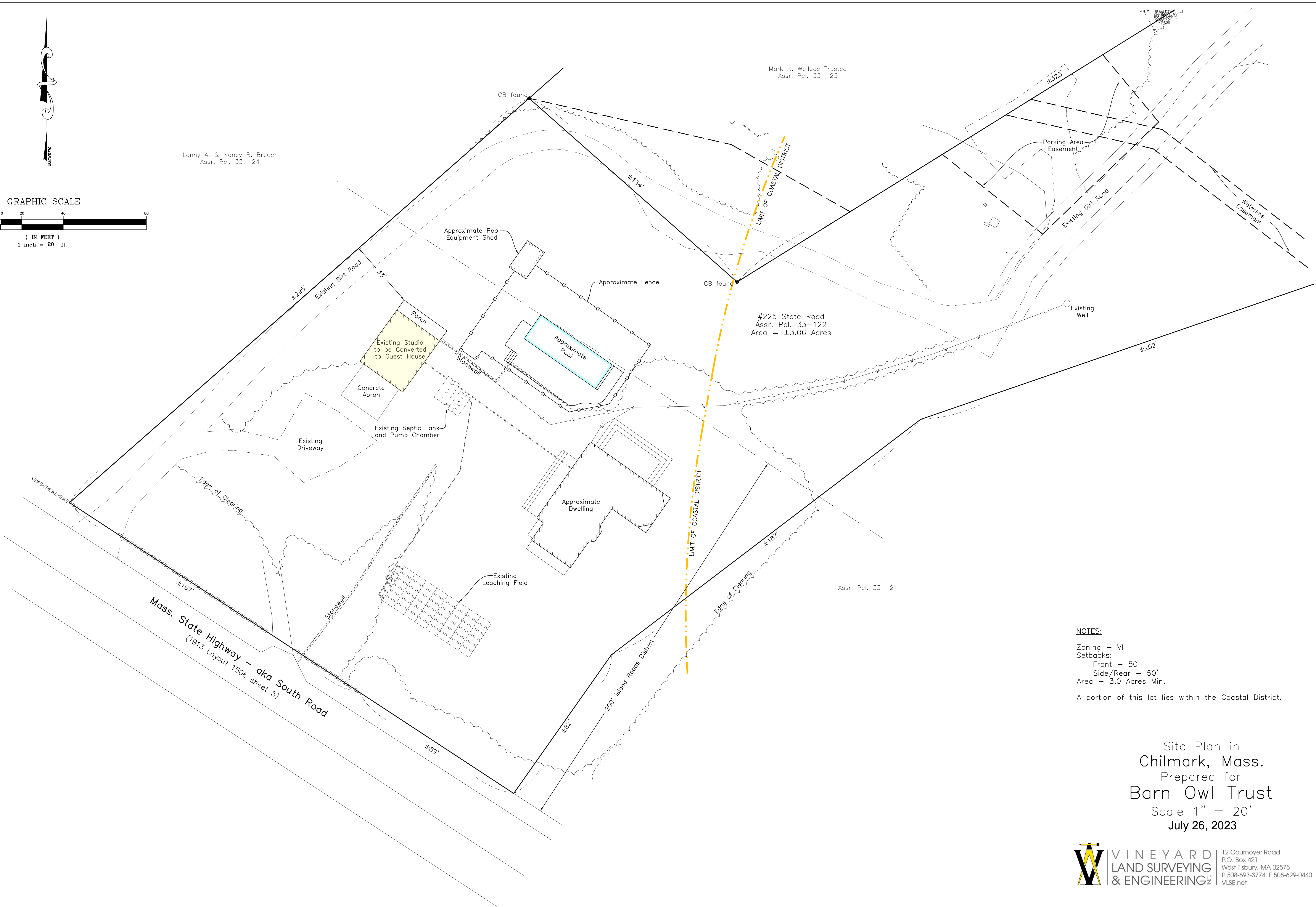


Lanny A. & Nancy R. Breuer
Assr. Pcl. 33-124

Mark K. Wallace Trustee
Assr. Pcl. 33-123

#225 State Road
Assr. Pcl. 33-122
Area = ±3.06 Acres

Assr. Pcl. 33-121



NOTES:

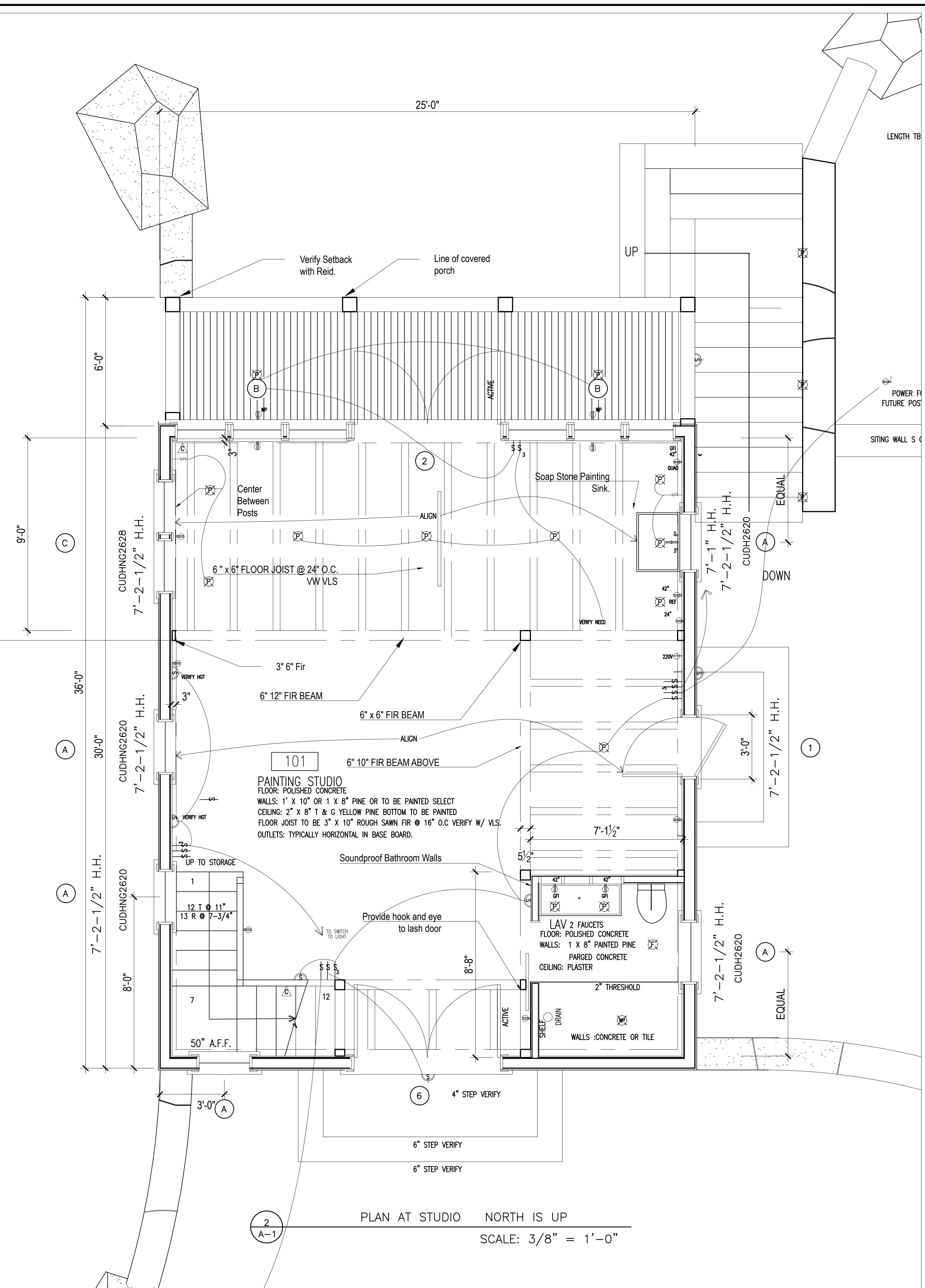
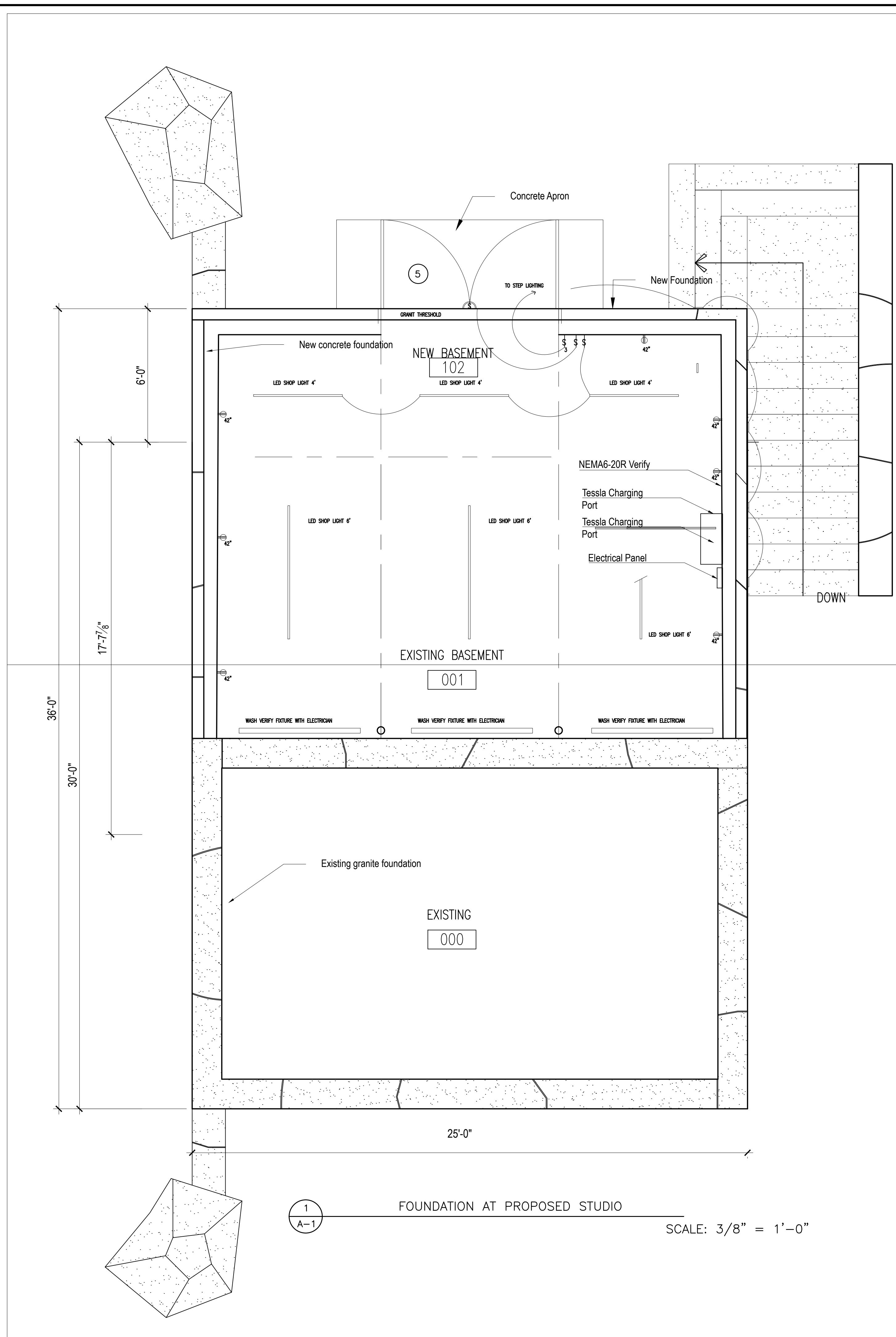
- Zoning - VI
- Setbacks:
 - Front - 50'
 - Side/Rear - 50'
- Area - 3.0 Acres Min.

A portion of this lot lies within the Coastal District.

Site Plan in
 Chilmark, Mass.
 Prepared for
 Barn Owl Trust
 Scale 1" = 20'
 July 26, 2023

VINEYARD
 LAND SURVEYING
 & ENGINEERING

12 Cournoyer Road
 P.O. Box 421
 West Tisbury, MA 02575
 P 508-693-3774 | F 508-629-0440
 VLSE.net



North

PRELIMINARY

ZABEL STUDIO
PRELIMINARY FOUNDATION PLAN
PRELIMINARY STUDIO PLAN

PROJECT NAME:
ZABEL
CHILMARK
MARTHA'S VINEYARD

DRAWING TITLE:
PROPOSED
BARN
1/4" PLANS

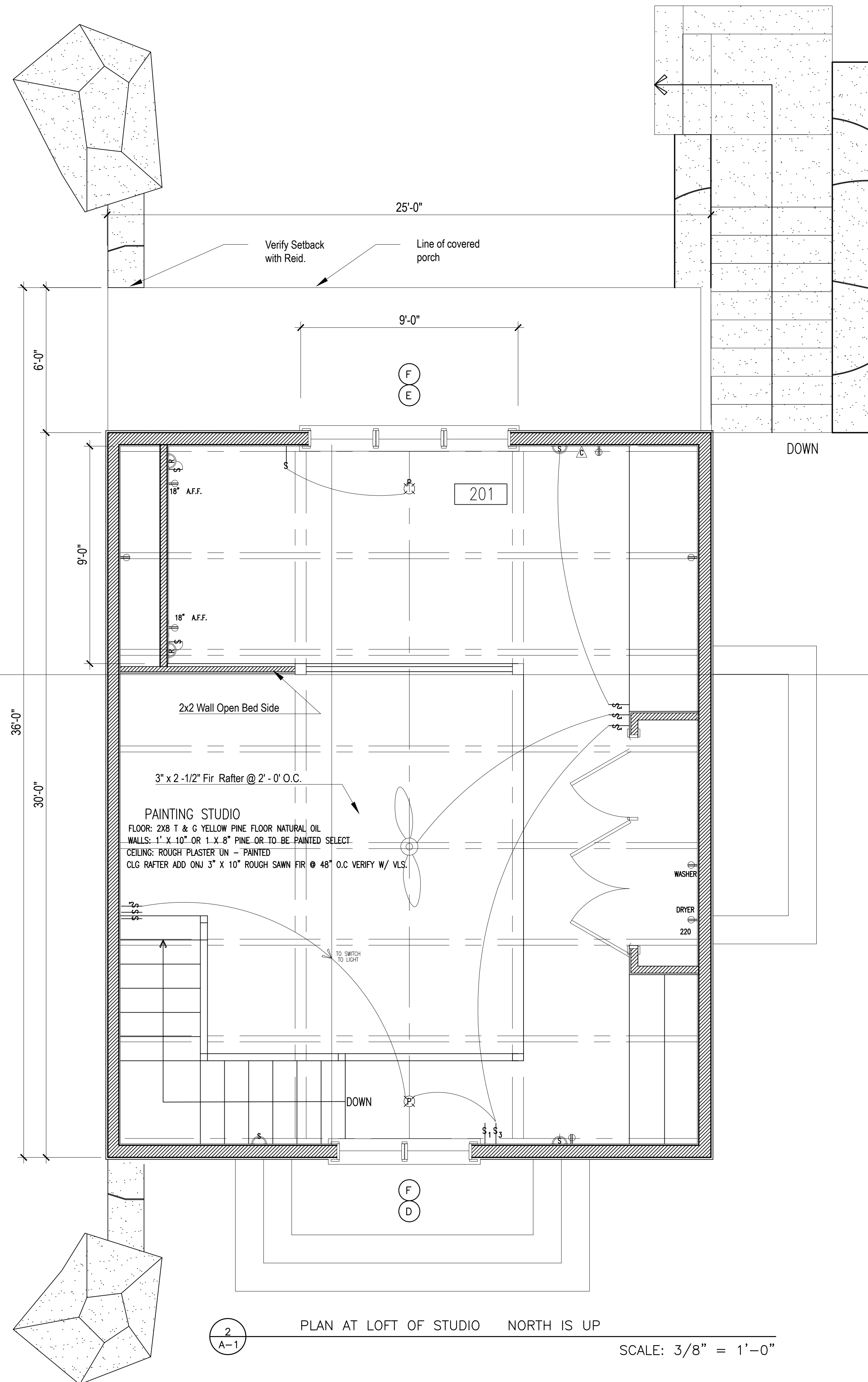
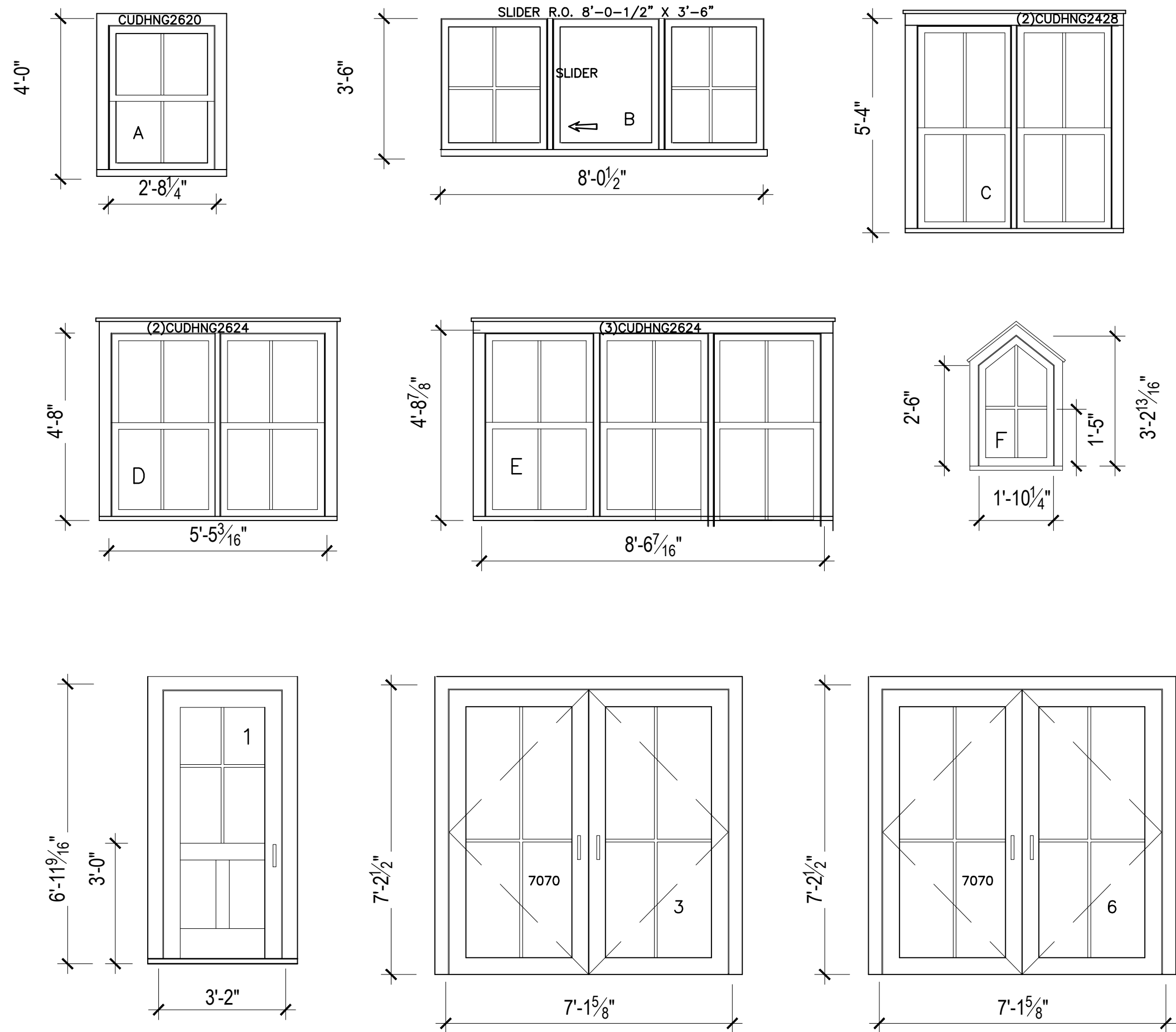
DATE: 7.30.18

Checked By: YOU

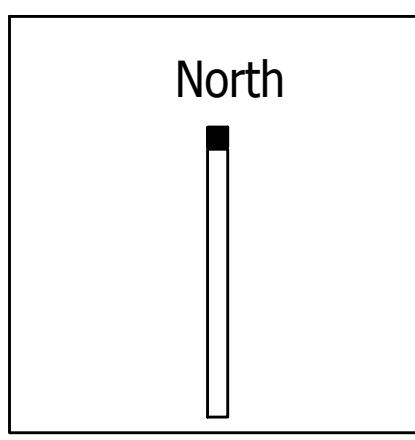
A-1

WINDOWS		VERIFY ALL R.O. WITH WINDOW SHOP DRAWINGS			
DSG.	QTY	MANUF. NO.	R.O. W X H	REMARKS	
A	5	CUDH2620	2'-8-1/4" X 4'-0"		
B	2	CUGLTS8036	8'-0"-1/2" X 3'-6"		
C	1	(2)CUDHNG2428	2'-6-1/4" X 5'-4"	MULLED	
D	1	(2)CUDHNG2624	2'-8-1/4" X 4'-8"	MULLED	
E	1	(3)CUDHNG2624	2'-8-1/4" X 4'-8"	MULLED	
F	2	CUDHNG2624	1'-10 1/4" X 3'-1'-3/16"	ATTIC	

DOORS					
1	1	SIMPSON	3'-2-1/2" X 7'-2-1/2"	SIMPSON	
2	1	6668	6'-11-9/16" X 6'-6"	CONSIDER CUSTOM MARVIN	
3	1	7070	7'-1-5/8" X 7'-2-1/2"	OUTSWING	
4	1	MH	6'-11-9/16" X 6'-6"	BARN DOOR BY MH	
5	1	MH	7'-0" X 8'-0"	BASMENT DOOR BY MH	
6	1	7070	7'-1-5/8" X 7'-2-1/2"	INSWING	



2
A-1 PLAN AT LOFT OF STUDIO NORTH IS UP SCALE: 3/8" = 1'-0"



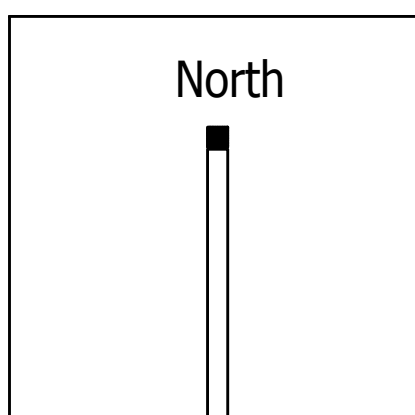
PRELIMINARY

ZABEL STUDIO
PRELIMINARY FOUNDATION PLAN
PRELIMINARY STUDIO PLAN

PROJECT NAME:
ZABEL
CHILMARK
MARTHA'S VINEYARD

DRAWING TITLE:
PROPOSED
BARN
1/4" PLANS

DATE: 7.30.2016
Checked By: YOU

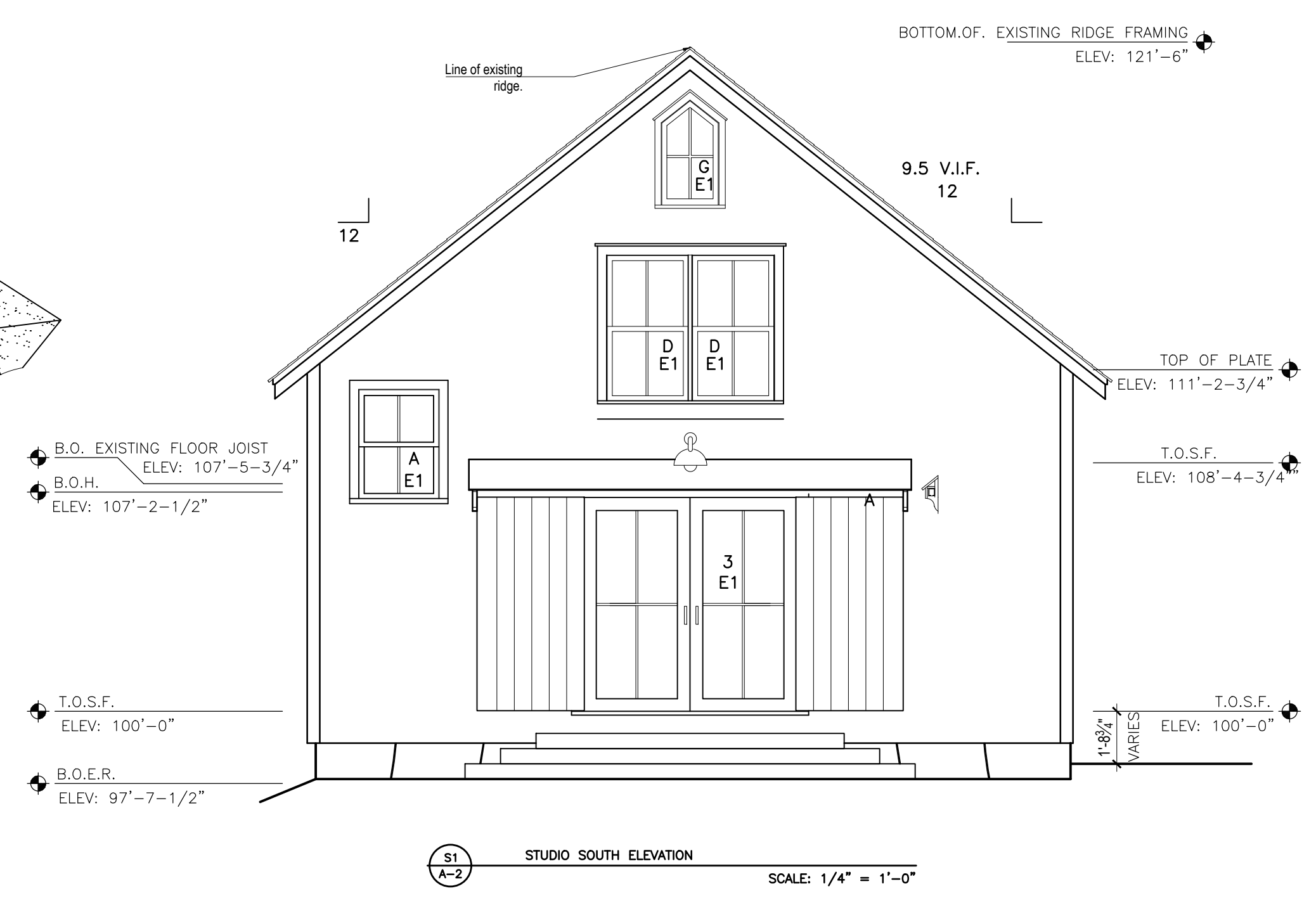
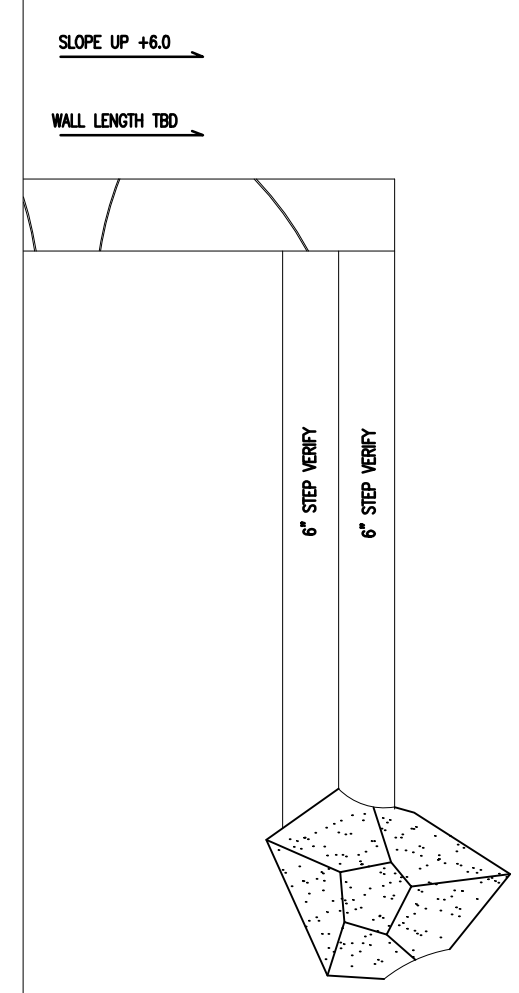
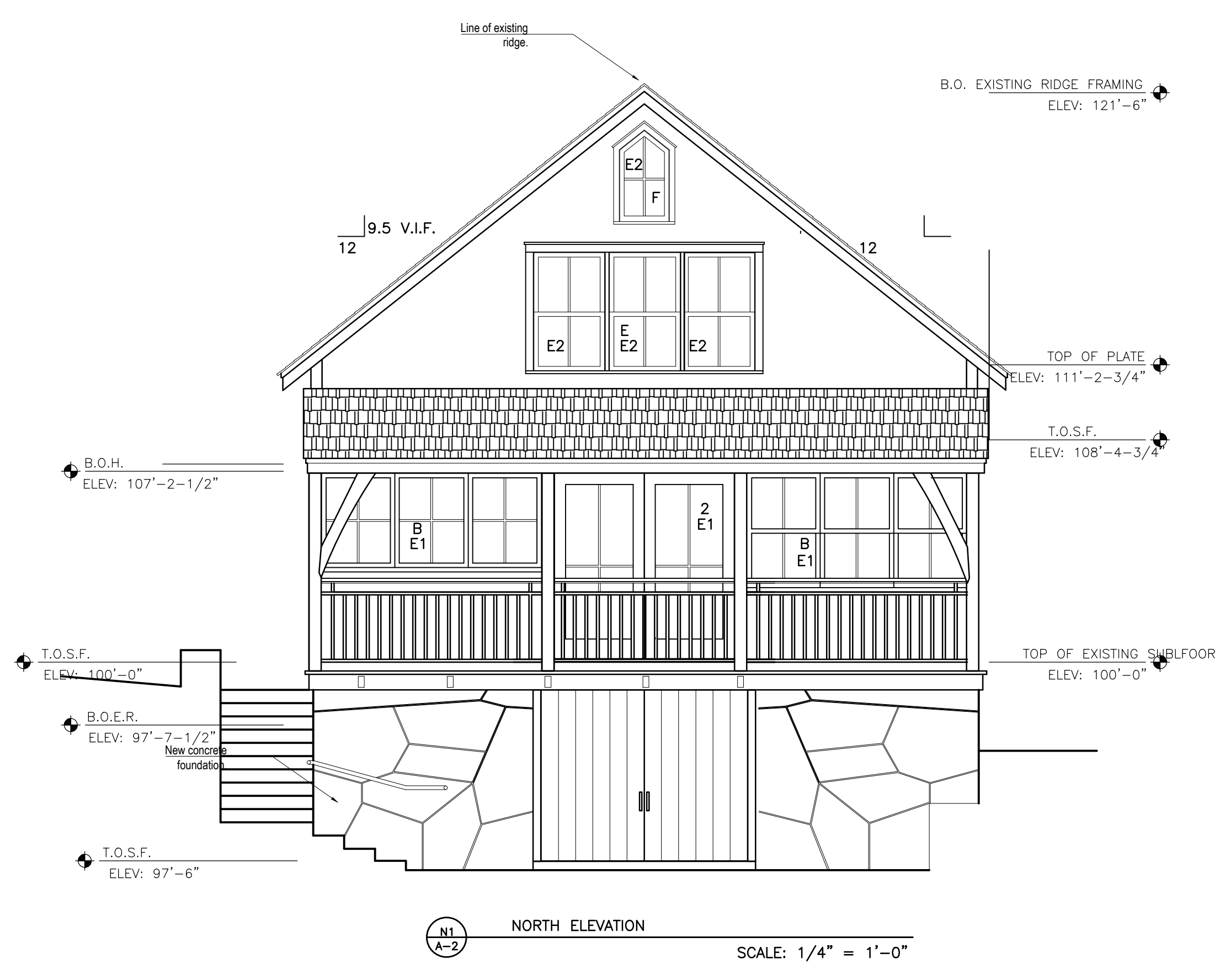


PRELIMINARY

ZABEL STUDIO
PRELIMINARY ELEVATIONS

PROJECT NAME:
ZABEL
CHILMARK
MARTHA'S VINEYARD
DRAWING TITLE:
PROPOSED
STUDIO
1/4" ELEVATIONS
DATE: 7.30.2016
Checked By: YOU

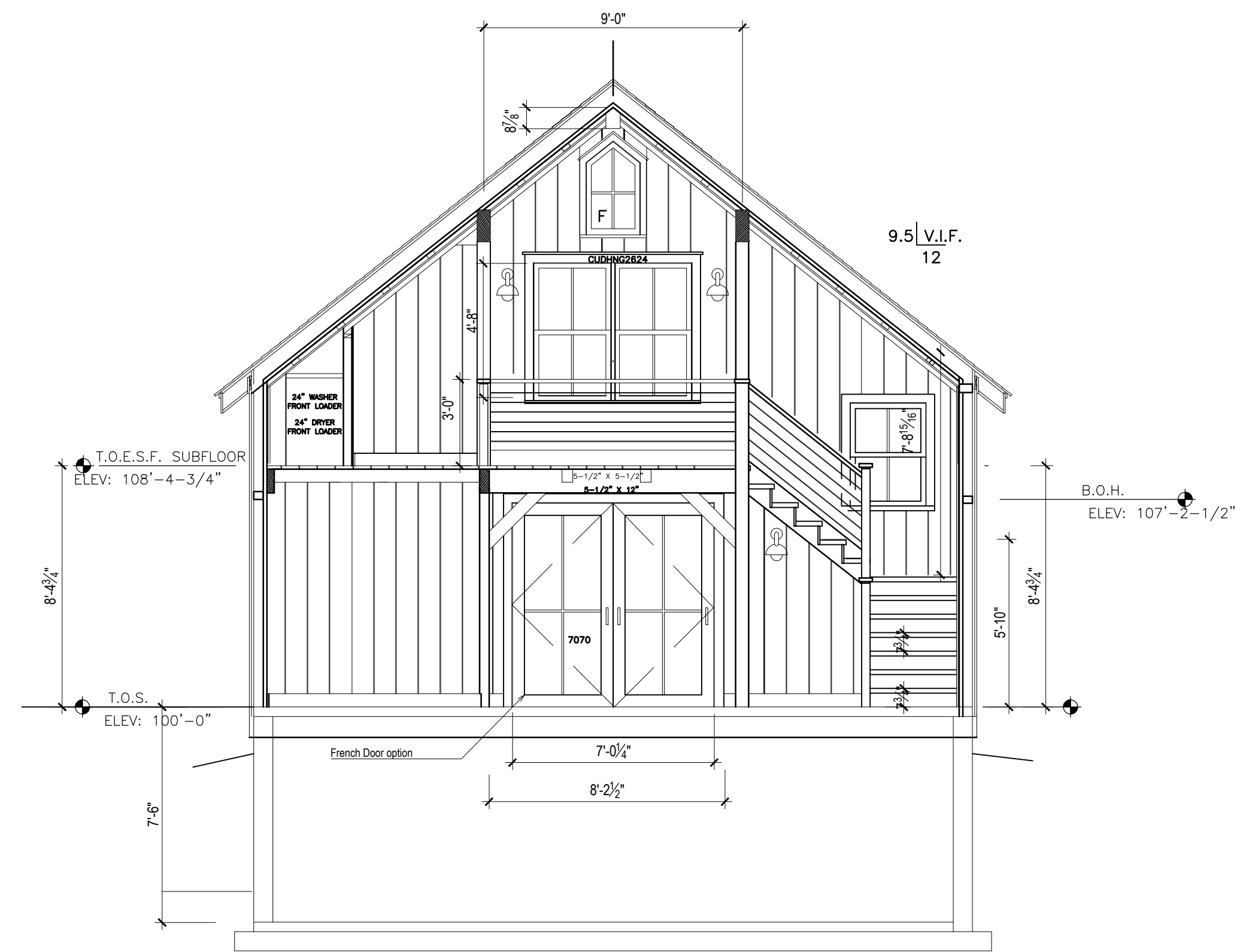
A-2A



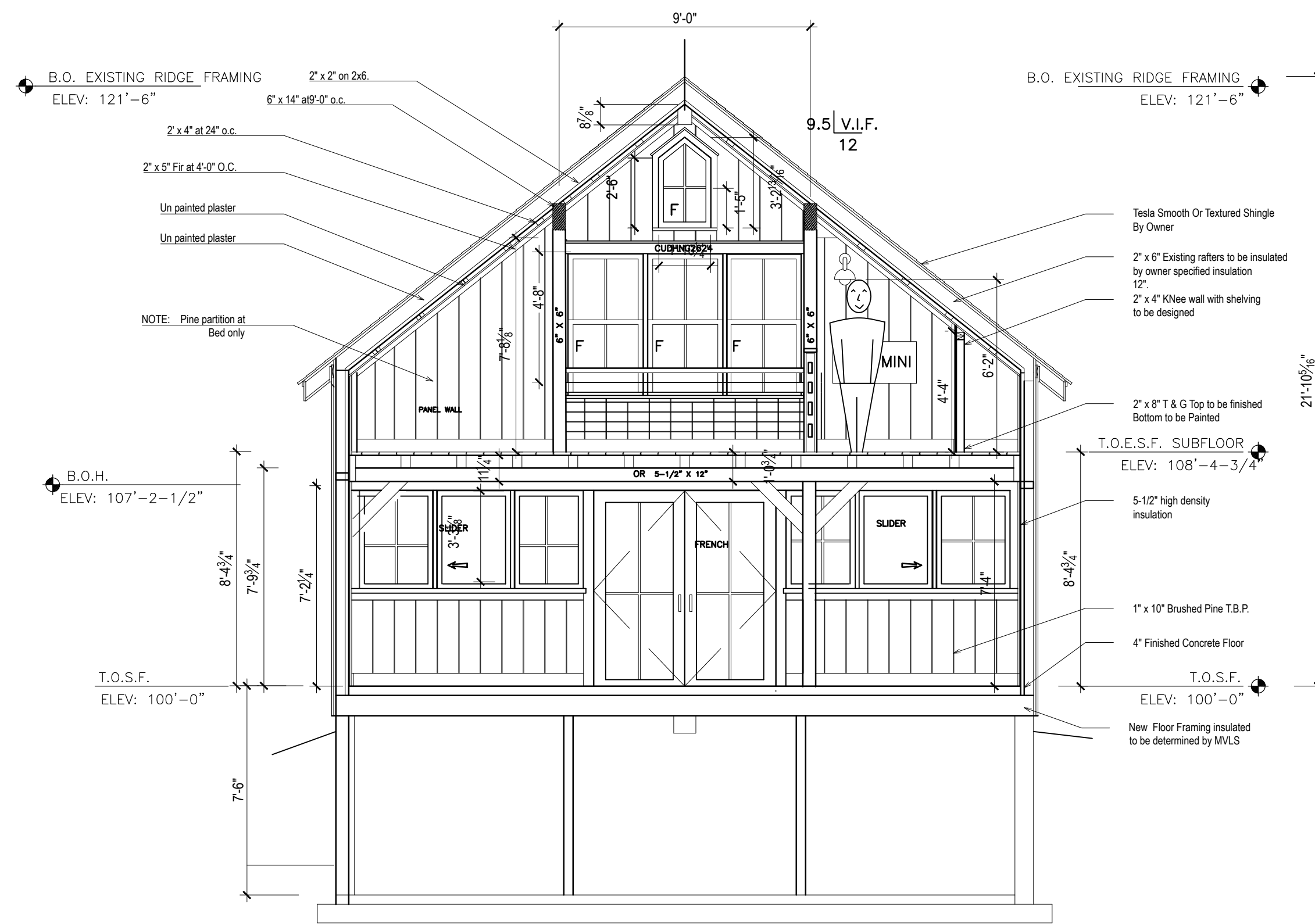
North

PRELIMINARY

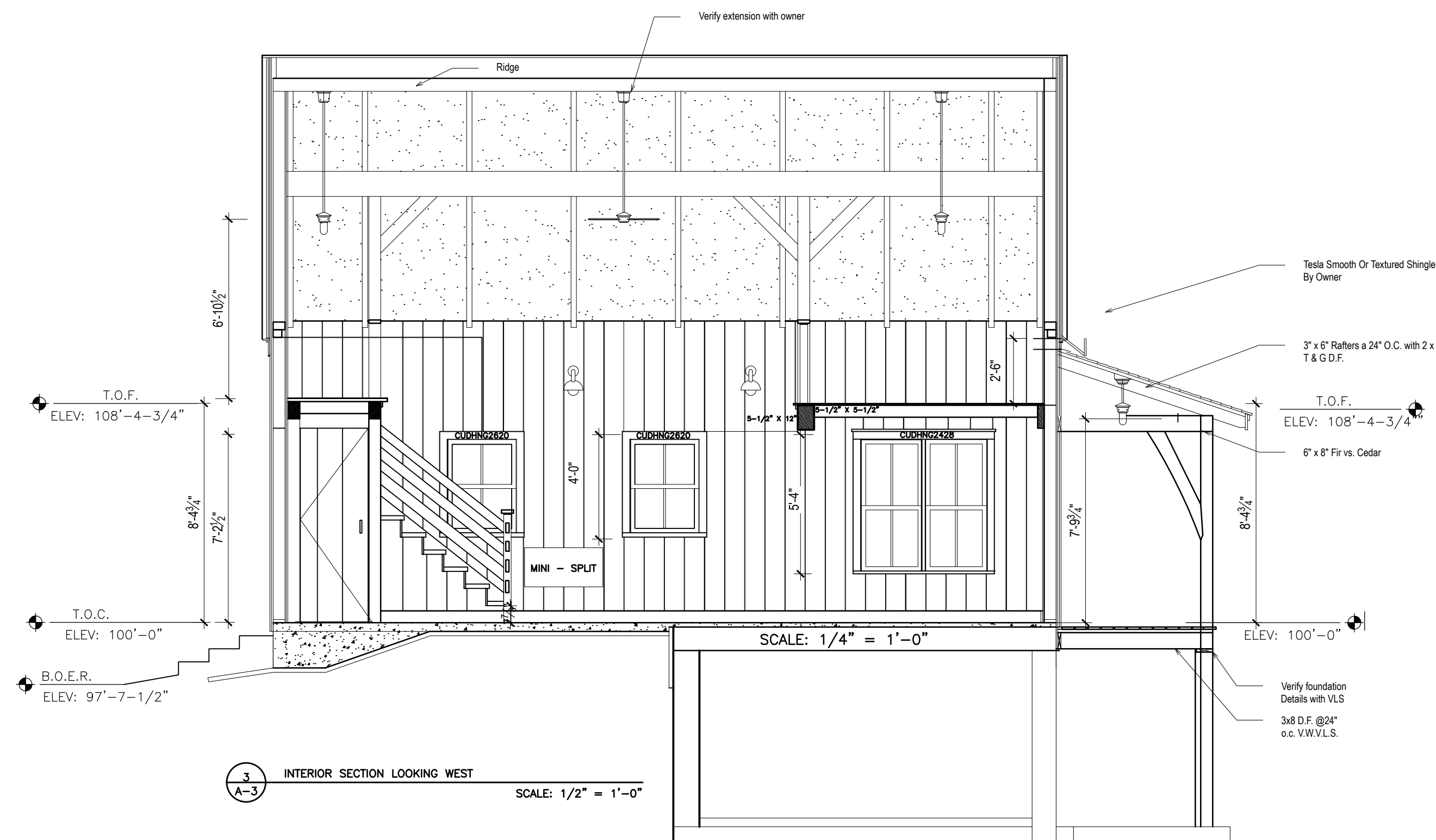
ZABEL STUDIO
PRELIMINARY INTERIOR
SECTIONS & ELEVATIONS



1
A-3 INTERIOR SECTION LOOKING SOUTH
SCALE: 1/2" = 1'-0"



2
A-3 INTERIOR SECTION LOOKING NORTH
SCALE: 1/2" = 1'-0"



3
A-3 INTERIOR SECTION LOOKING WEST
SCALE: 1/2" = 1'-0"



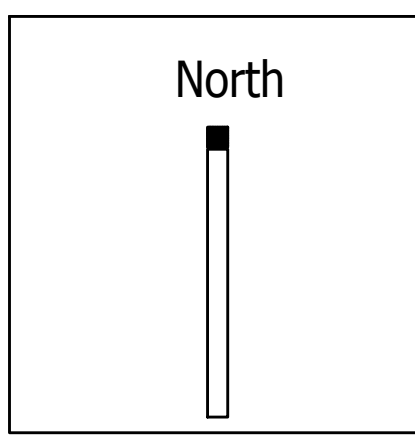
4
A-3 INTERIOR SECTION LOOKING EAST
SCALE: 1/2" = 1'-0"

PROJECT NAME:
ZABEL
CHILMARK
MARTHA'S VINEYARD

DRAWING TITLE:
PROPOSED
STUDIO
1/4" ELEVATIONS

DATE:
7.30.2016

Checked By:
YOU



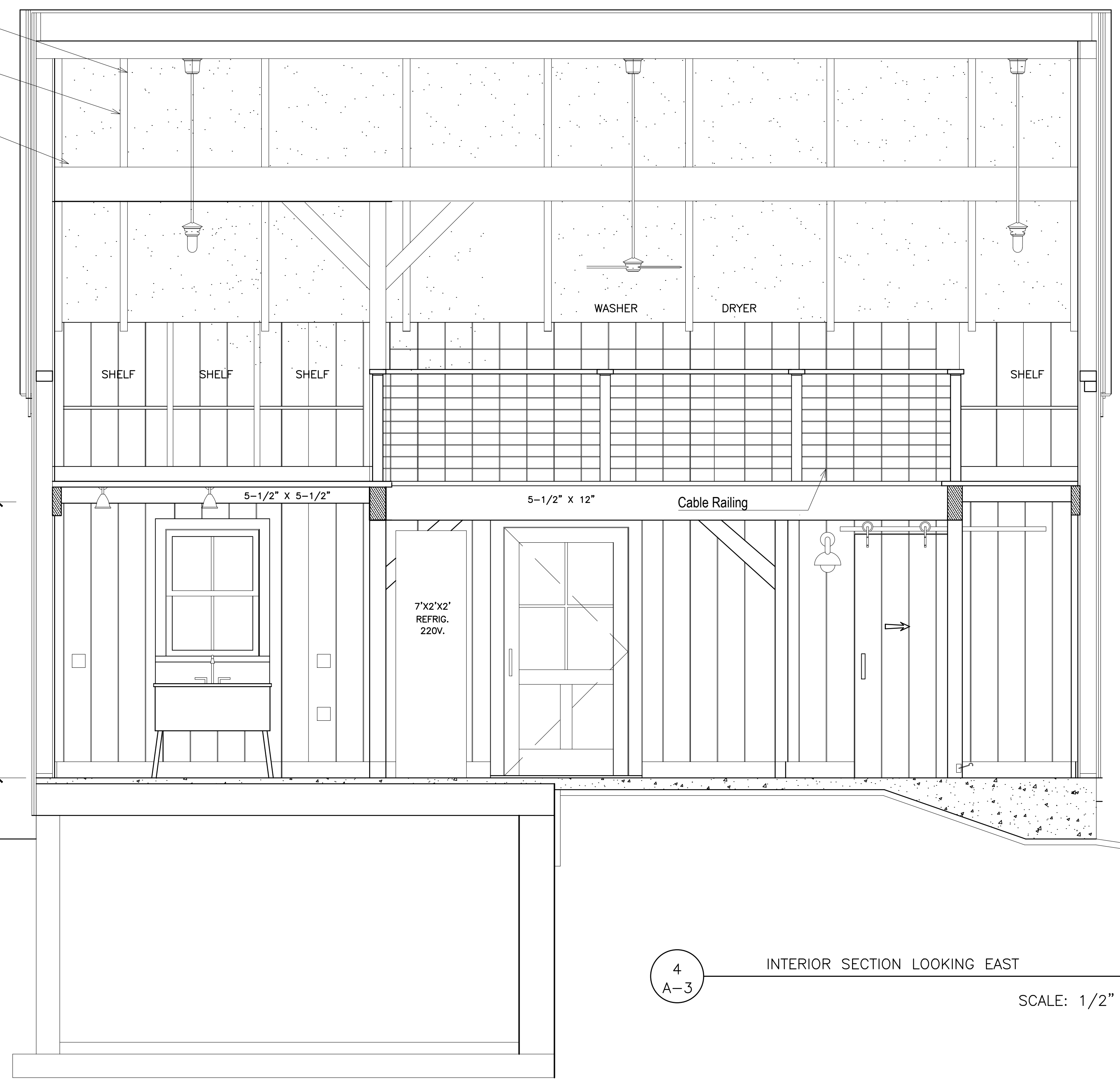
PRELIMINARY

ZABEL STUDIO
PRELIMINARY INTERIOR
SECTIONS

PROJECT NAME:
ZABEL
CHILMARK
MARTHA'S VINEYARD
DRAWING TITLE:
PROPOSED
STUDIO
1/2" SECTION
DATE:
7.30.2016
Checked By:
YOU

A-5

Existing collar tie to be re-used
Optional 3" x 2" Fir rafter
Un painted plaster



T.O.E.S.F. FLOOR
ELEV: 108'-4-1/2"

6'-9"
8'-4 3/4"
7'-9 3/4"

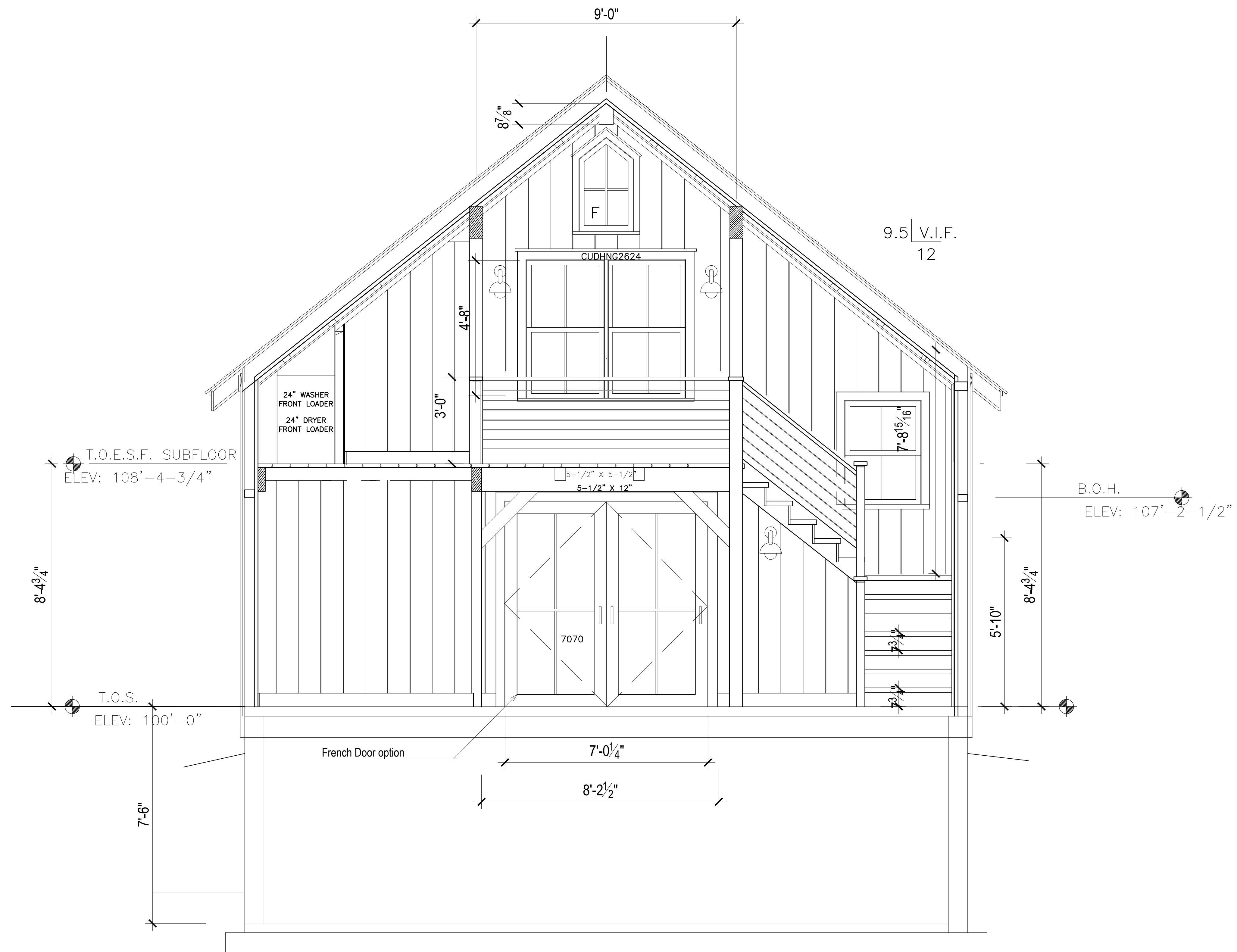
T.O.S.F.
ELEV: 100'-0"

7'-0-3/4" EXISTING HEADER RAISE TO 7'-2-1/2"

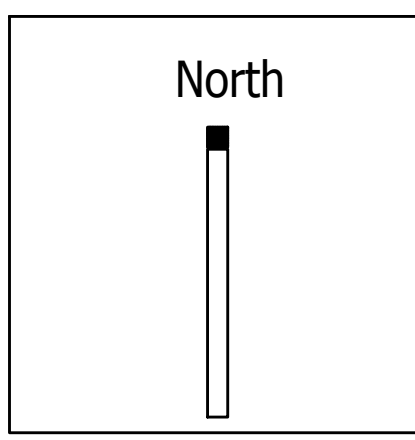
B.O.E.R.
ELEV: 97'-7-1/2"

4
A-3 INTERIOR SECTION LOOKING EAST
SCALE: 1/2" = 1'-0"

le
x 6



1
A-3 INTERIOR SECTION LOOKING SOUTH
SCALE: 1/2" = 1'-0"



PRELIMINARY

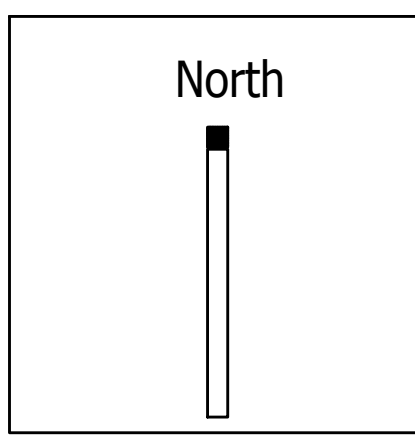
ZABEL STUDIO
PRELIMINARY INTERIOR
SECTIONS

PROJECT NAME:
ZABEL
CHILMARK
MARTHA'S VINEYARD

DRAWING TITLE:
PROPOSED
STUDIO
1/2' SECTION

DATE: 7.30.2016

Checked By: YOU

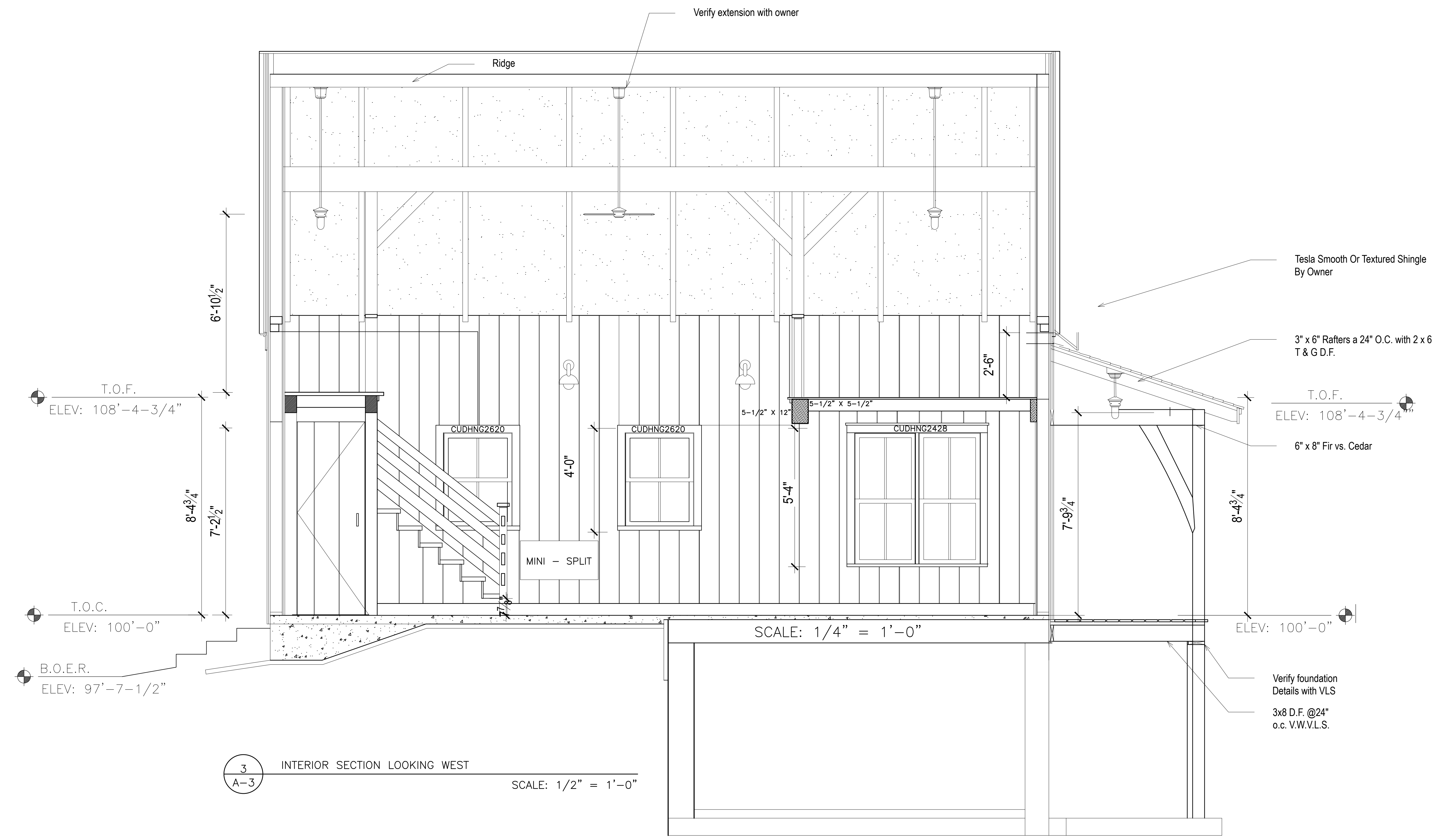


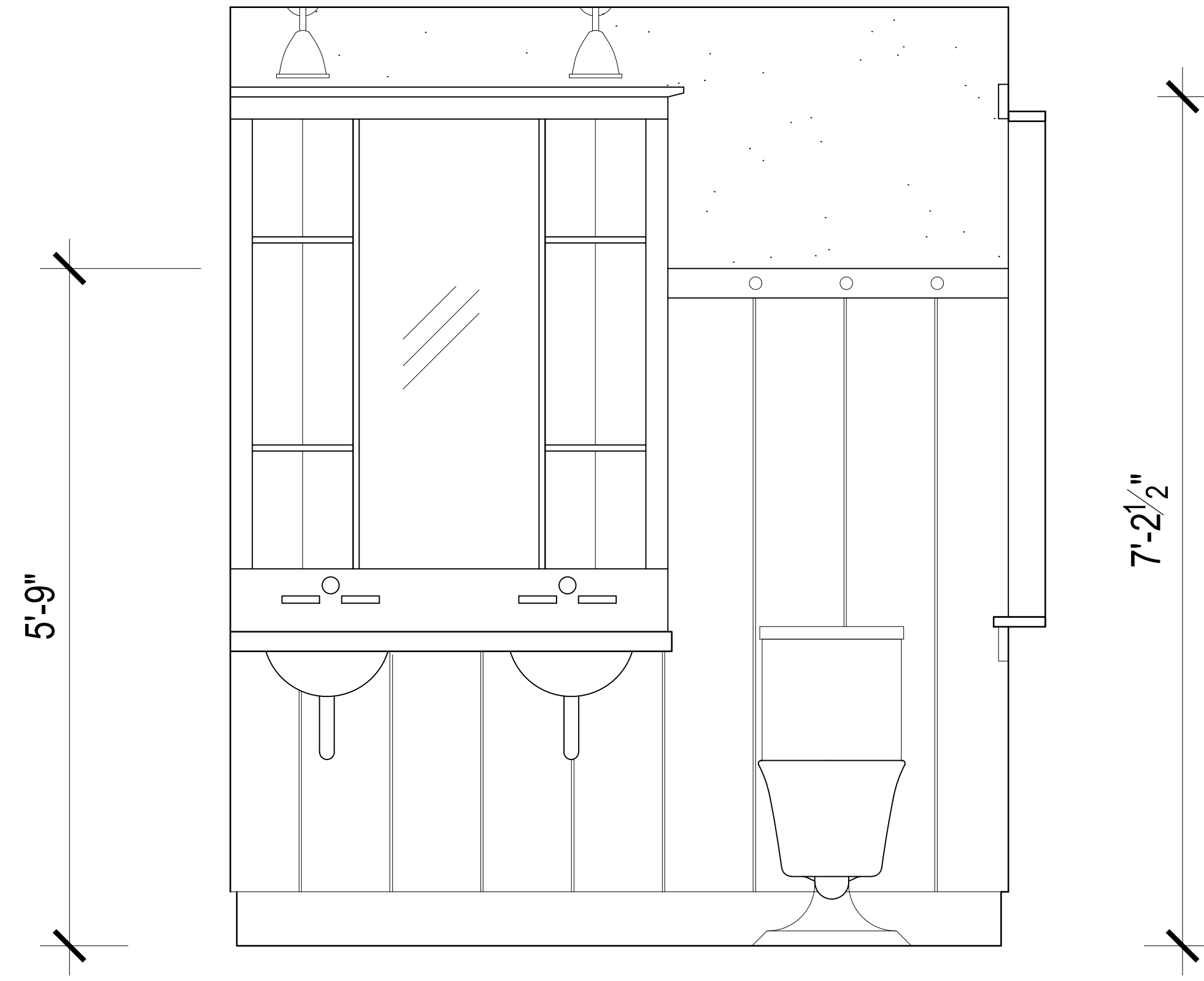
PRELIMINARY

ZABEL STUDIO
PRELIMINARY INTERIOR
SECTIONS

PROJECT NAME:
ZABEL
CHILMARK
MARTHA'S VINEYARD
DRAWING TITLE:
PROPOSED
STUDIO
1/2" SECTION
DATE:
7.30.2016
Checked By:
YOU

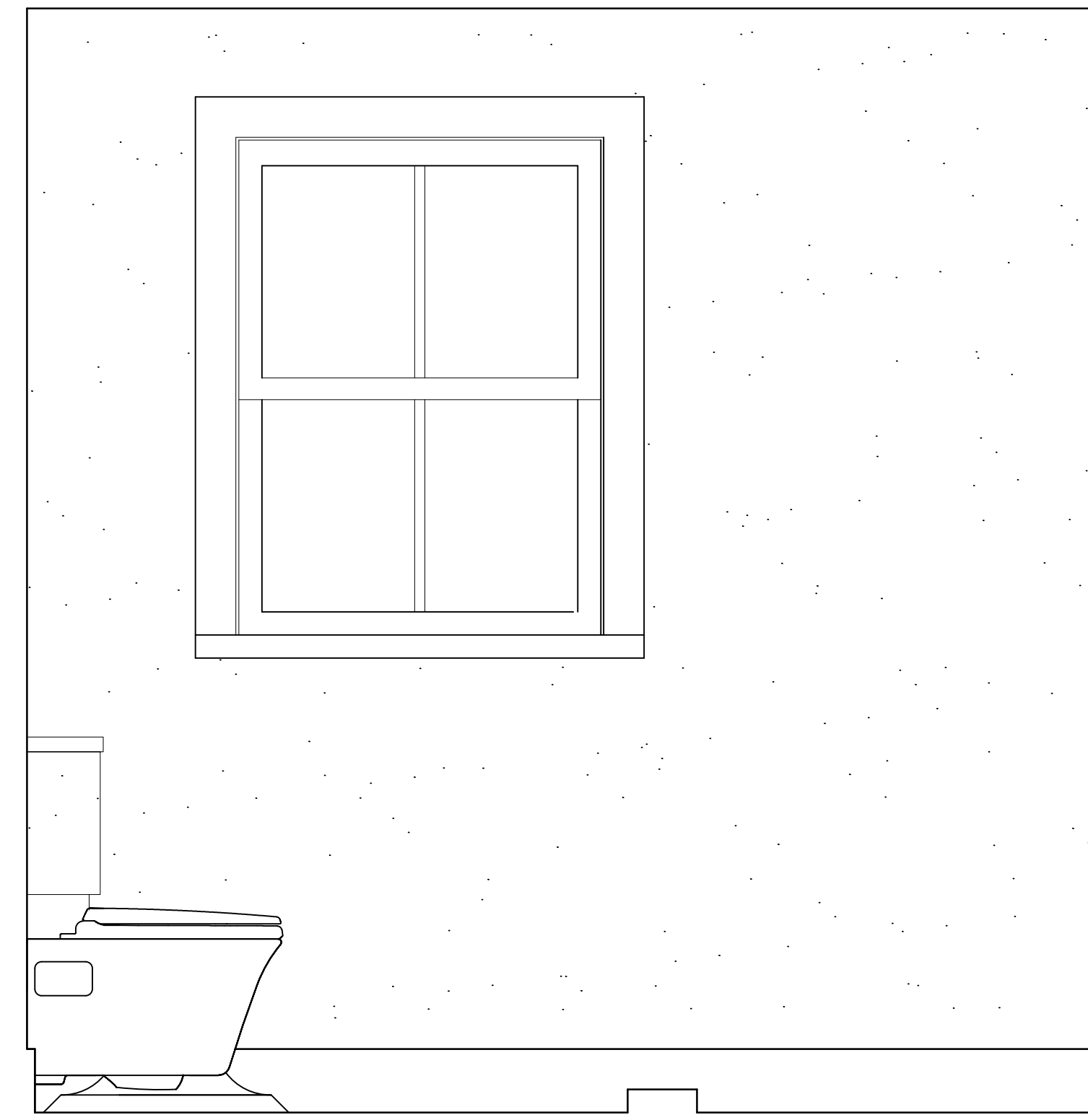
A-7



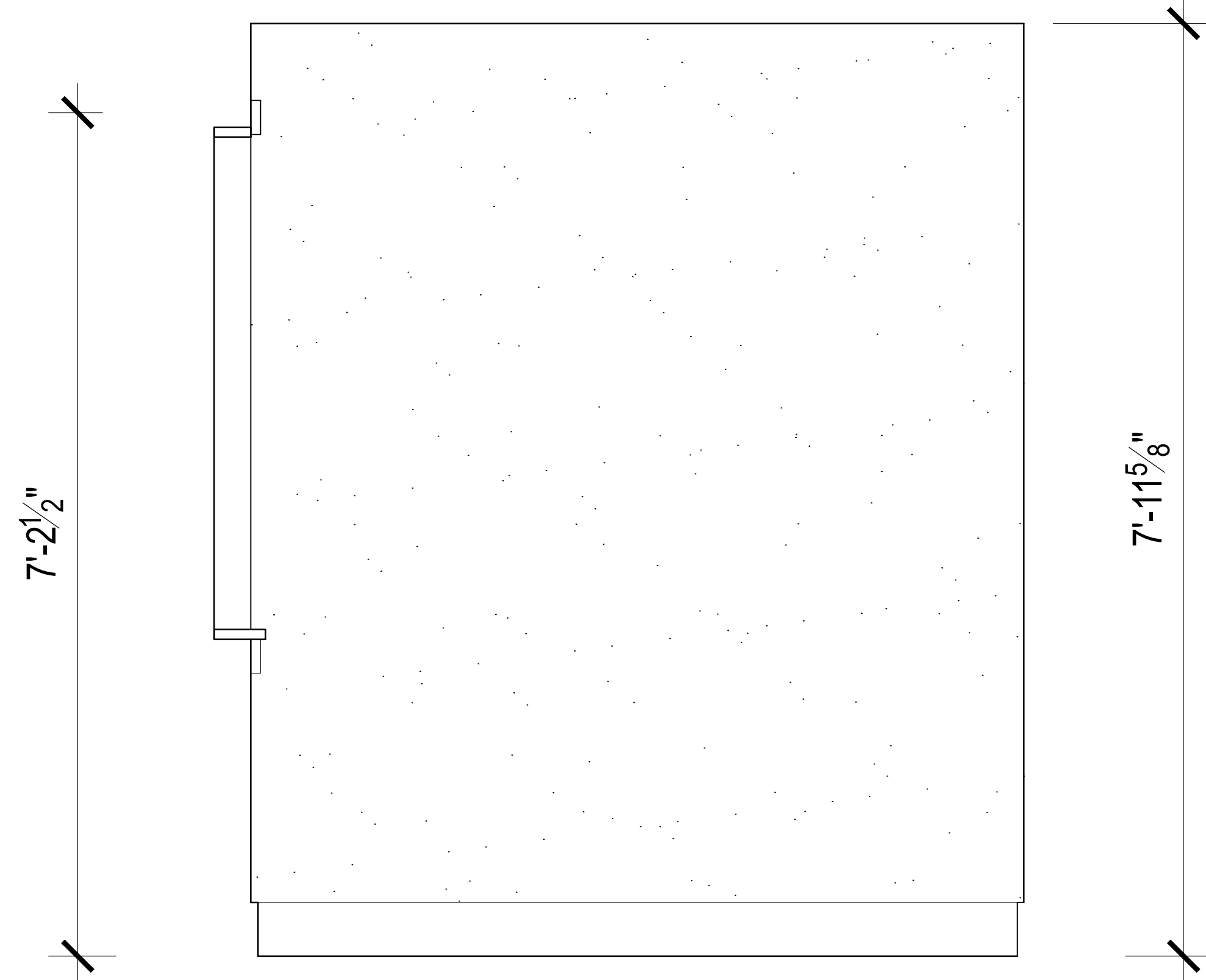


1 LOOKING NORTH

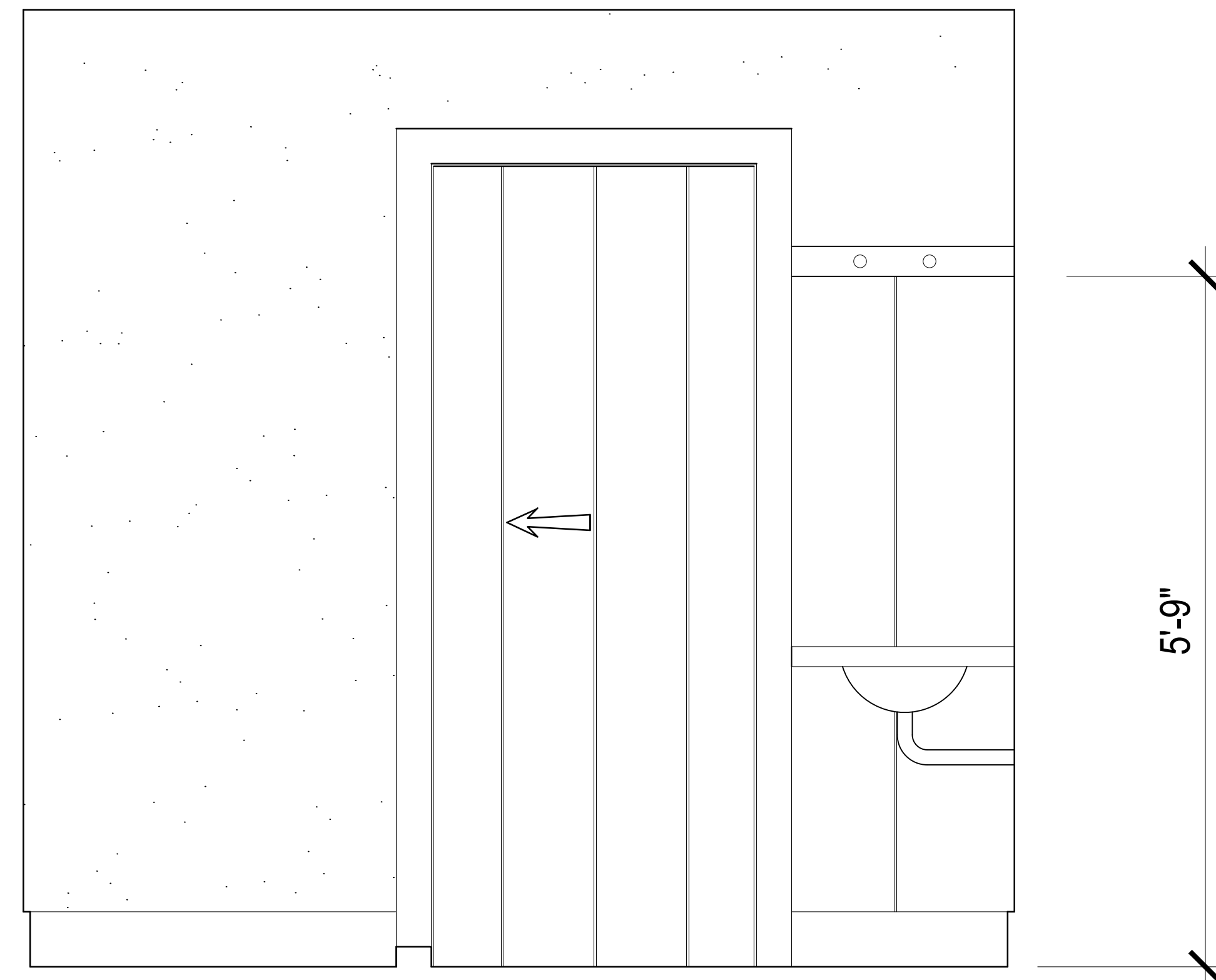
NOTE: VERIFY TOWEL BARS, PEGS AND T.P. WITH LZ
 NOTE: VERIFY TOILET WITH LZ WALL MOUNT VS FLOOR



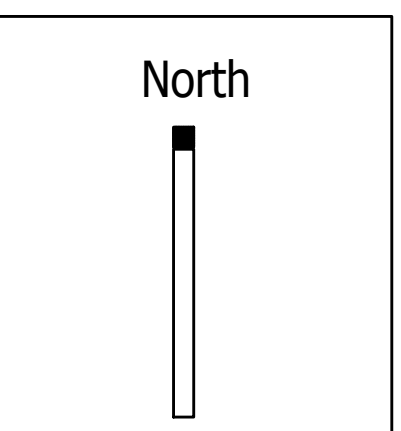
2 LOOKING EAST



3 LOOKING SOUTH



4 LOOKING WEST



PRELIMINARY

ZABEL STUDIO
 PRELIMINARY INTERIOR
 BATHROOM

PROJECT NAME:
 ZABEL
 CHILMARK
 MARTHA'S VINEYARD

DRAWING TITLE:
 PROPOSED
 STUDIO
 1/2' SECTION

DATE:
 7.30.2016

Checked By:
 YOU