



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

January 11, 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 4, 6, Section 4.2A(3), 6.11(B)(2), & 11.6(A)2.d.
& 11

at the premises owned by (Owner of Record) Lenom House, LLC

at #138 State Road (street address),

Assessor's parcel MAP 33 LOT 16

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 4.2A(3) & Article 11 Section 11.6(A)2.d.:

To construct a 18' by 50' in-ground swimming pool and 9' by 22' pool cabana within the inland coastal district.

- Pool to be heated by airsource heat pump.
- Energy demand for pool and related equipment to be supplied by a proposed solar array.
- Pool equipment will be housed within a proposed 9' by 22' pool cabana.
- Pool enclosure will be a 4 foot high wood post and wire fence that meets the requirements of the referenced MA State Building code.

Article 6 Section 6.11(B)(2):

To exceed the Total Living Area limit by 744 SF.

- Allowable Square Footage Area (4.22 Ac. Lot) = 3,805 SF
- 5% Allowable addition w/o special permit = 144 SF
- Total Allowable Square Footage = 3,949 SF
- Total Existing Living Area: 3,321 SF
- Total Proposed Living Area: 1,504 SF
- Existing + Proposed Total Living Area = 4,825 SF

Petitioner Reid G. Silva
Reid G. Silva (Agent)

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

Telephone Number 508-693-3774

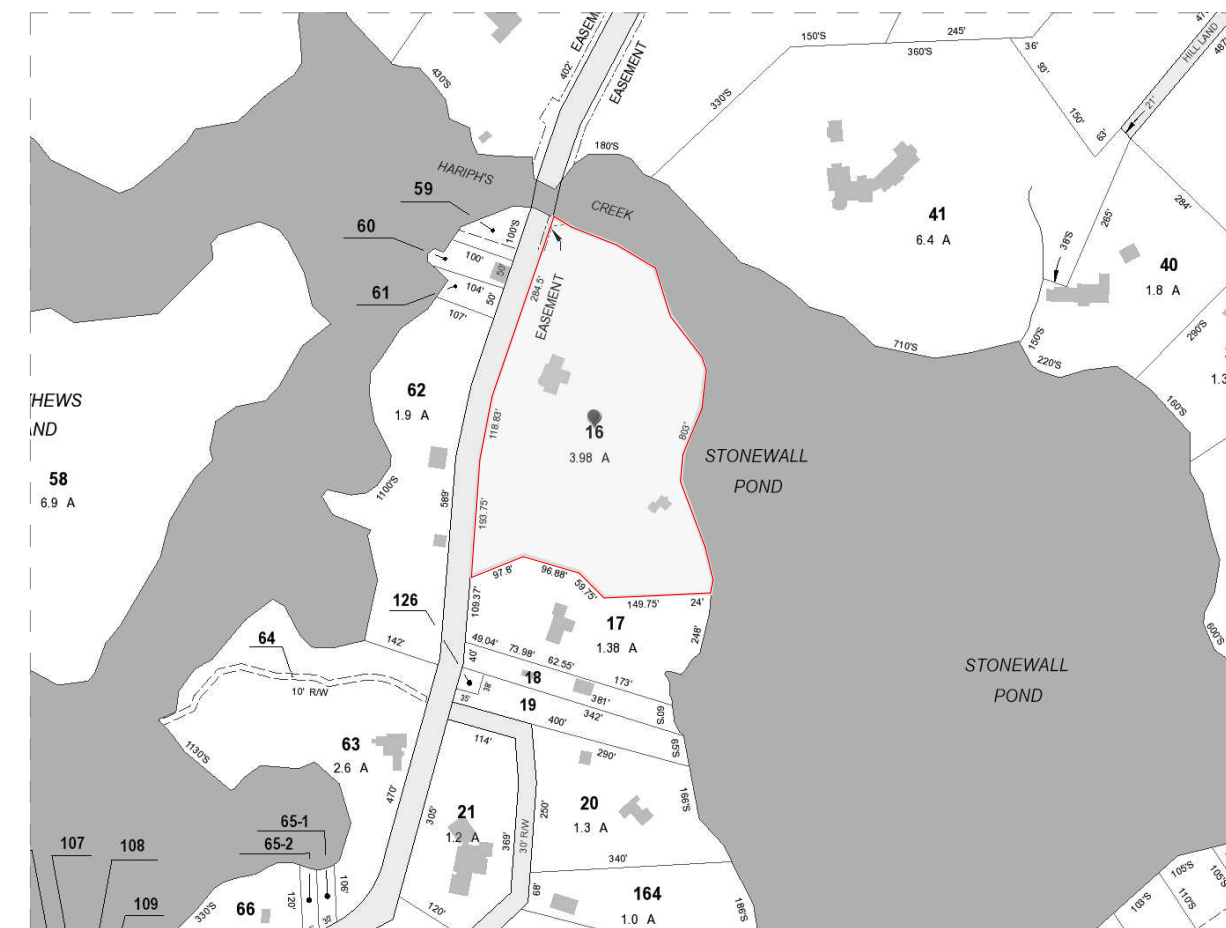
BRAVARD COHEN RESIDENCE

138 STATE ROAD CHILMARK, MA 02535

sullivan + associates
ARCHITECTS

508 693 0500
sullivanassociatesarchitects.com

138 STATE ROAD CHILMARK, MA 02535



CODE COMPLIANCE : EDGARTOWN		
BRAVARD COHEN RESIDENCE		
138 STATE ROAD CHILMARK, MA 02535		
MAP-PARCEL: 33-16		
DISTRICT = R		
	REQUIRED	ACTUAL
MINIMUM LOT SIZE	3 ACRES	4.22 ACRES
FRONT SETBACK	MINIMUM	'
SIDEYARD SETBACK	MINIMUM	'
REAR YARD SETBACK	1 MINIMUM	'
ROOF HEIGHT	MAX. PITCHED	'
	' MAX. FLAT	N/A
NOTES:		

BUILDING CODE INFORMATION :
BUILDING CODE: MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION
ENERGY CODE: 2018 IECC (ADOPTED BY MASSACHUSETTS FEBRUARY 7, 2020)

SHEET INDEX	
ID	NAME
A-001	GENERAL NOTES PROJECT DATA
A-002	SQUARE FOOTAGE
D-101	FOUNDATION PLAN-DEMO
D-102	FLOOR PLANS-DEMO
A-101	FIRST FLOOR PLAN-PROPOSED
A-102	SECOND FLOOR PLAN - PROPOSED
A-103	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
S-101	FOUNDATION PLAN-PROPOSED

ISSUED FOR REVIEW

2022-11-15

GENERAL CONTRACTORS
BAUMHOFER ESTES, INC
7A STREET
EDGARTOWN, MA 02539
(508) 693-8220

ARCHITECTS
SULLIVAN AND ASSOCIATES ARCHITECTS
52 NARRAGANSETT AVENUE
OAK BLUFFS MA, 02557
(508) 693-0500

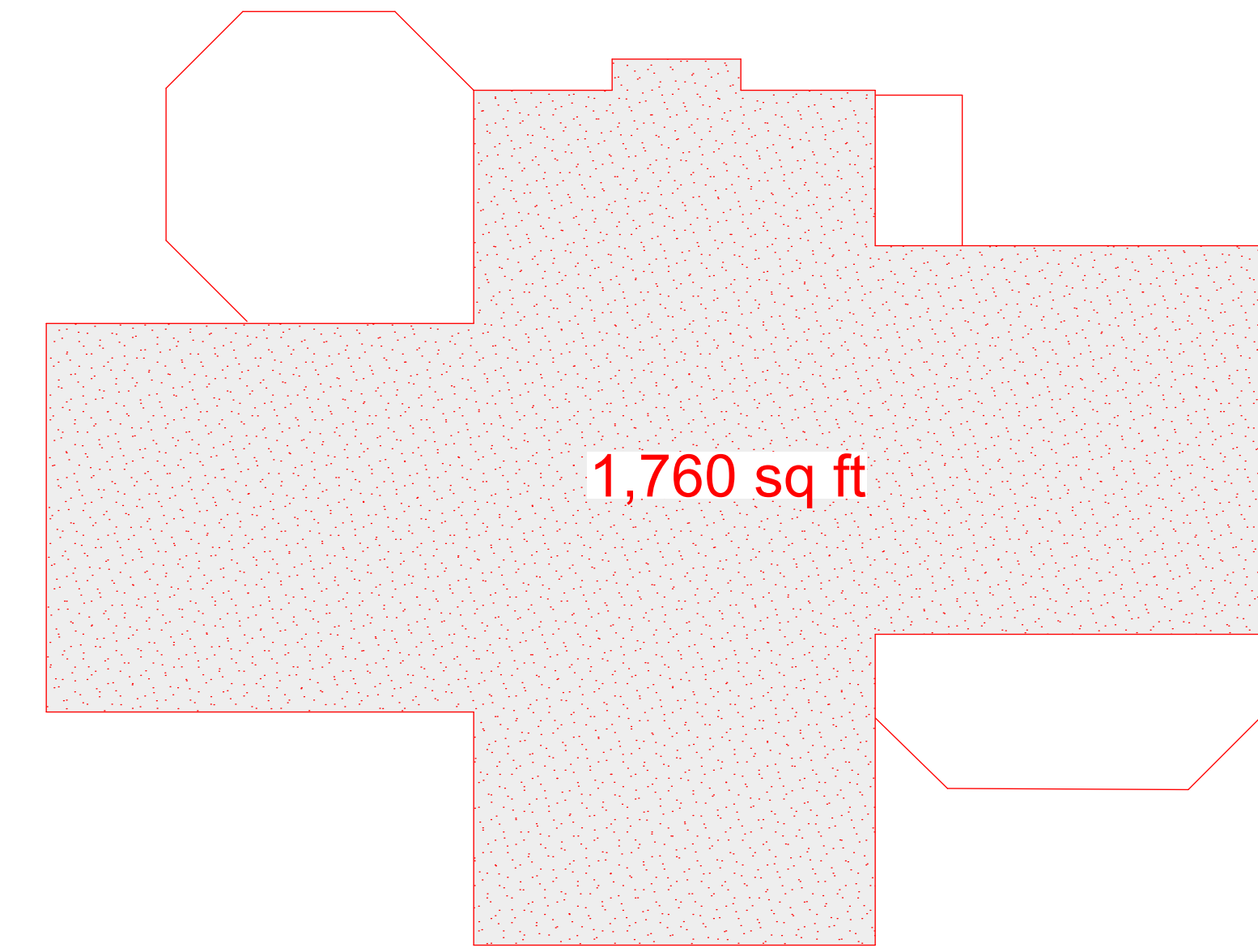
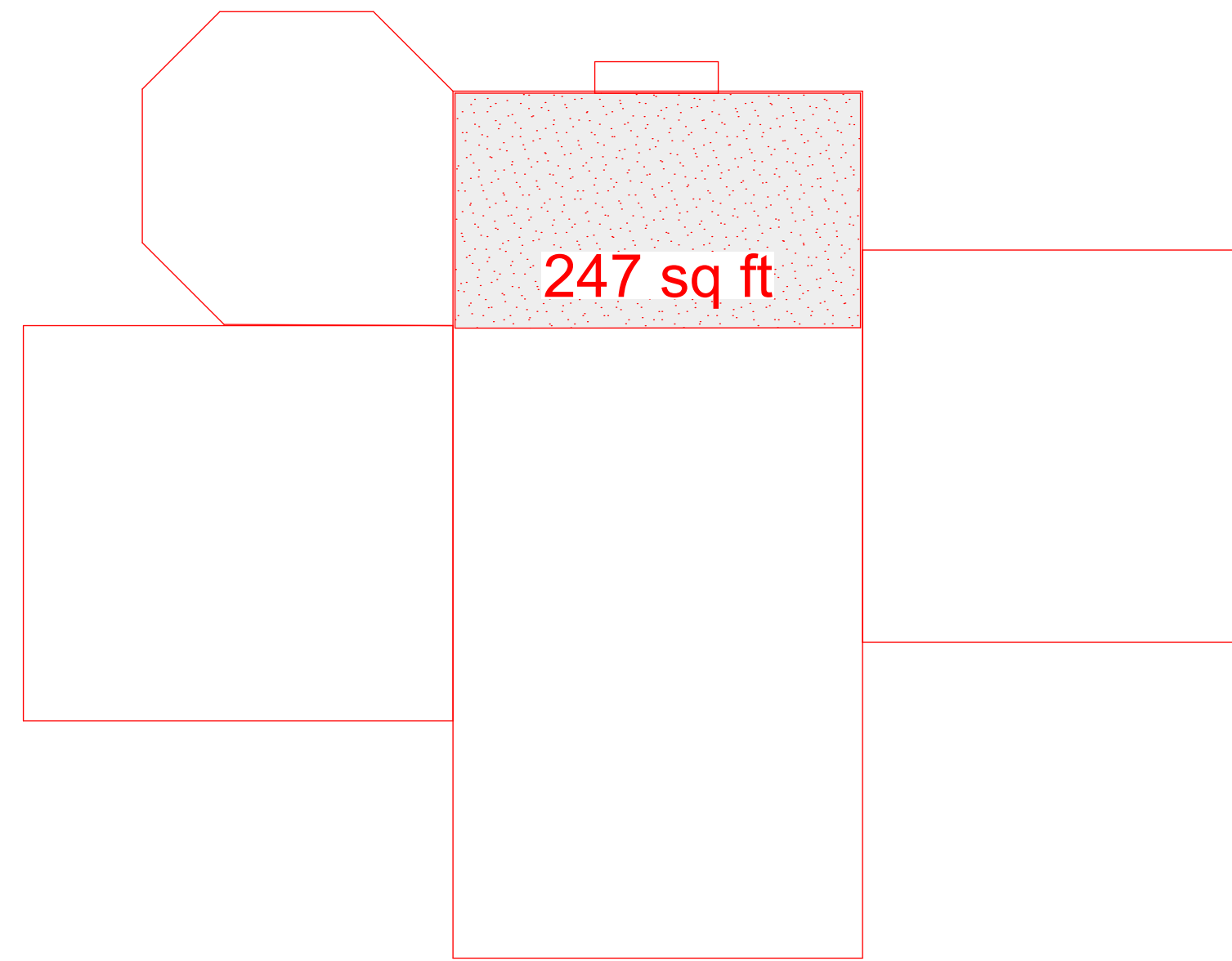
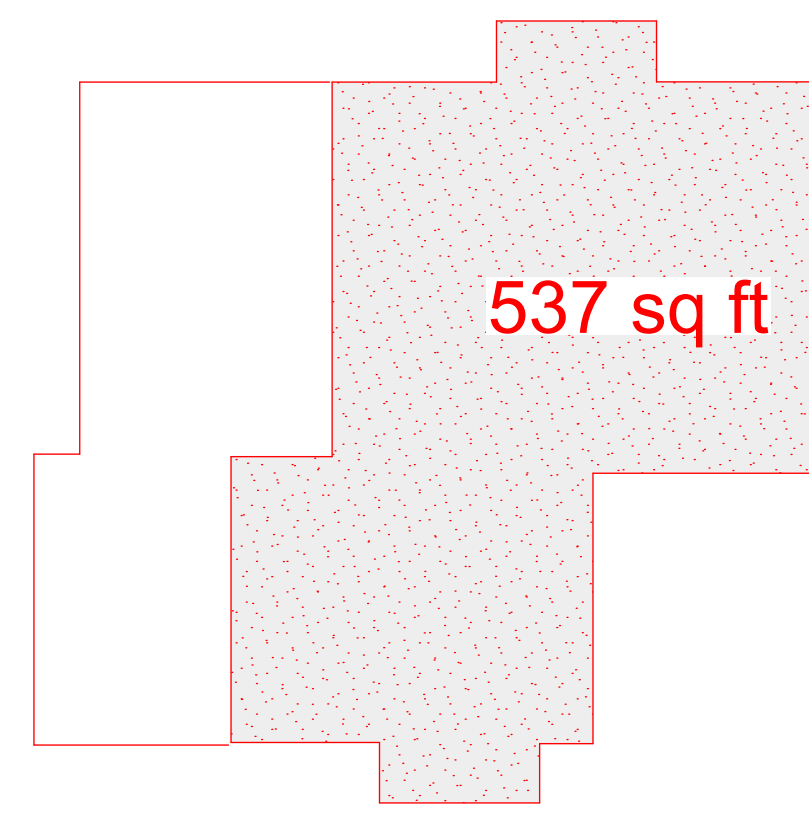
SEPTIC & SURVEYING ENGINEERING
VINEYARD LAND SURVEYING & ENGINEERING, INC
12 COURNOYER ROAD, P.O. BOX 421
WEST TISBURY, MA 02575
(508) 693-3774

BRAVARD COHEN RESIDENCE
DATE OF ISSUE: 2022-11-15

EXISTING	
EXISTING FIRST FLOOR MAIN HOUSE	1,760 SQ.FT.
EXISTING 2ND FLOOR MAIN HOUSE	247 SQ.FT.
EXISTING FIRST FLOOR BOAT HOUSE	537 SQ.FT.
EXISTING 2ND FLOOR BOAT HOUSE	345 SQ.FT.
TOTAL	2,889 SQ.FT.

PROPOSED	
PROPOSED FIRST FLOOR MAIN HOUSE	2,484 SQ.FT.
PROPOSED 2ND FLOOR MAIN HOUSE	247 SQ.FT.
EXISTING FIRST FLOOR BOAT HOUSE	537 SQ.FT.
EXISTING 2ND FLOOR BOAT GUEST HOUSE	345 SQ.FT.
PROPOSED FIRST FLOOR DETACHED BEDROOM	432 SQ.FT.
PROPOSED 2ND FLOOR GARAGE	648 SQ.FT.
TOTAL	4,693 SQ.FT.

ALLOWABLE SQUARE FOOTAGE AREA 4.22 ACRES LOT	= 3,805 sq. ft.
5% ALLOWABLE ADDITION W/O S.P.	= 144 sq. ft.
TOTAL ALLOWABLE SQUARE FOOTAGE	= 3,949 sq. ft.
INCREASE IN SQUARE FOOTAGE REQUESTED	= 744 sq. ft.
TOTAL REQUESTED SQUARE FOOTAGE 2022	= 4,693 sq. ft.

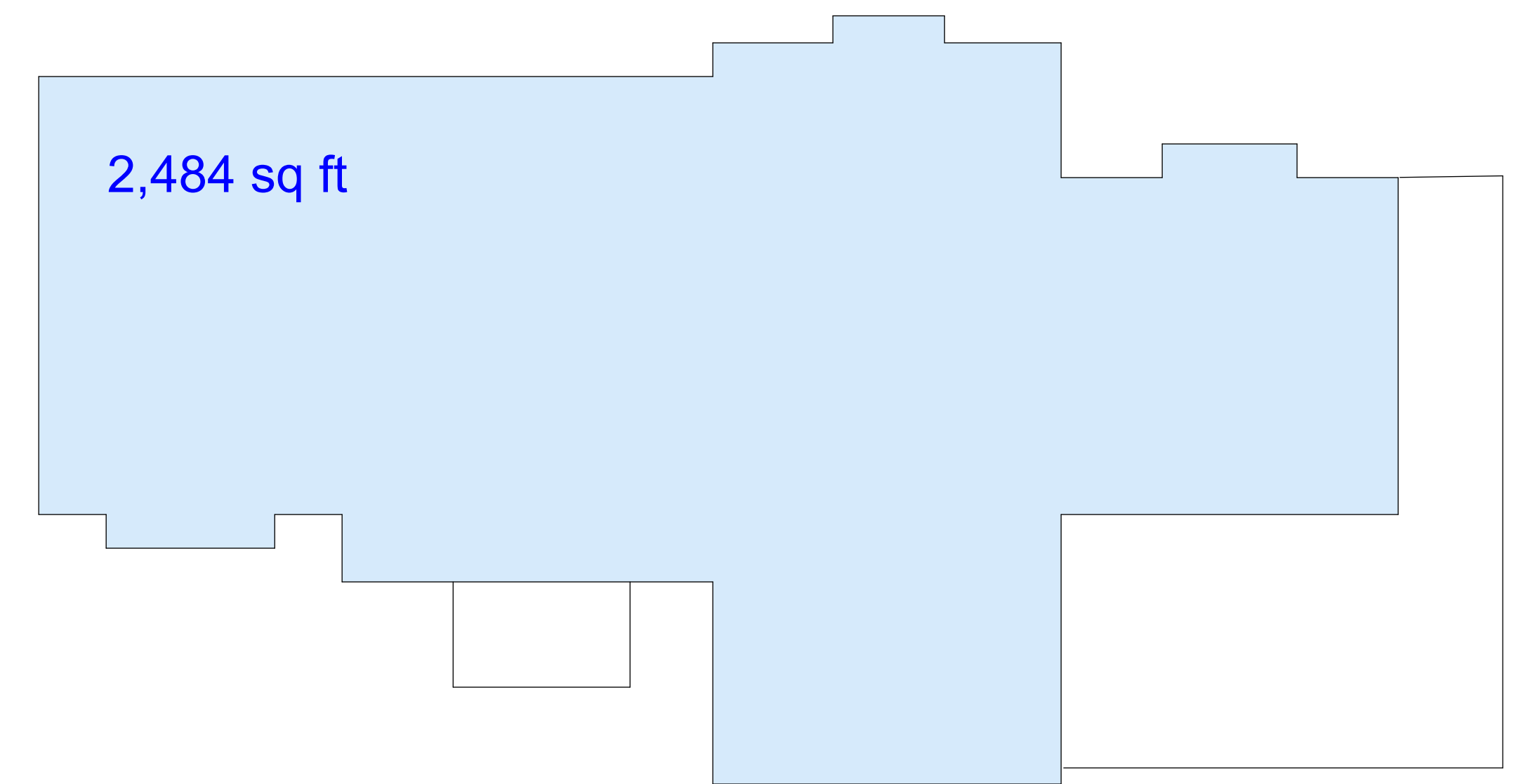
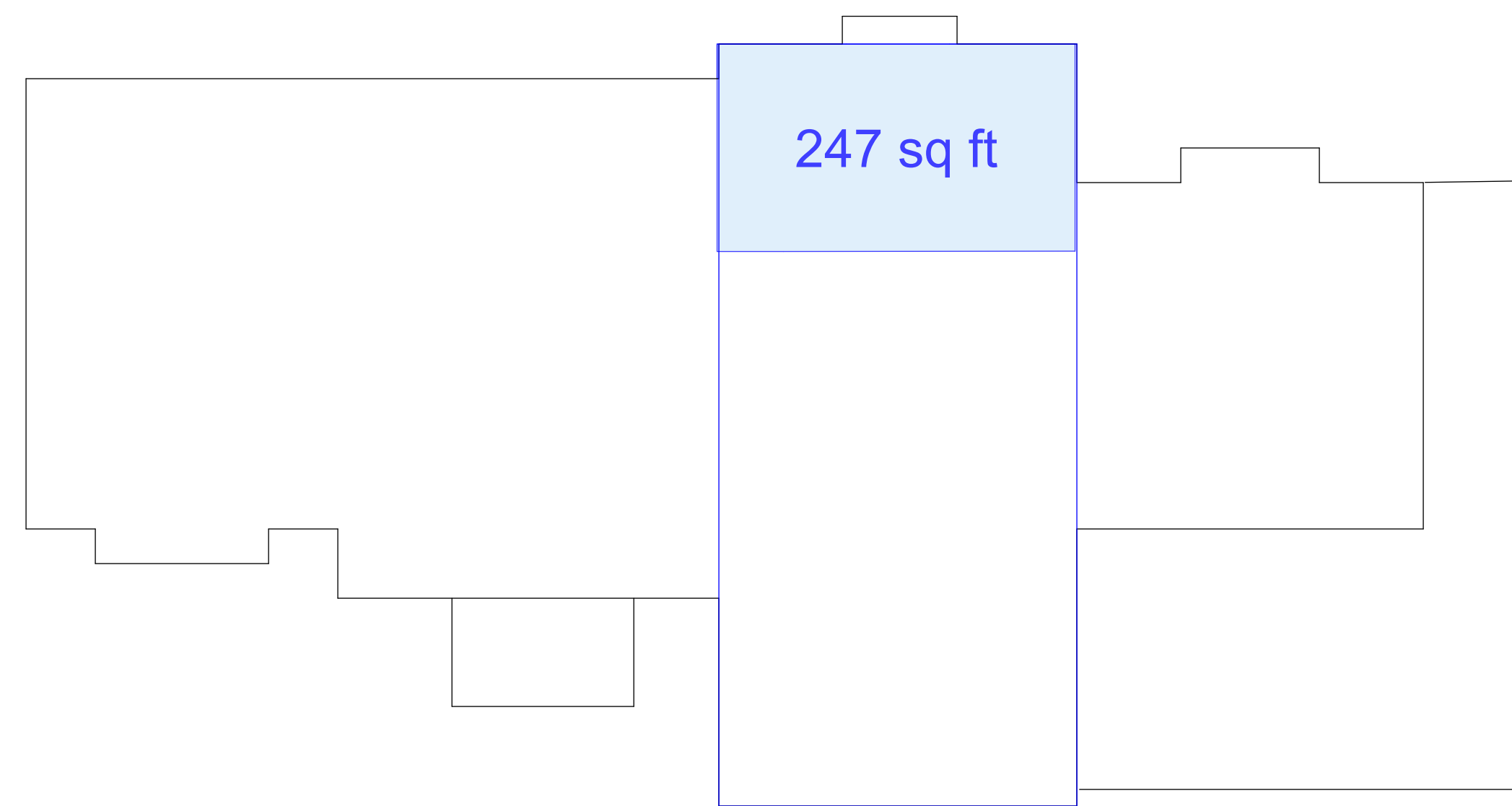
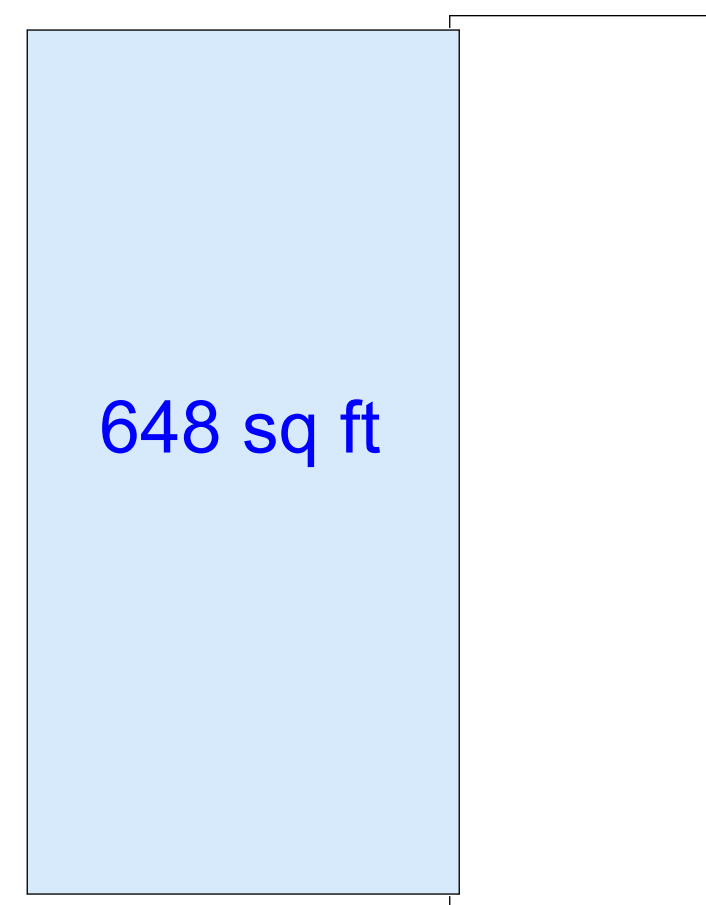


2ND FLOOR EXISTING BOAT HOUSE= 345 SQ.FT.

FIRST FLOOR EXISTING BOAT HOUSE= 537 SQ.FT.

MAIN HOUSE 2ND FLOOR EXISTING SQUARE FOOTAGE= 247 SQ.FT.

MAIN HOUSE FIRST FLOOR EXISTING SQUARE FOOTAGE= 1,760 SQ.FT.



2ND FLOOR PROPOSED GARAGE = 648 SQ.FT.

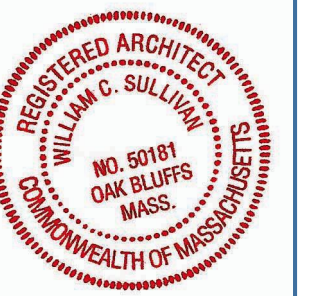
FIRST FLOOR PROPOSED DETACHED BEDROOM= 432 SQ.FT.

MAIN HOUSE 2ND FLOOR PROPOSED SQUARE FOOTAGE= 247 SQ.FT.

MAIN HOUSE PROPOSED FIRST FLOOR SQUARE FOOTAGE = 2,484 SQ.FT.

FIRST FLOOR QUARE FOOTAGE

SCALE: 1/8" = 1'-0"



SET: DATE:

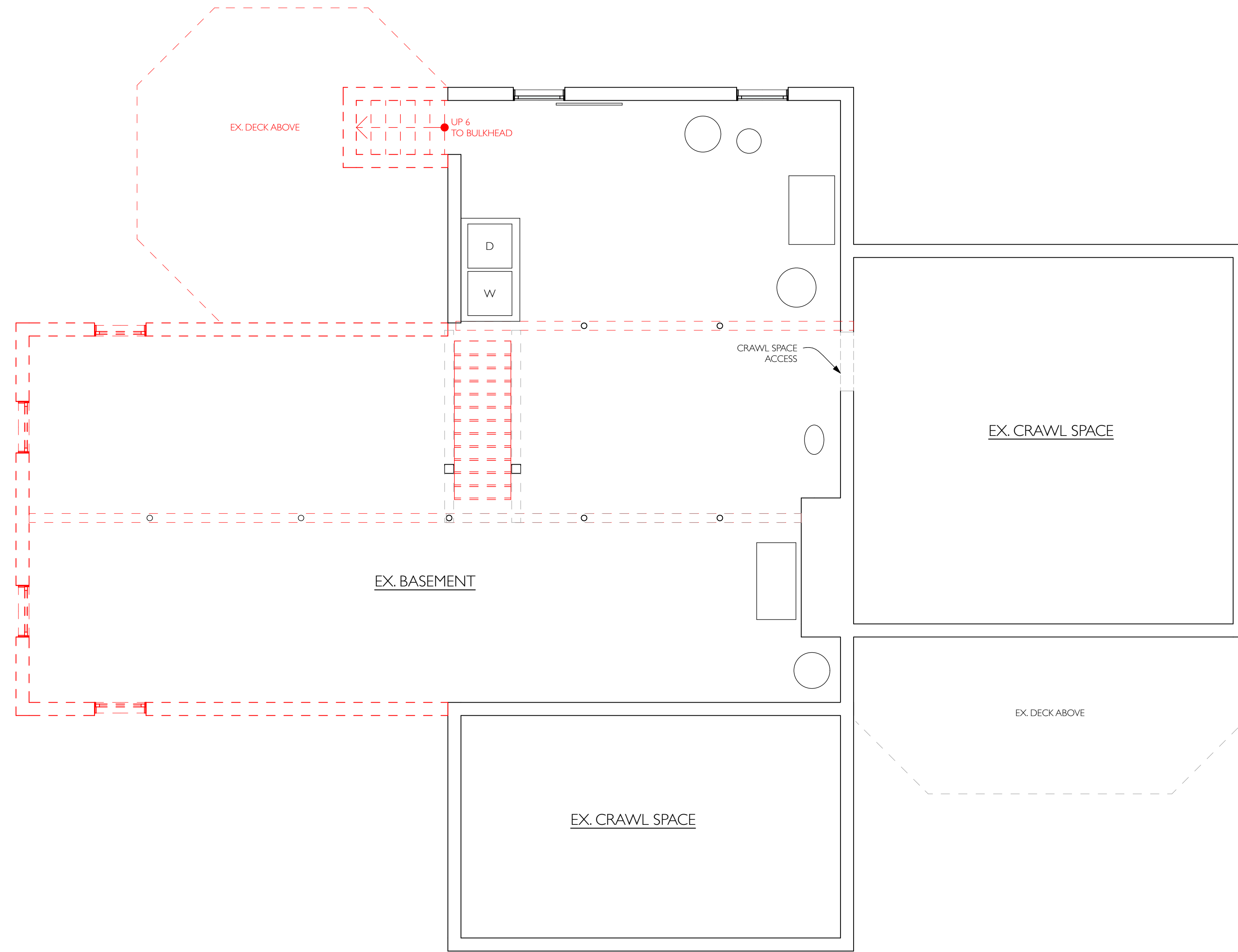
DRAWN BY: **JG/NG/AT**

DATE: **2022-11-15**

MAP/PARCEL: **33-16**

JOB #: **21B03**

DRAWING #:



FOUNDATION PLAN - DEMO
 SCALE: 1/4" = 1'-0"

FOR REVIEW

SET: DATE:

PROJECT NAME: BRAVARD COHEN RESIDENCE
ADDRESS: 138 STATE ROAD CHILMARK, MA 02535
SHEET TITLE: FOUNDATION PLAN-DEMO

DRAWN BY: JG/NG/AT

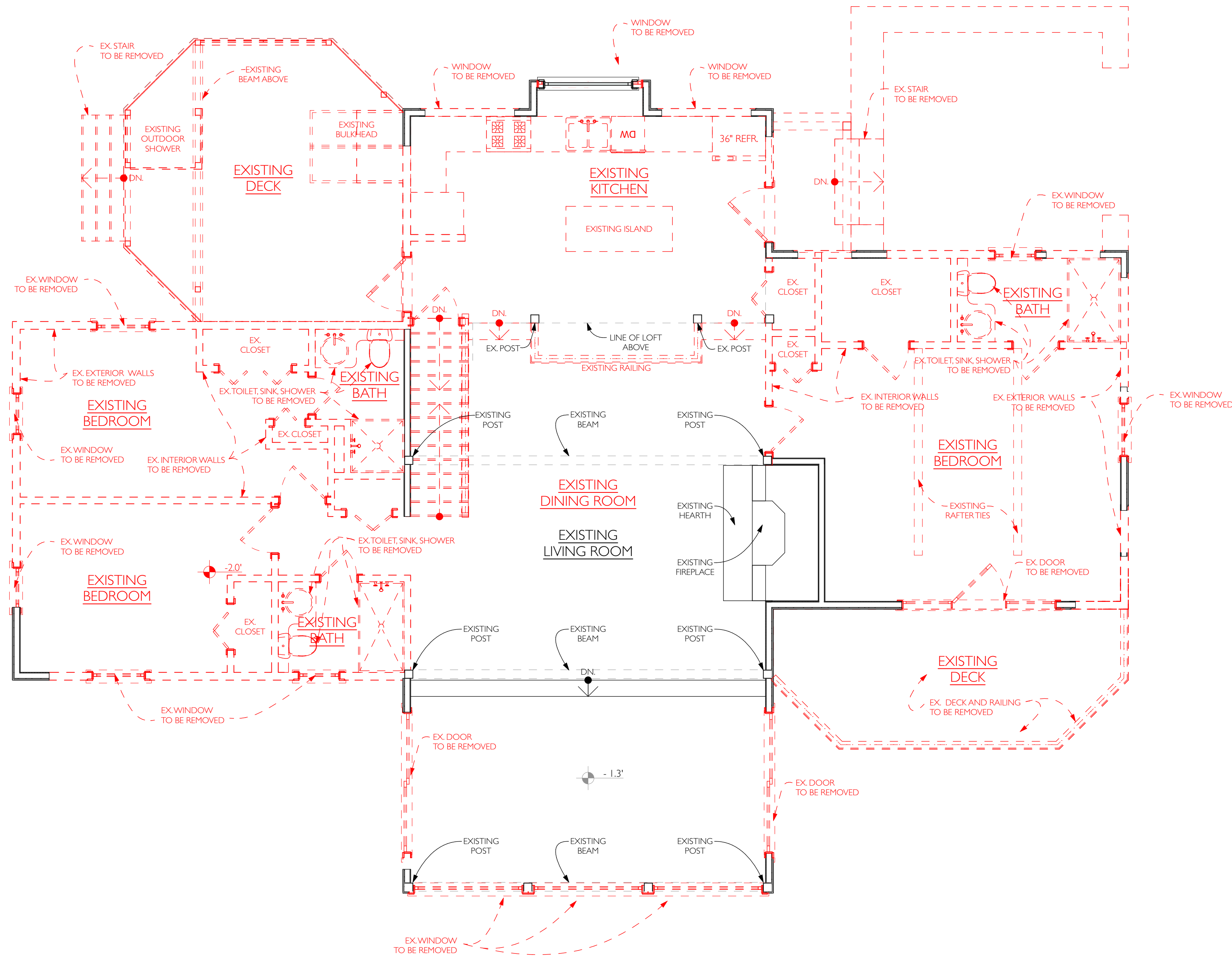
DATE: 2022-11-15

MAP/PARCEL: 33-16

JOB #: 21B03

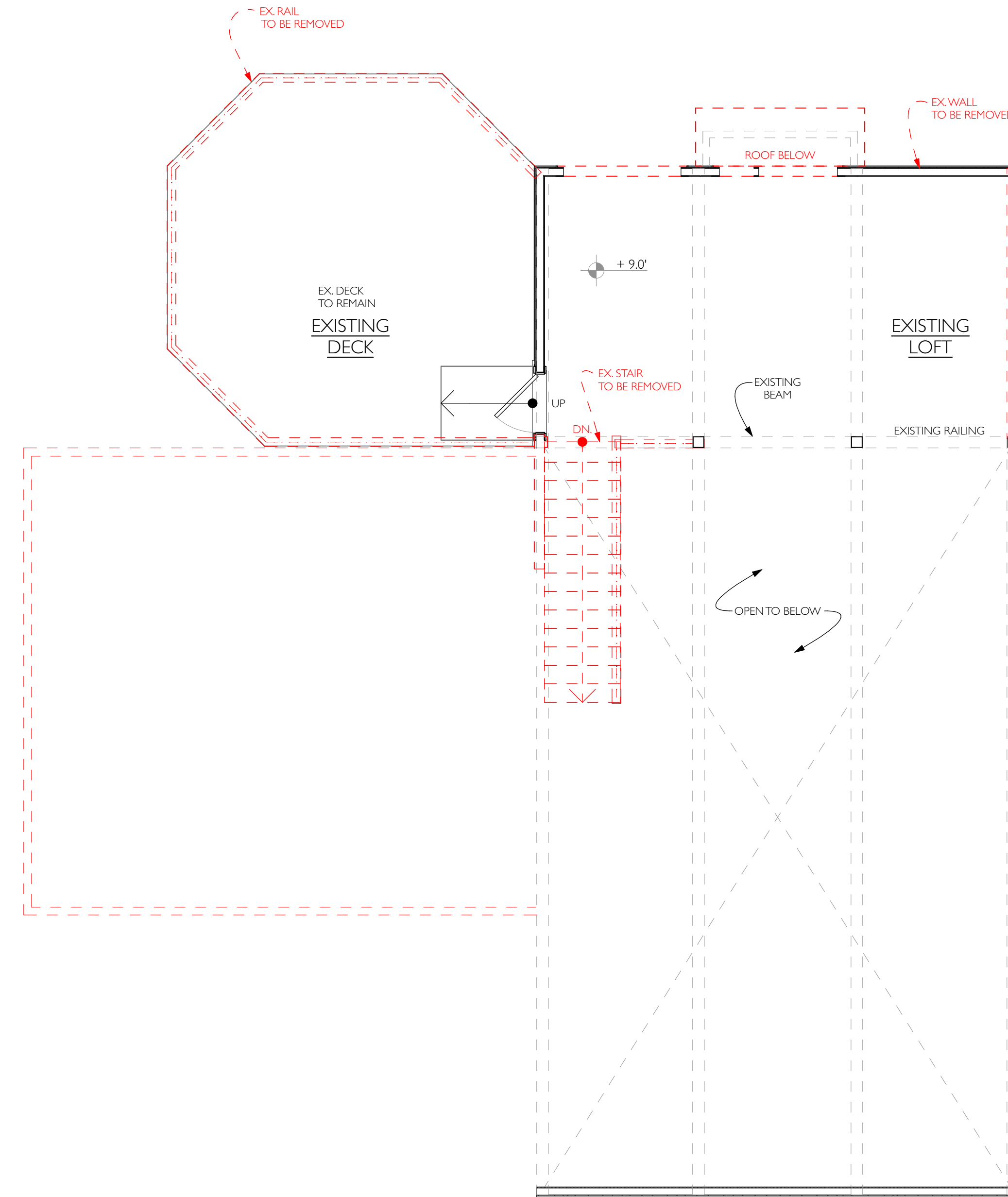
DRAWING #:

D-101



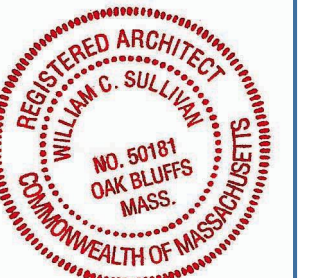
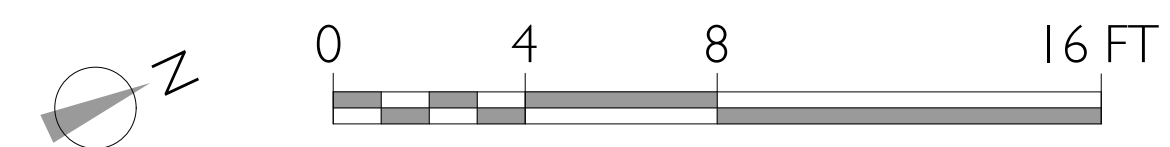
FIRST FLOOR PLAN - DEMO

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



SECOND FLOOR PLAN - DEMO

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

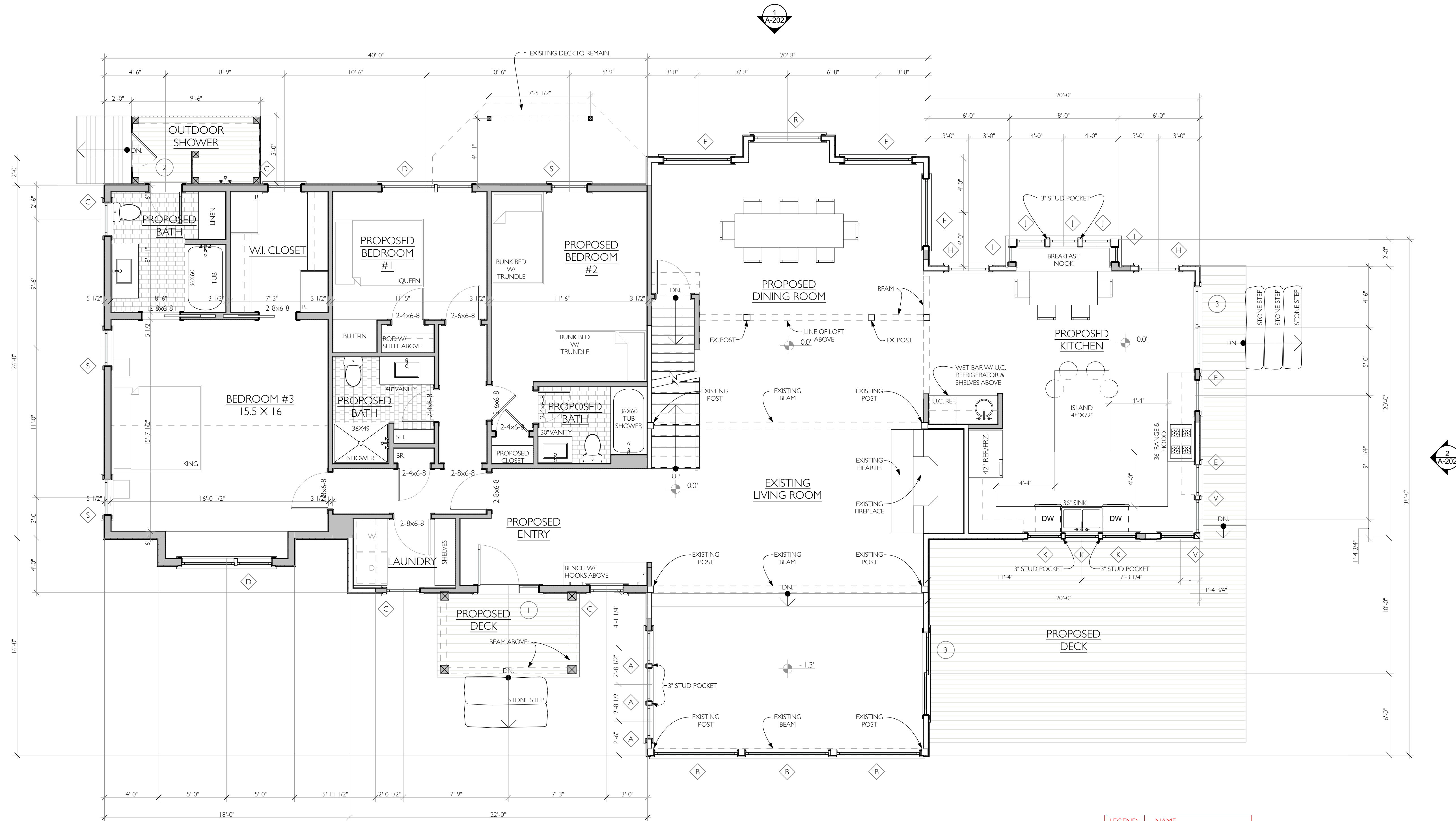
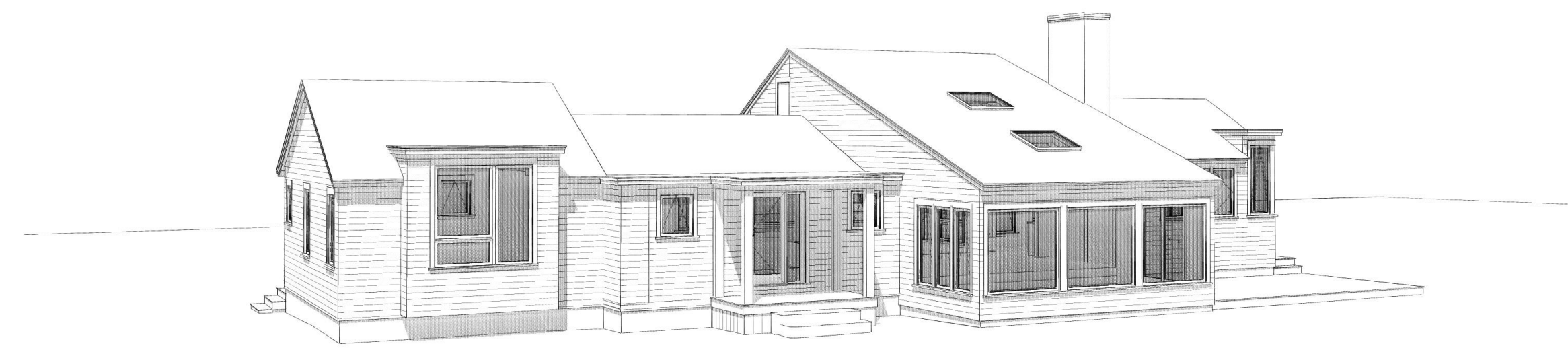
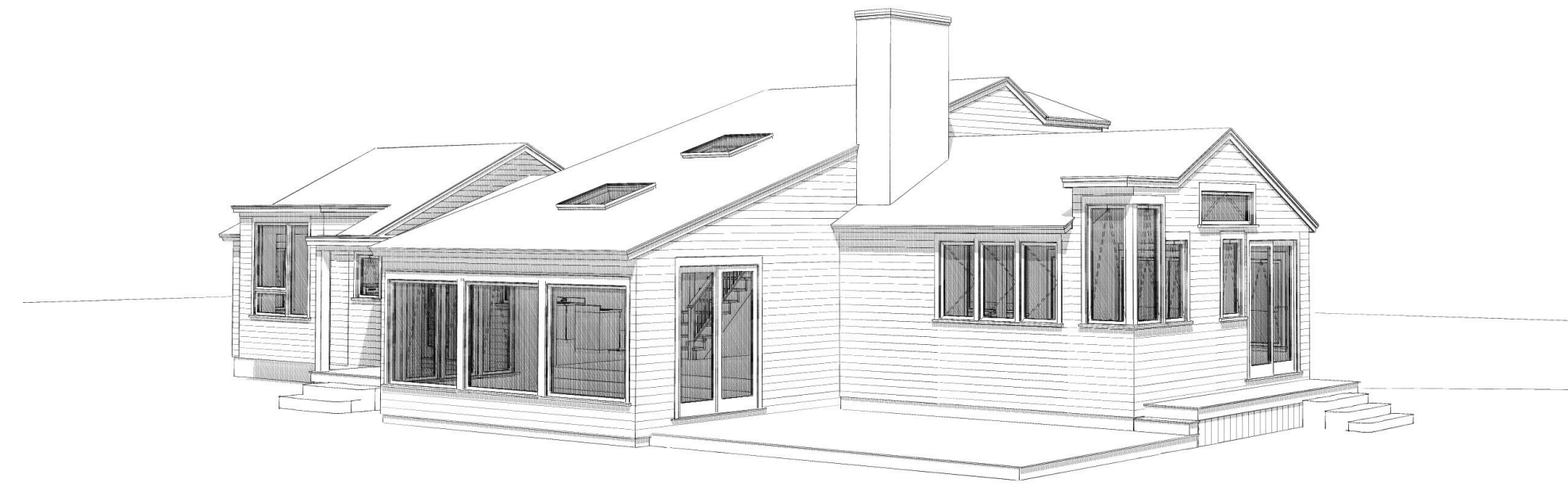


SET:	DATE:

BRAVARD COHEN RESIDENCE
138 STATE ROAD CHILMARK, MA 02535
FLOOR PLANS-DEMO

PROJECT NAME:	BRAVARD COHEN RESIDENCE
ADDRESS:	138 STATE ROAD CHILMARK, MA 02535
SHEET TITLE:	FLOOR PLANS-DEMO
DRAWN BY:	JG/NG/AT
DATE:	2022-11-15
MAP/PARCEL:	33-16
JOB #:	21B03
DRAWING #:	

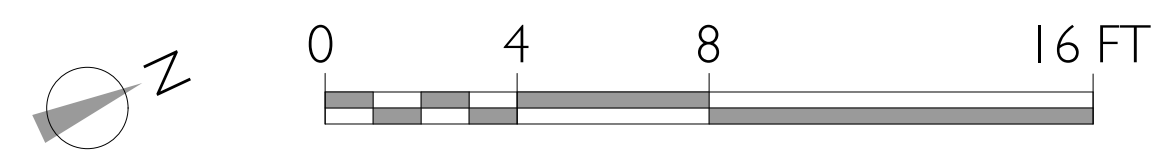
D-102



LEGEND	NAME
	SMOKE DETECTOR
	CARBON ALARM
	SMOKE CARBON ALARM

- EXISTING WALLS
 - NEW WALLS

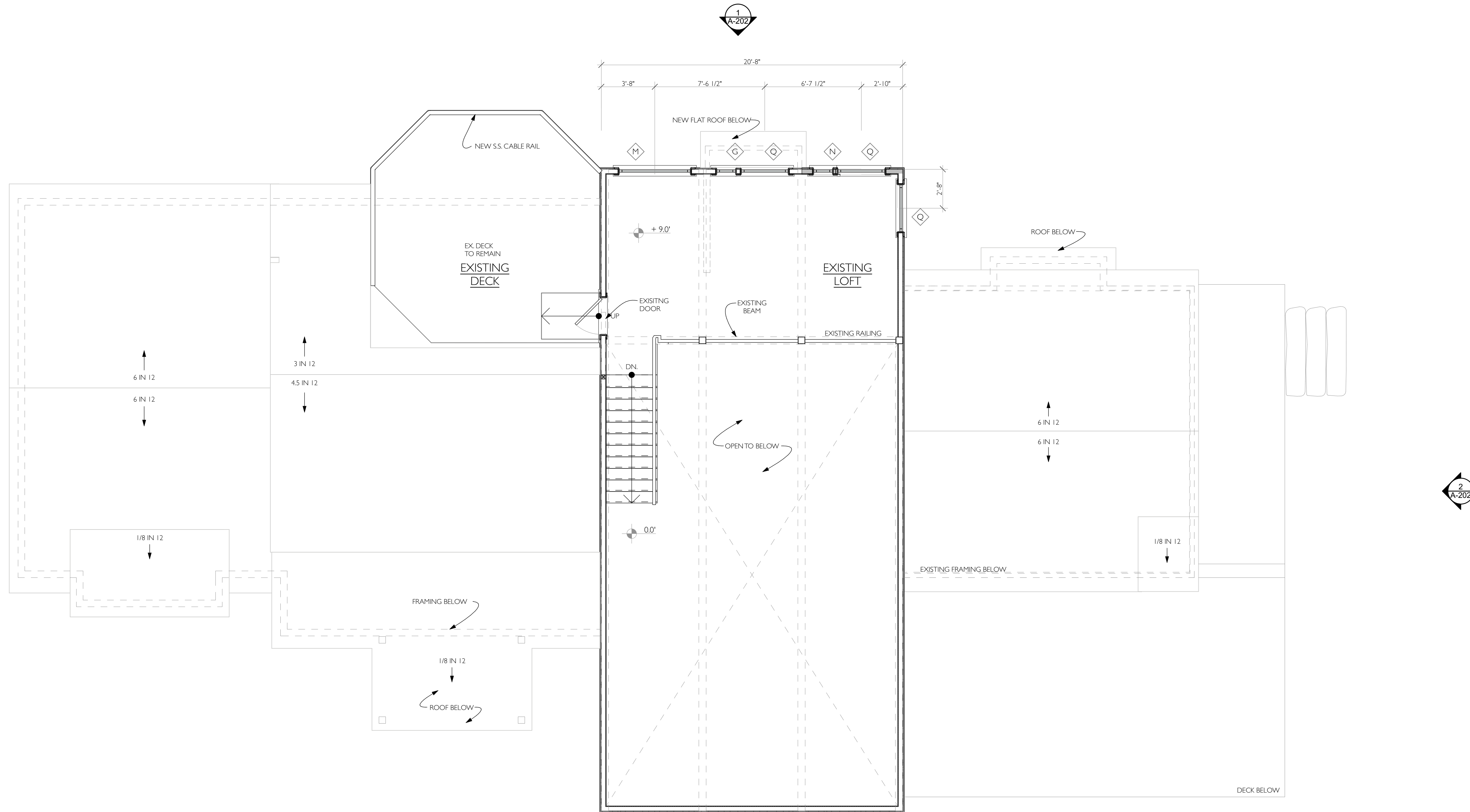
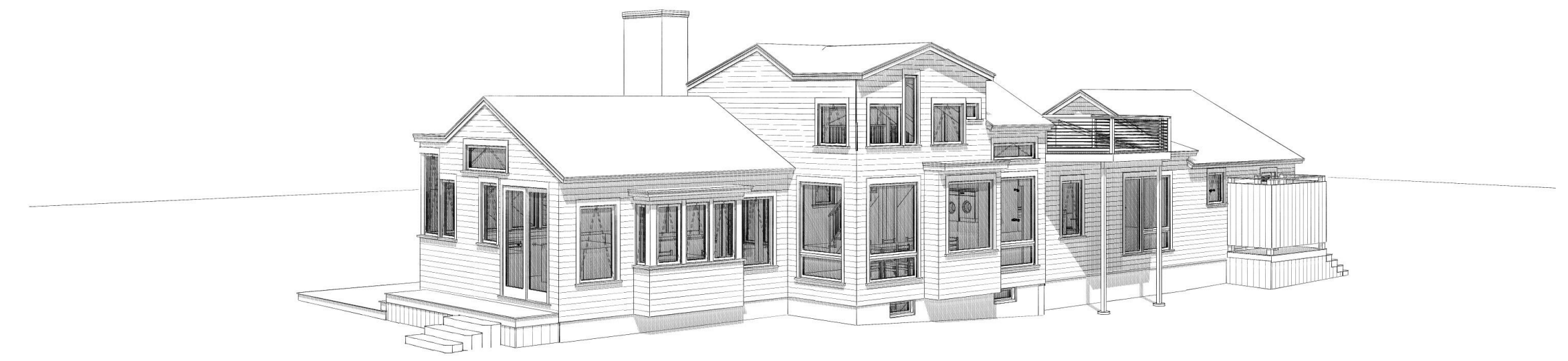
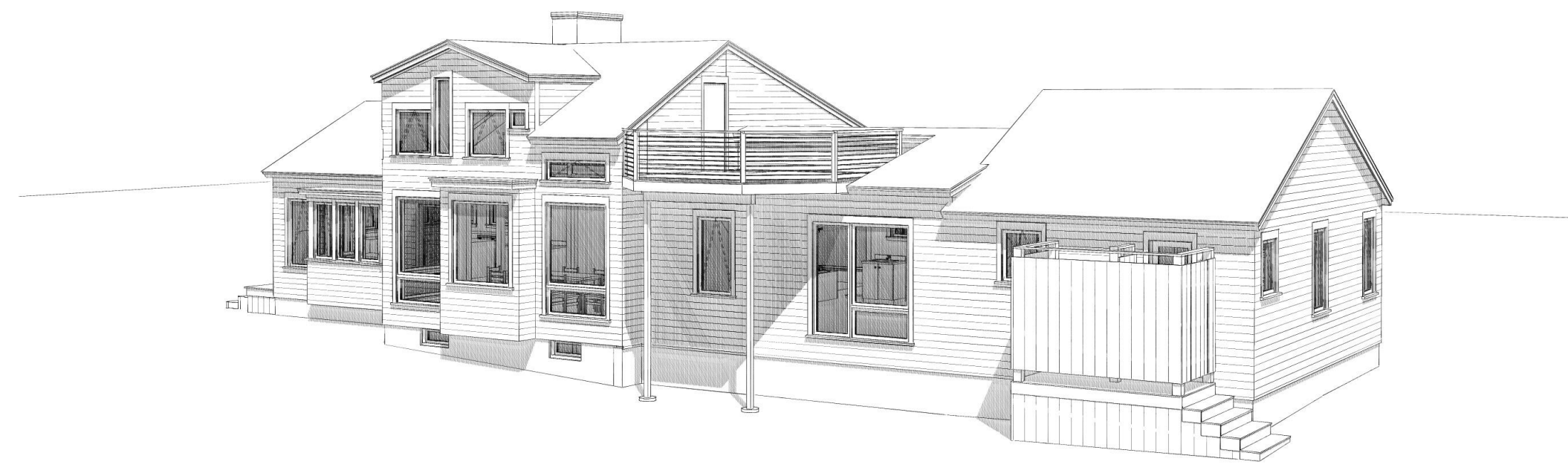
FIRST FLOOR PLAN -PROPOSED
SCALE: 1/4" = 1'-0"



SET: _____ DATE: _____
 ISSUED FOR CLIENT REVIEW: 2021.03.30

BRAVARD COHEN RESIDENCE
 138 STATE ROAD CHILMARK, MA 02535
FIRST FLOOR PLAN-PROPOSED

PROJECT NAME: _____
 ADDRESS: _____
 SHEET TITLE: _____
 DRAWN BY: JG/NG/AT
 DATE: 2022-11-15
 MAP/PARCEL: 33-16
 JOB #: 21B03
 DRAWING #: _____



#DrgL
#LayD

2
A-201

#DrgL
#LayD

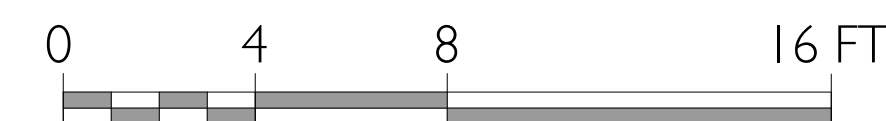
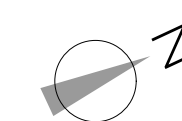
2
A-202

1
A-201

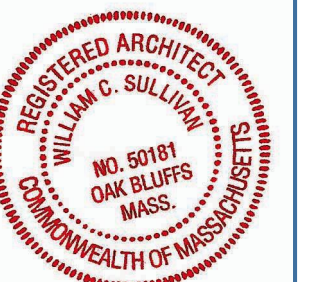
LEGEND	NAME
	SMOKE DETECTOR
	CARBON ALARM
	SMOKE CARBON ALARM

SECOND FLOOR PLAN -PROPOSED

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



- EXISTING WALLS
- NEW WALLS



SET: _____ DATE: _____
ISSUED FOR CLIENT REVIEW 2021.03.30

PROJECT NAME: **BRAVARD COHEN RESIDENCE**
ADDRESS: **138 STATE ROAD CHILMARK, MA 02535**
SHEET TITLE: **SECOND FLOOR PLAN -PROPOSED**

DRAWN BY: **JG/NG/AT**

DATE: **2022-11-15**

MAP/PARCEL: **33-16**

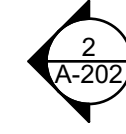
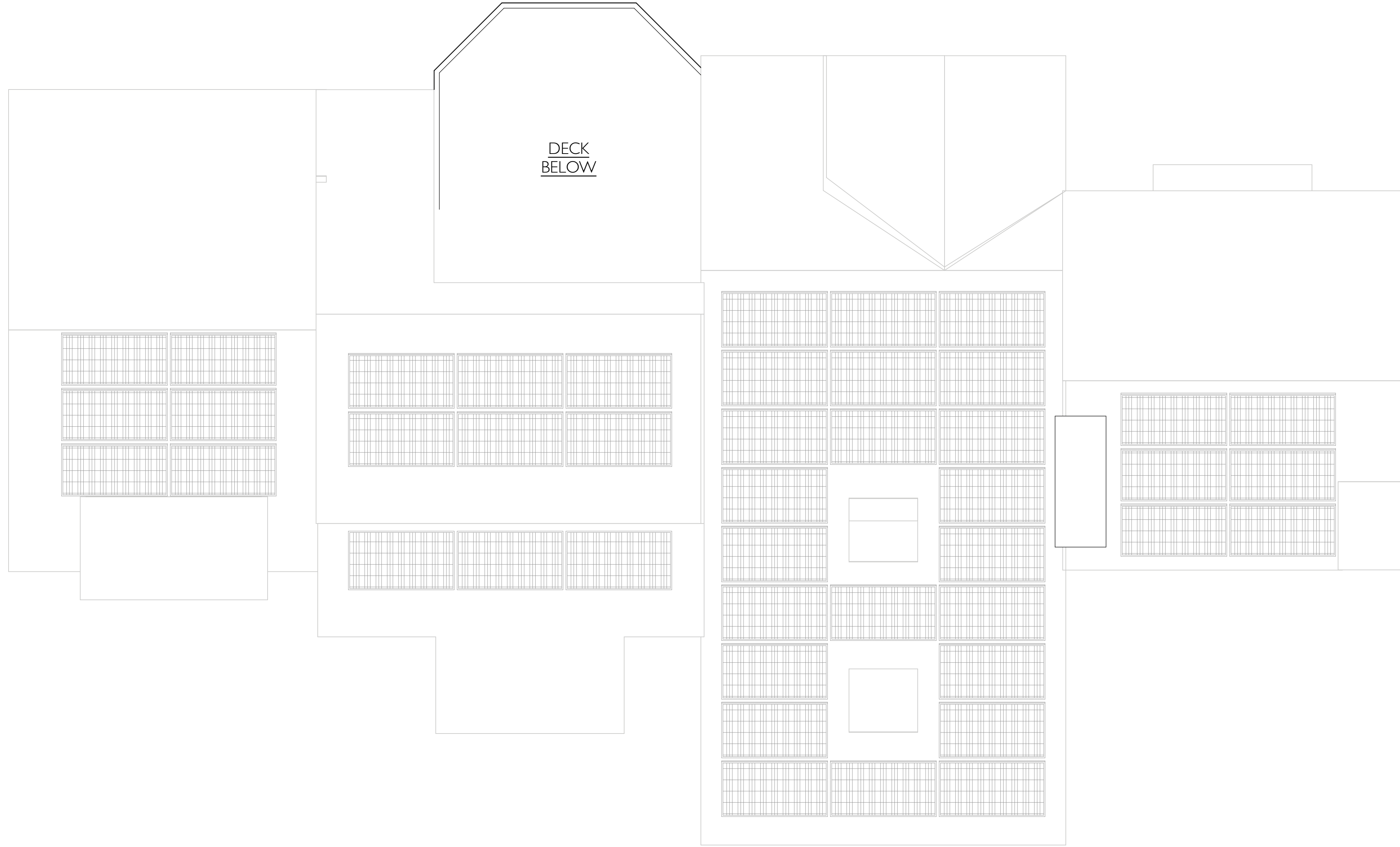
JOB #: **21B03**

DRAWING #:

A-102

ROOF PLAN

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



sullivan + associates
ARCHITECTS
508 693 0500
sullivanassociatesarchitects.com

SET:	DATE:

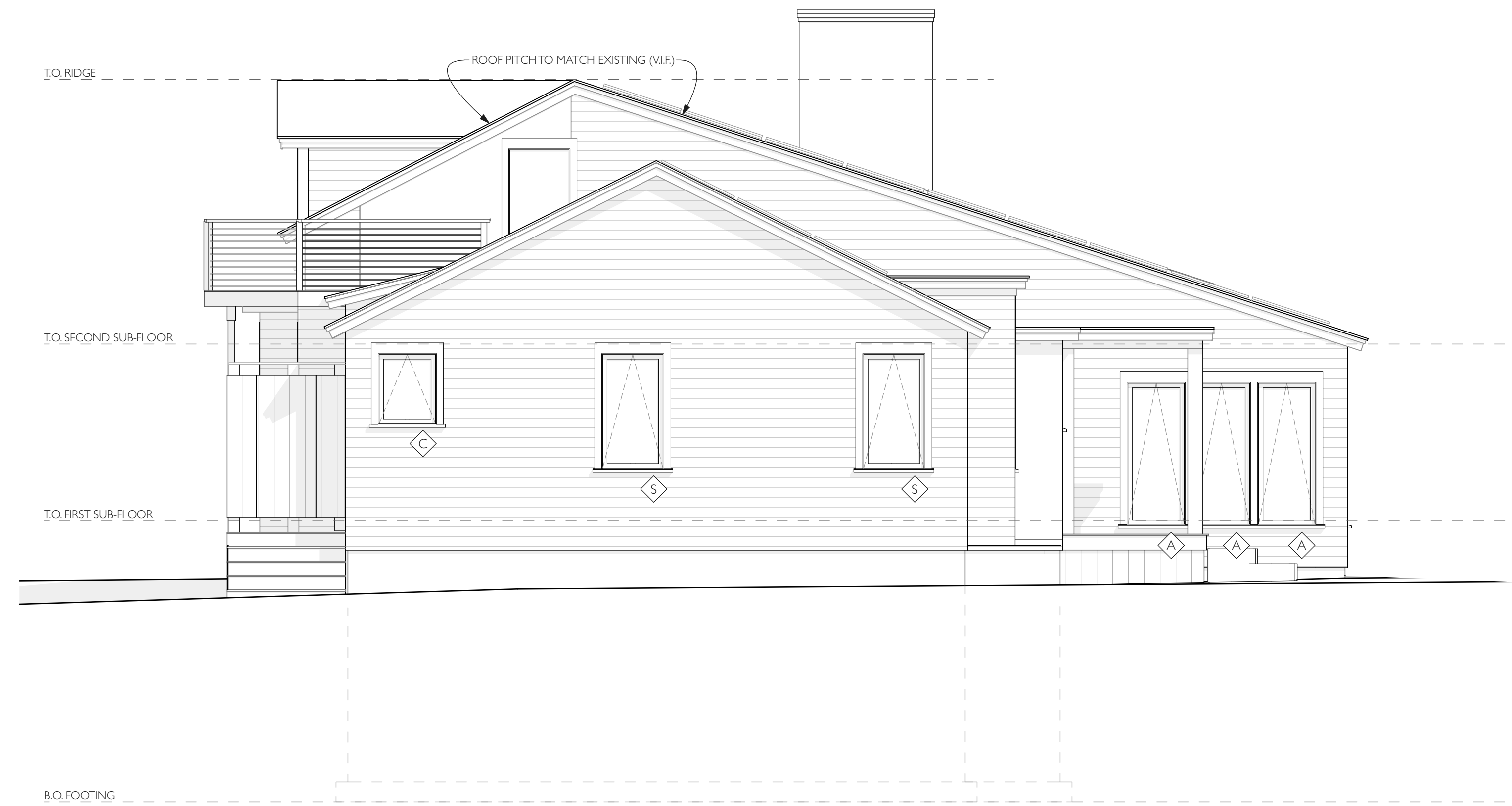
PROJECT NAME: **BRAVARD COHEN RESIDENCE**
ADDRESS: **138 STATE ROAD CHILMARK, MA 02535**
SHEET TITLE: **ROOF PLAN**

DRAWN BY: **JG/NG/AT**
DATE: **2022-11-15**
MAP/PARCEL: **33-16**
JOB #: **21B03**
DRAWING #:

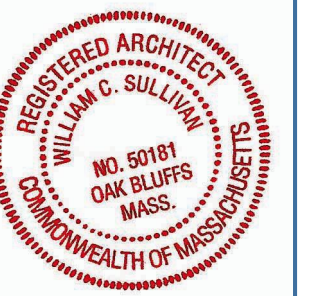
A-103



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



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



SET:	DATE:
ISSUED FOR CLIENT REVIEW	2021.03.30

BRAVARD COHEN RESIDENCE
138 STATE ROAD CHILMARK, MA 02535
EXTERIOR ELEVATIONS

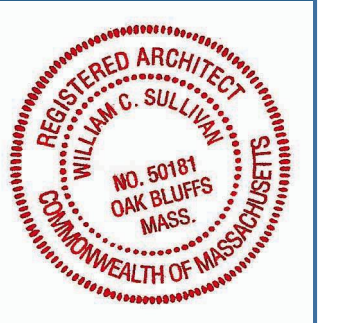
PROJECT NAME:	BRAVARD COHEN RESIDENCE
ADDRESS:	138 STATE ROAD CHILMARK, MA 02535
DRAWN BY:	JG/NG/AT
DATE:	2022-11-15
MAP/PARCEL:	33-16
JOB #:	21B03
DRAWING #:	



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



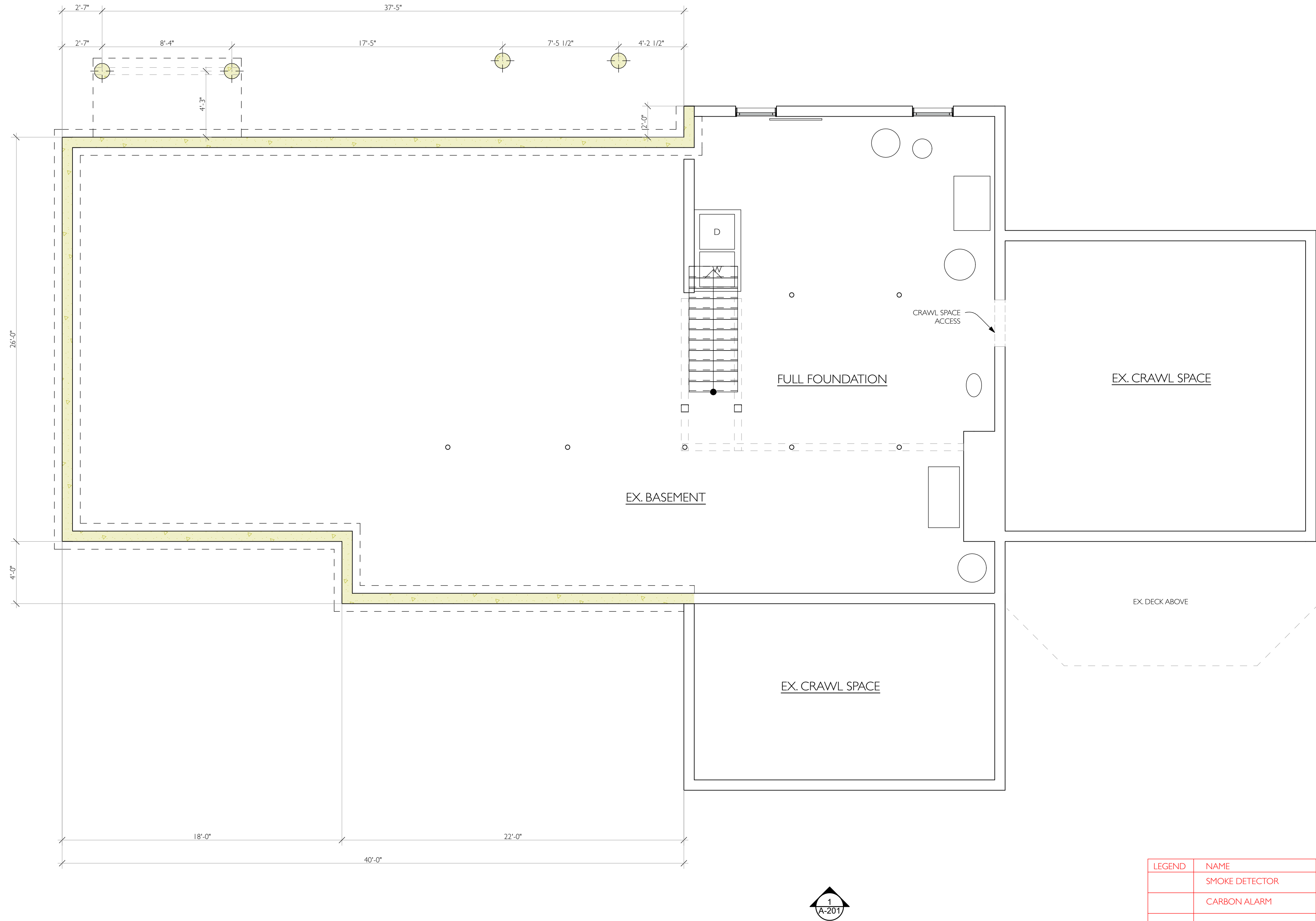
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



SET:	DATE:
ISSUED FOR CLIENT REVIEW	2021.03.30

PROJECT NAME: BRAVARD COHEN RESIDENCE
ADDRESS: 138 STATE ROAD CHILMARK, MA 02535
SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY:	JG/NG/AT
DATE:	2022-11-15
MAP/PARCEL:	33-16
JOB #:	21B03
DRAWING #:	

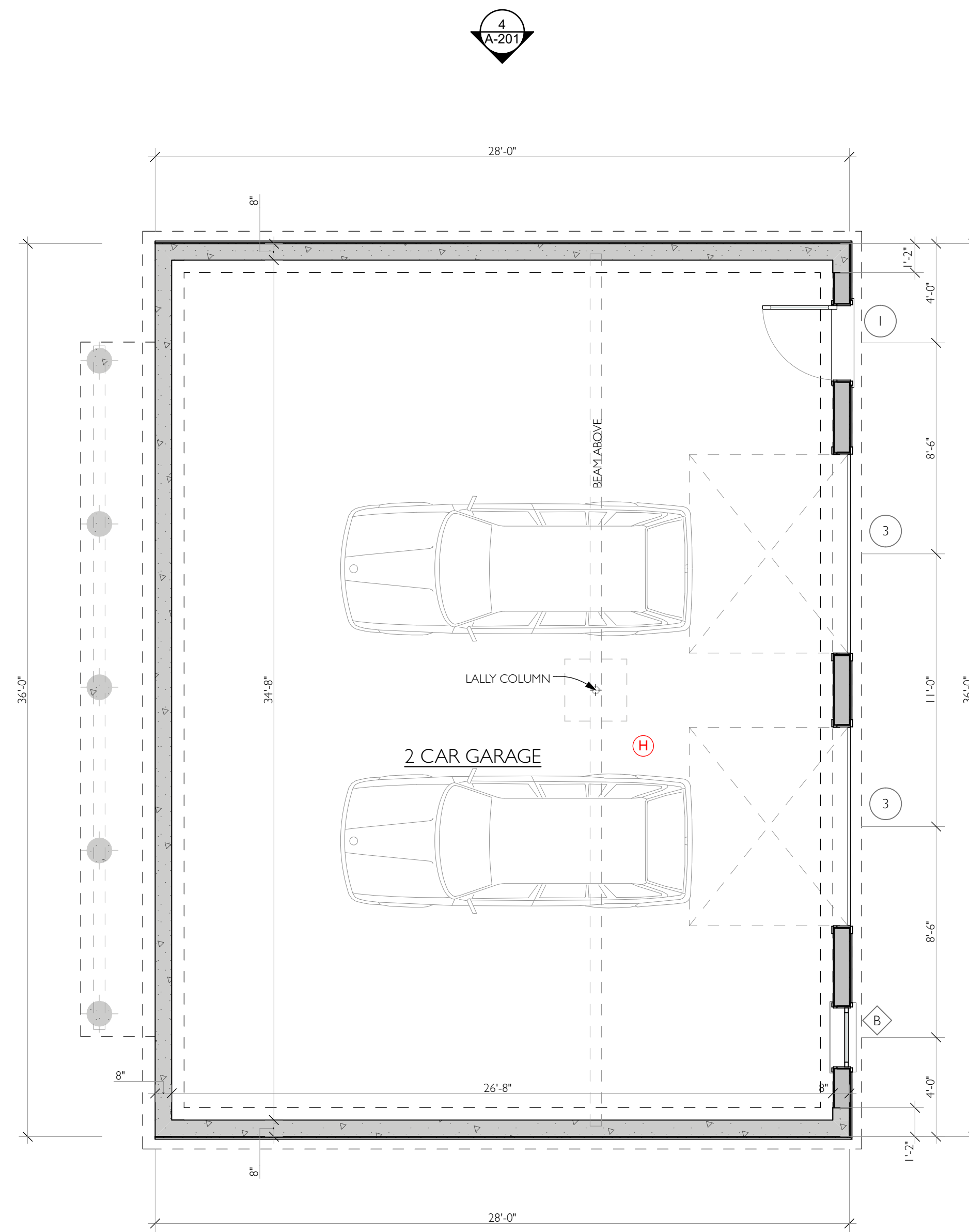
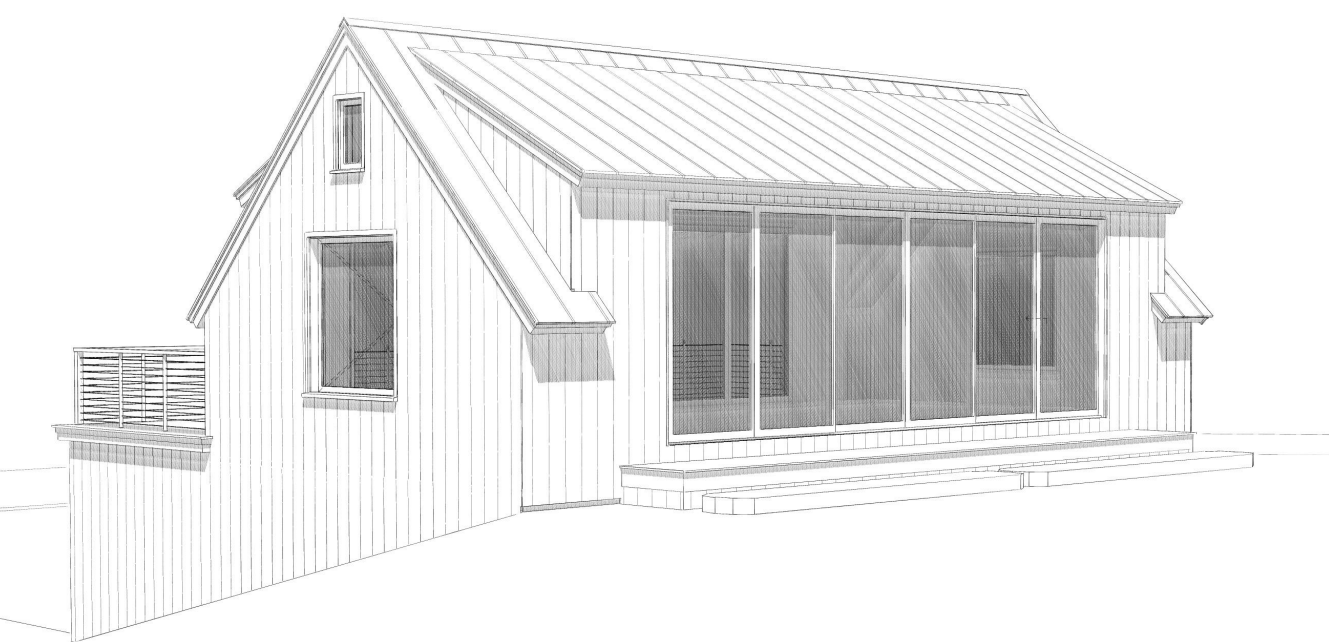
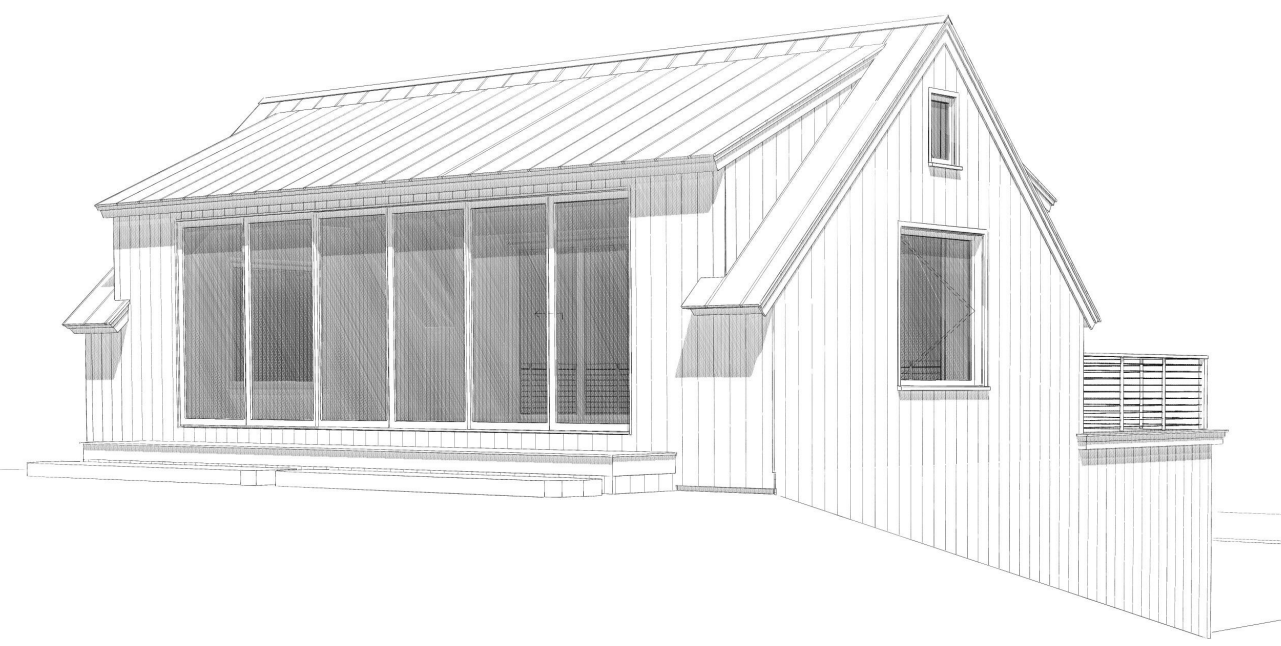
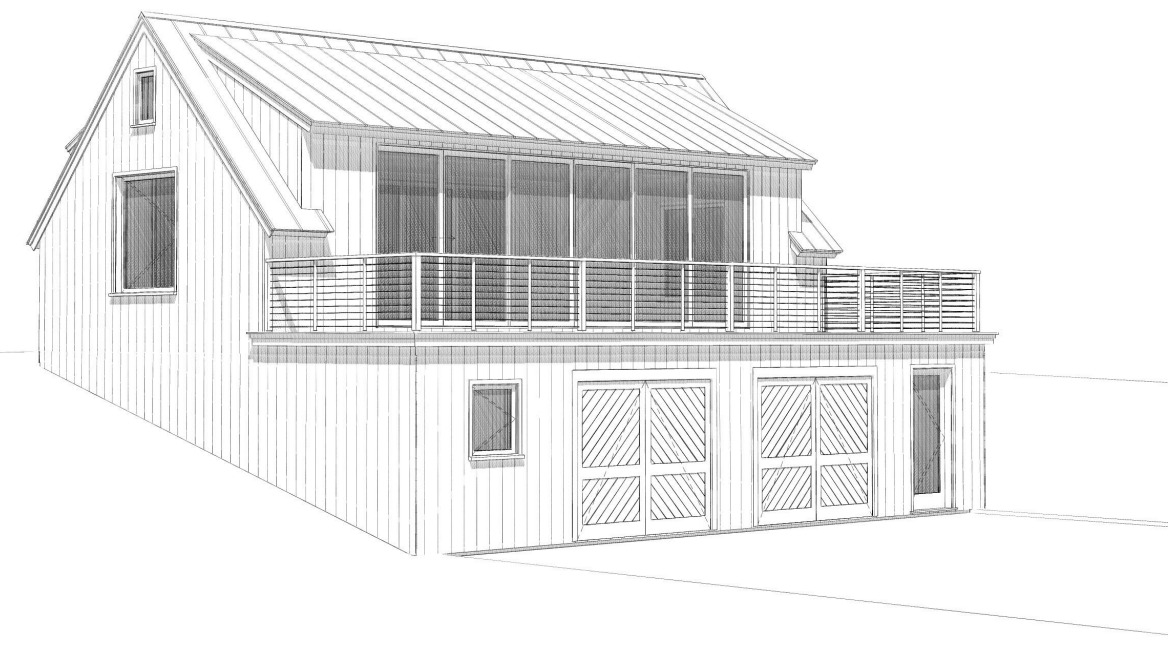


FOUNDATION PLAN -PROPOSED
 SCALE: 1/4" = 1'-0"



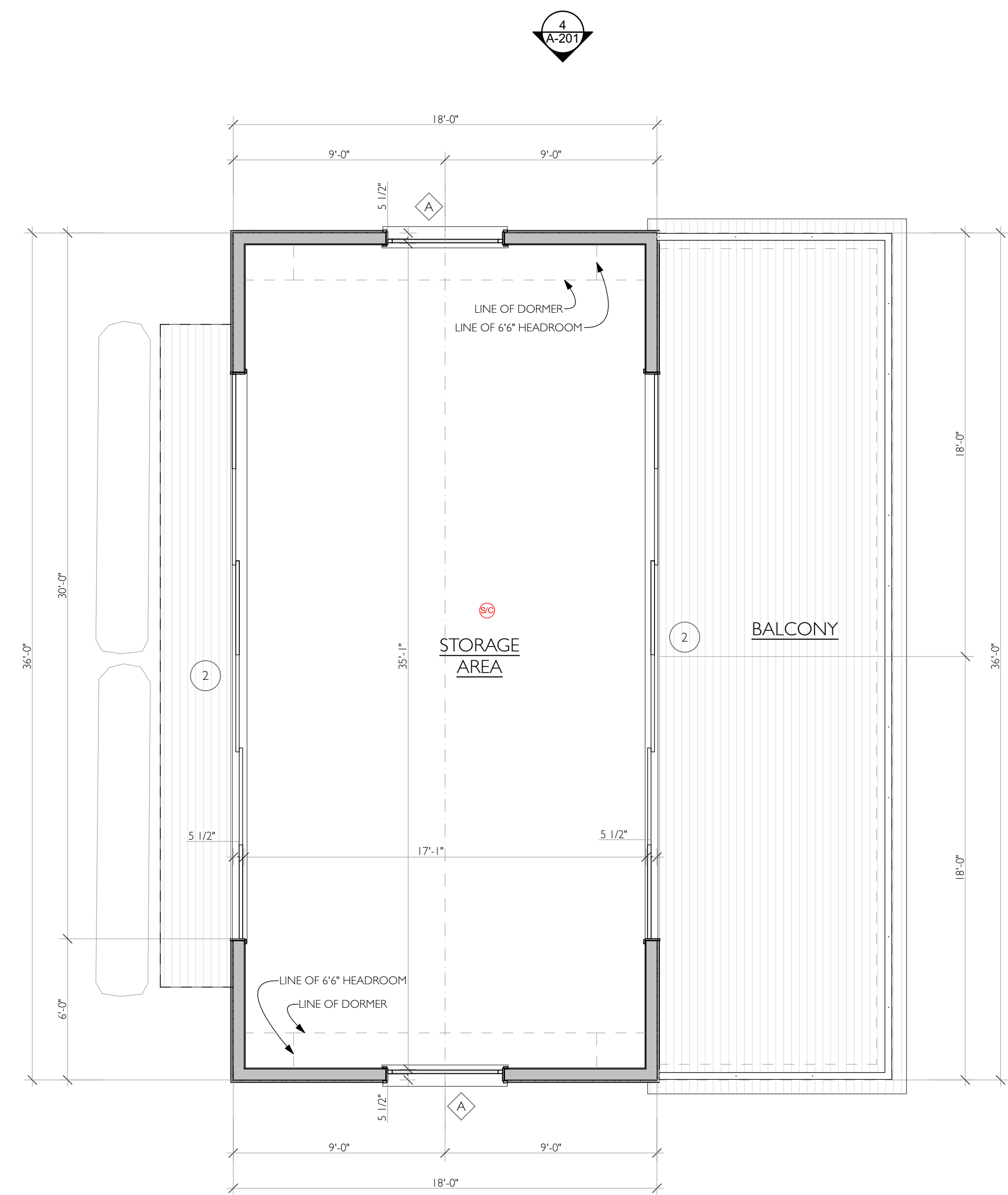
SET:	DATE:

PROJECT NAME:	BRAVARD COHEN RESIDENCE
ADDRESS:	138 STATE ROAD CHILMARK, MA 02535
DRAWN BY:	JG/NG/AT
DATE:	2022-11-15
MAP/PARCEL:	33-16
JOB #:	21B03
SHEET TITLE:	FOUNDATION PLAN-PROPOSED

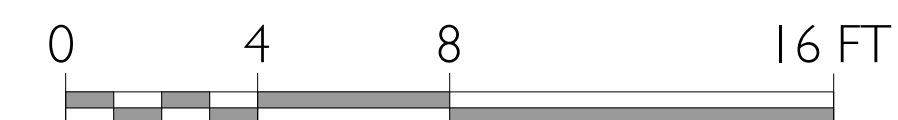
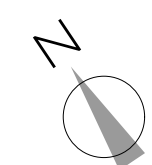


BASEMENT PLAN
SCALE: 1/4" = 1'-0"

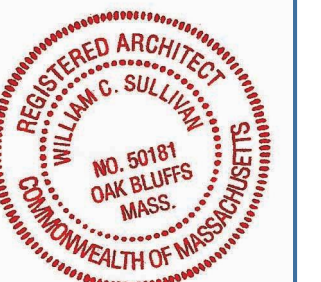
LEGEND	NAME
(S)	SMOKE DETECTOR
(H)	HEAT DETECTOR
(SC)	SMOKE CARBON ALARM



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



NOT FOR CONSTRUCTION

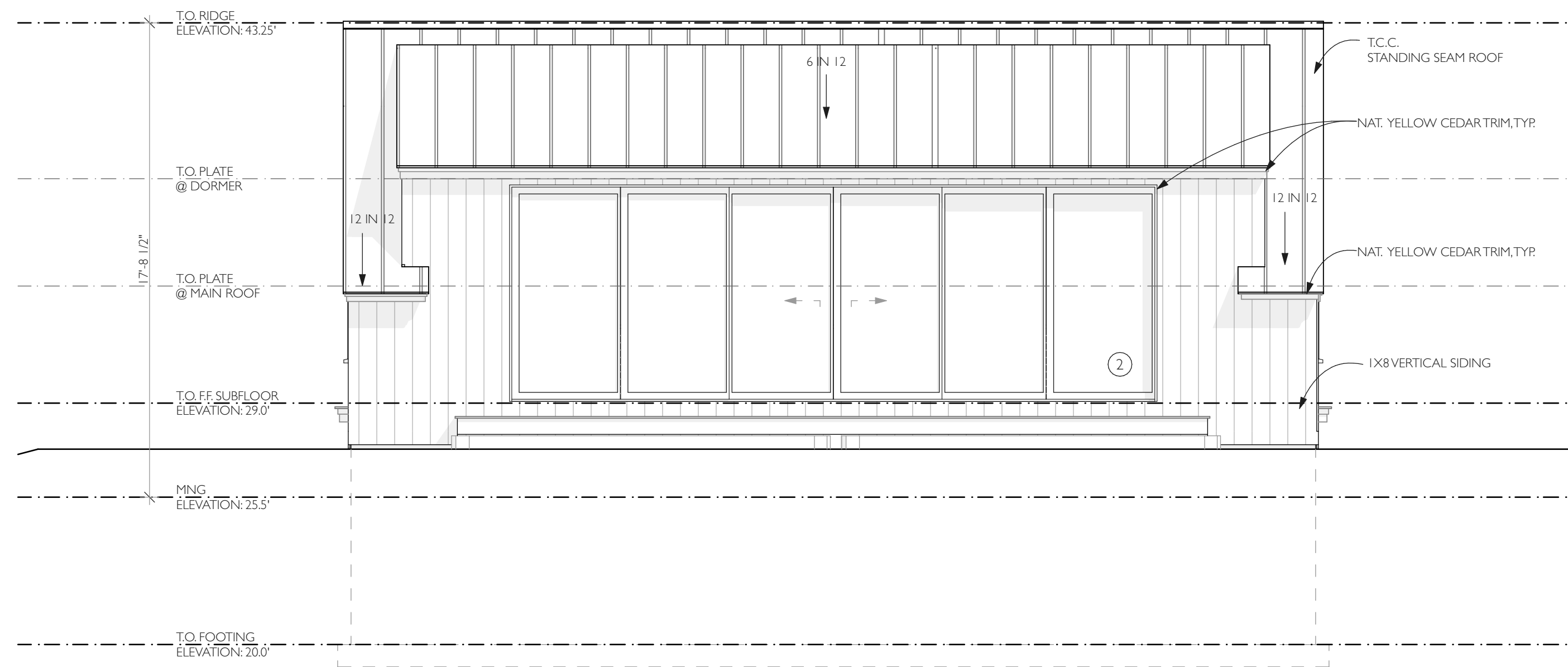


SET:	DATE:

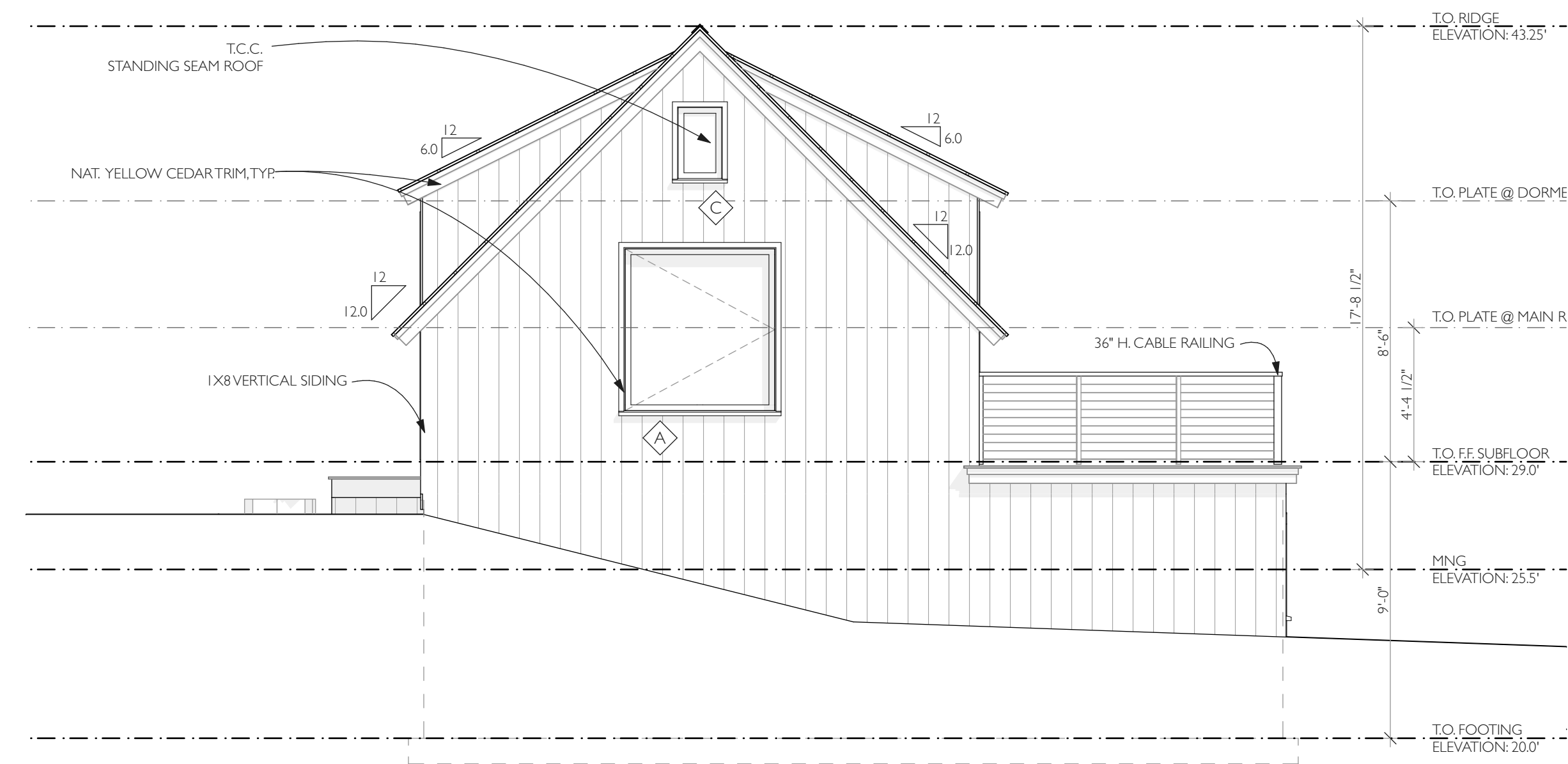
PROJECT NAME: BRAVARD COHEN BARN
ADDRESS: 138 STATE ROAD CHILMARK, MA 02535
SHEET TITLE: FLOOR PLANS

DRAWN BY:	JG/AT
DATE:	2021-06-29
MAP/PARCEL:	33-16
JOB #:	21B03
DRAWING #:	

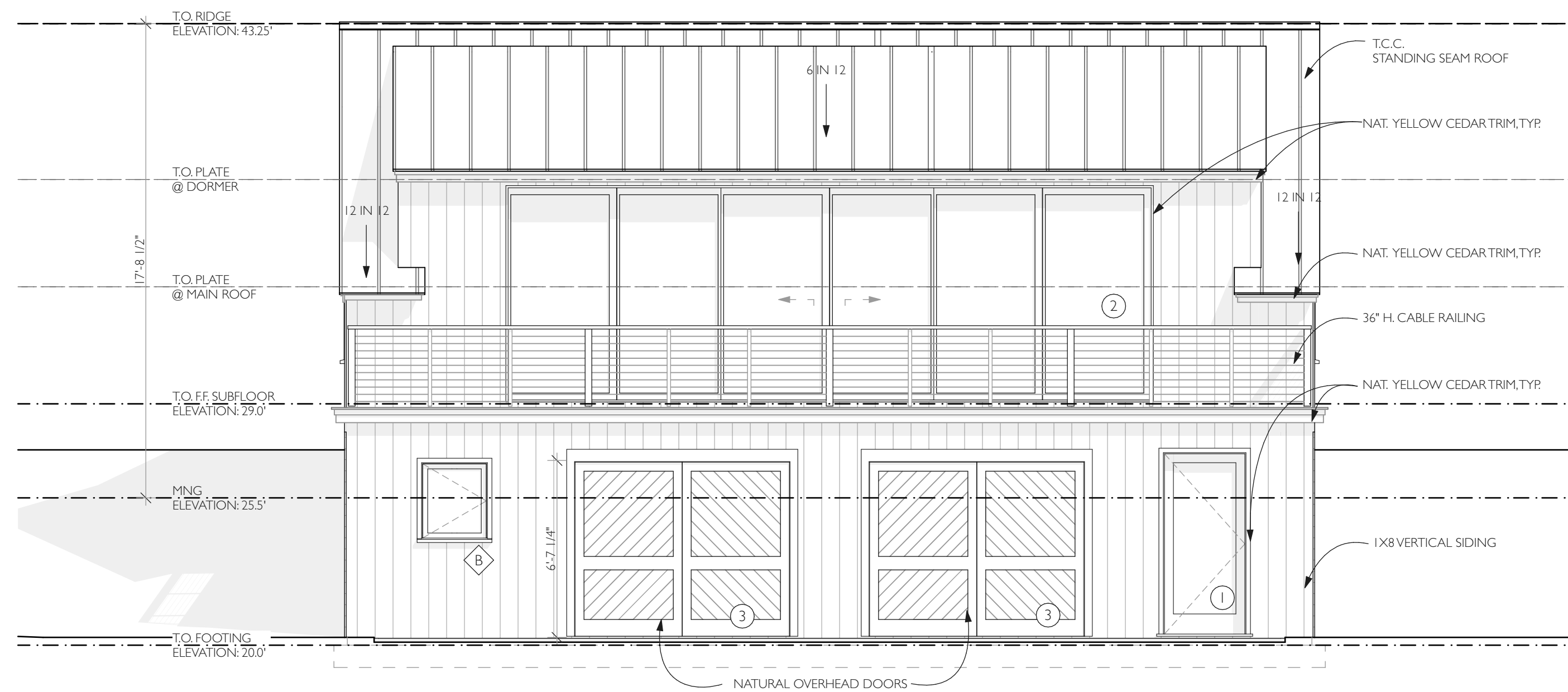
A-101



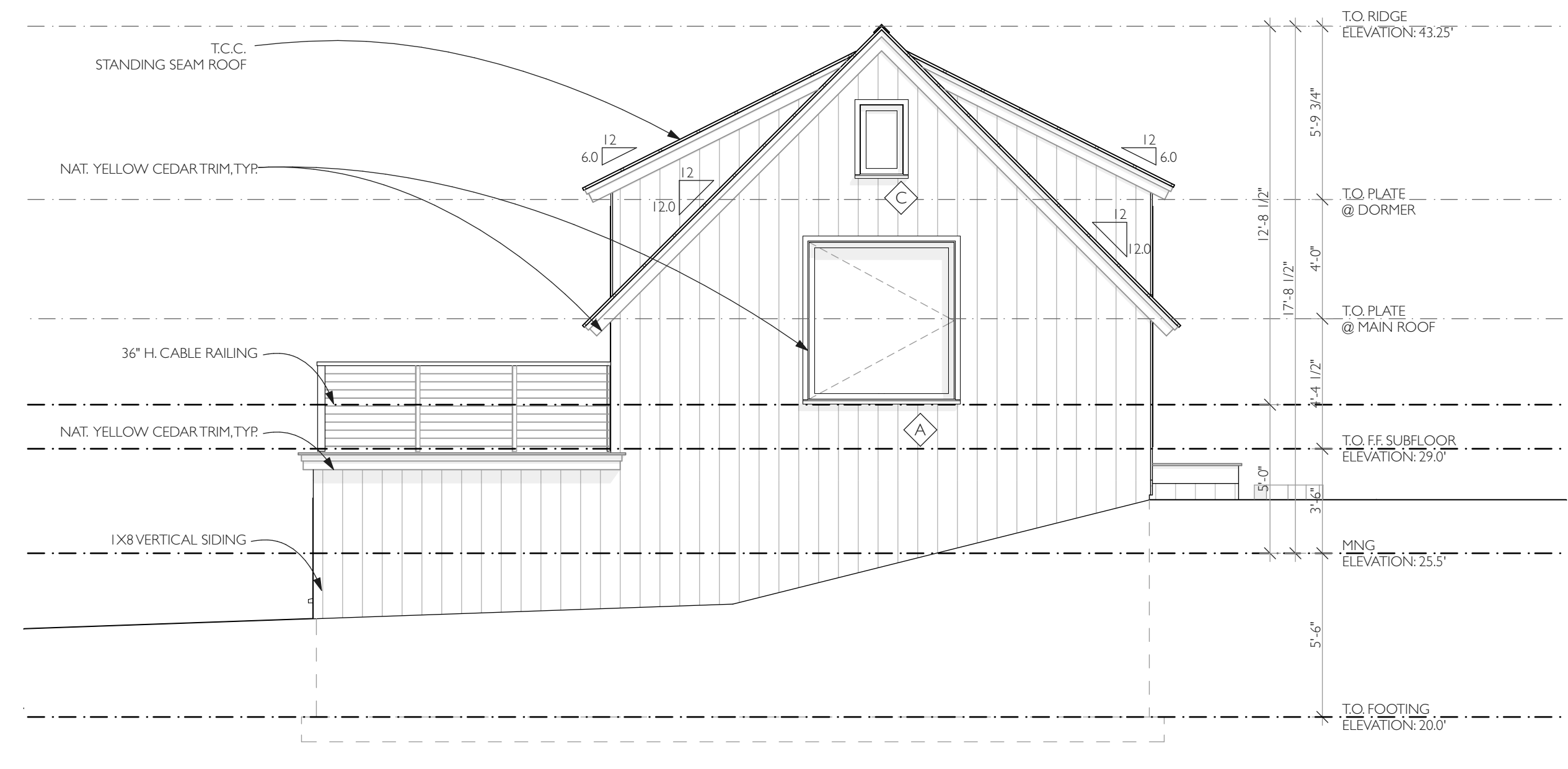
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



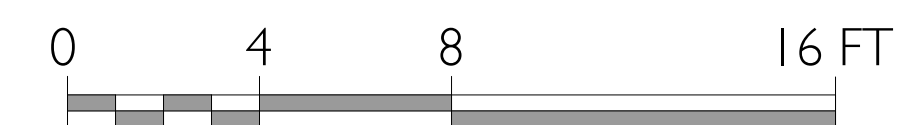
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



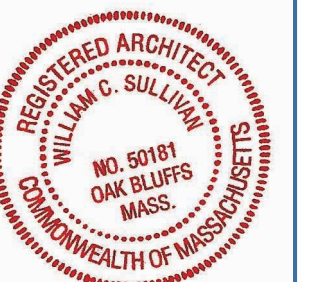
3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



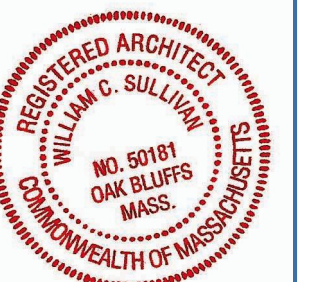
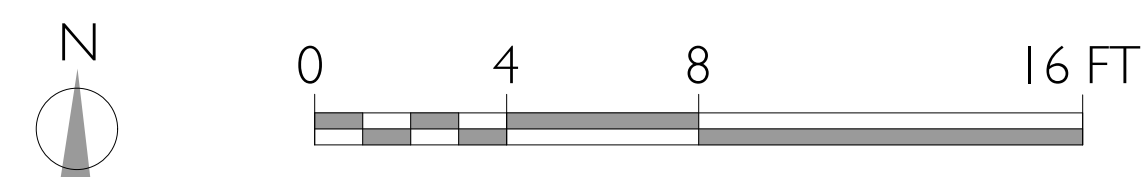
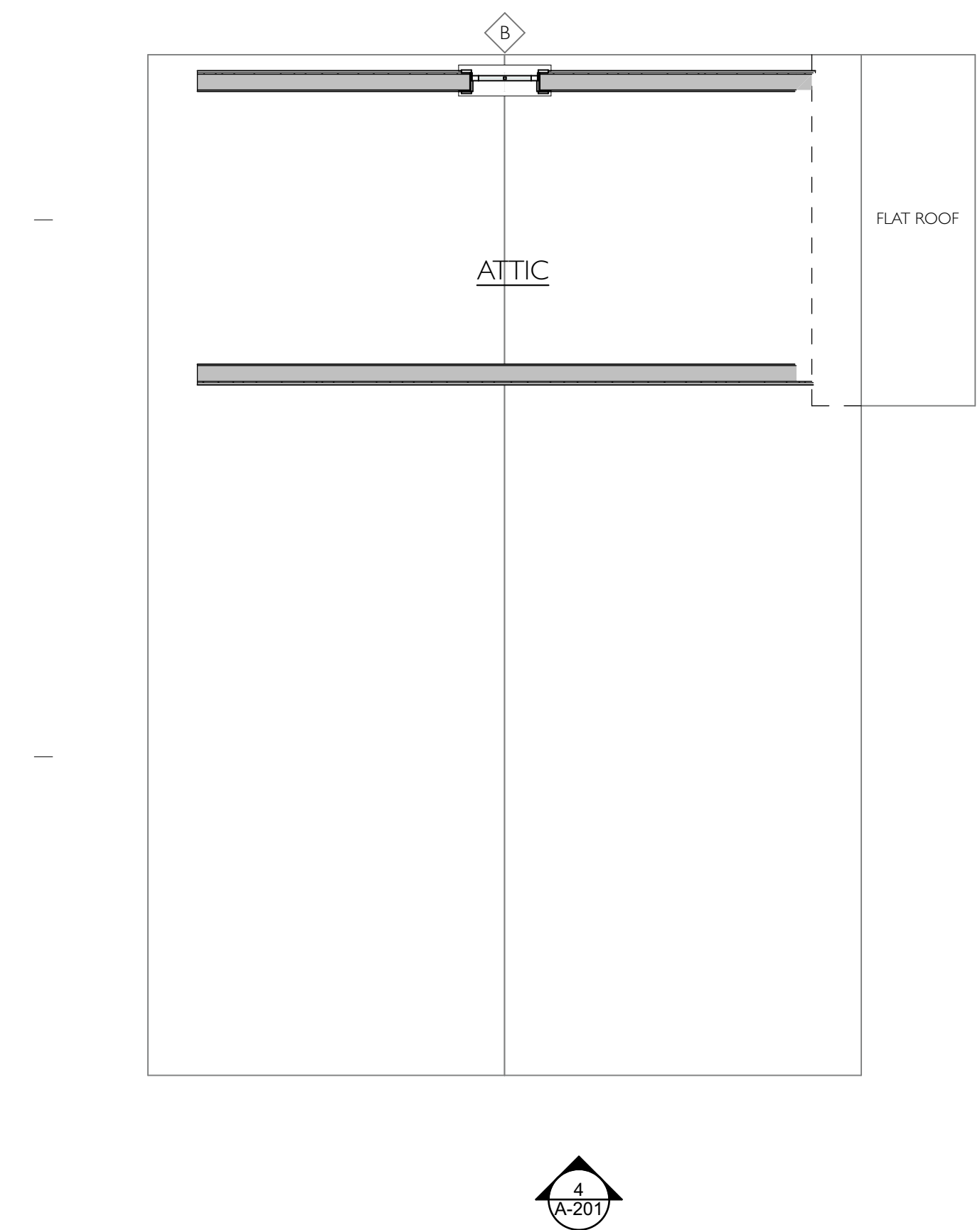
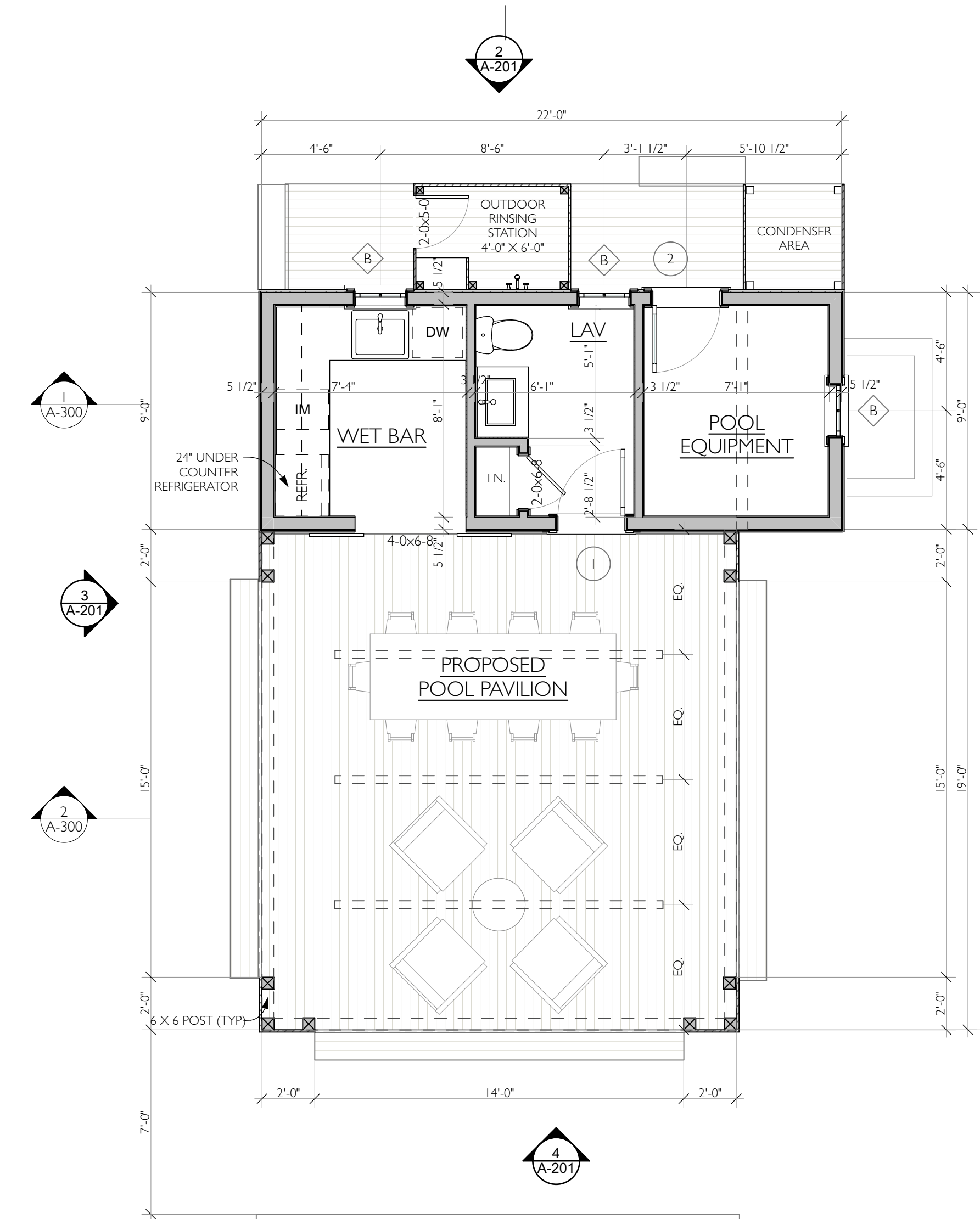
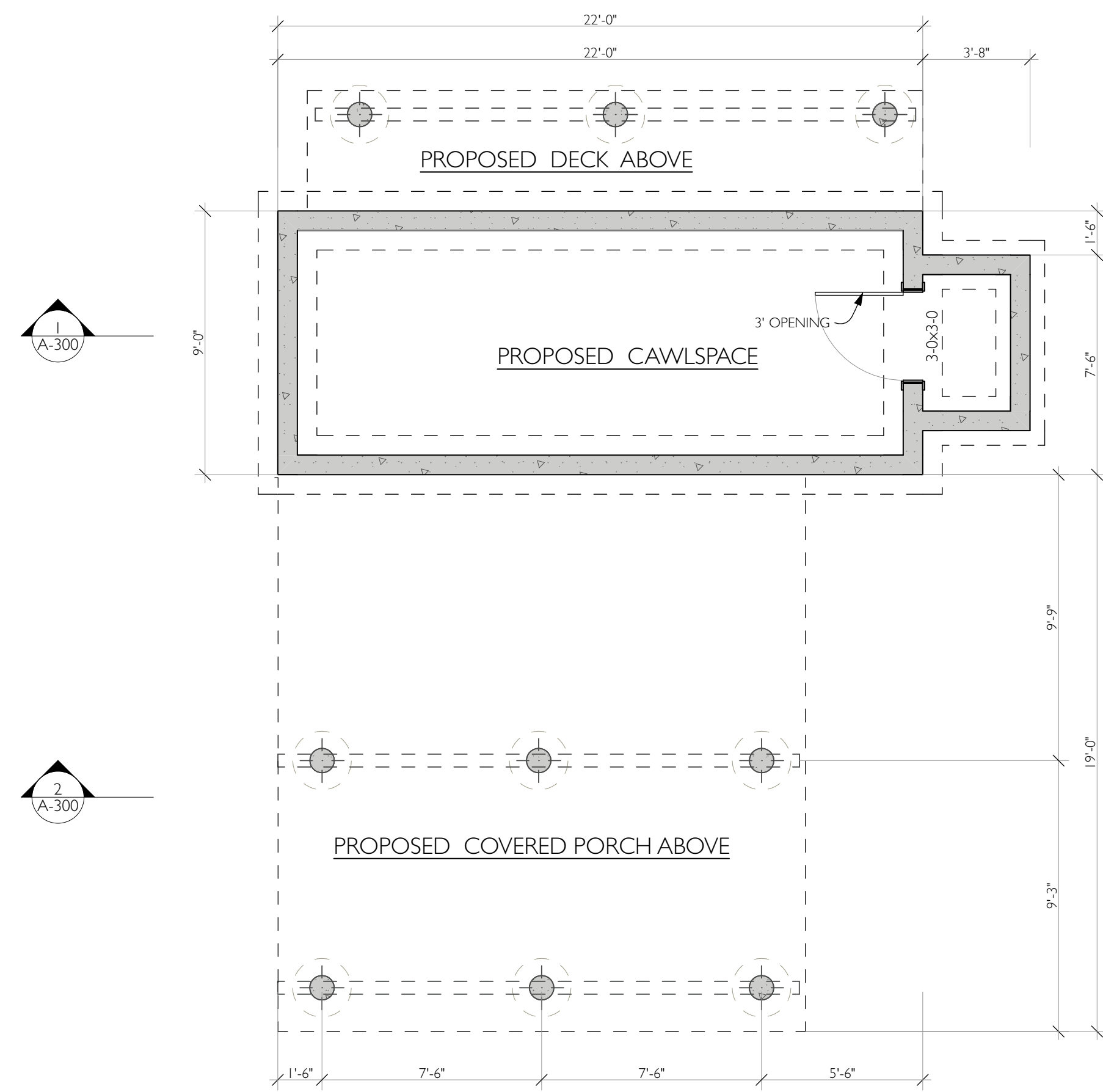
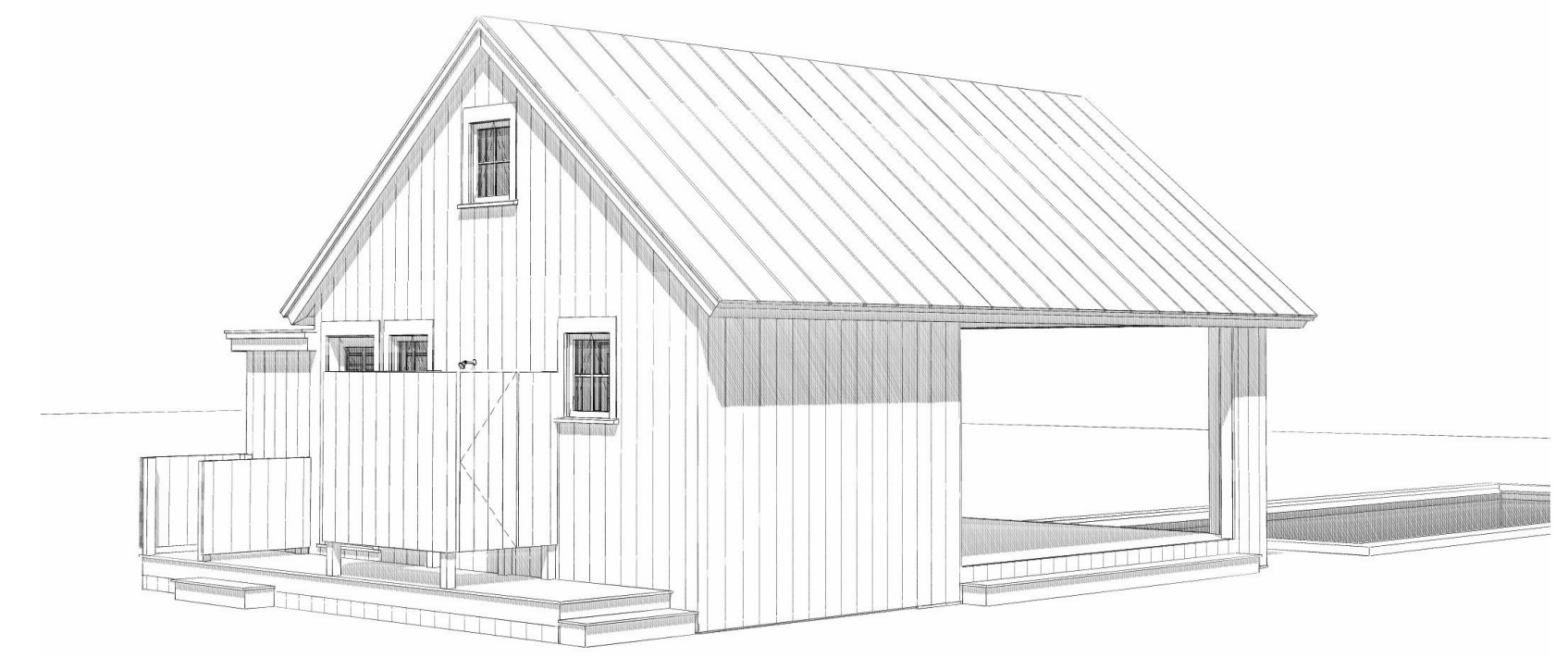
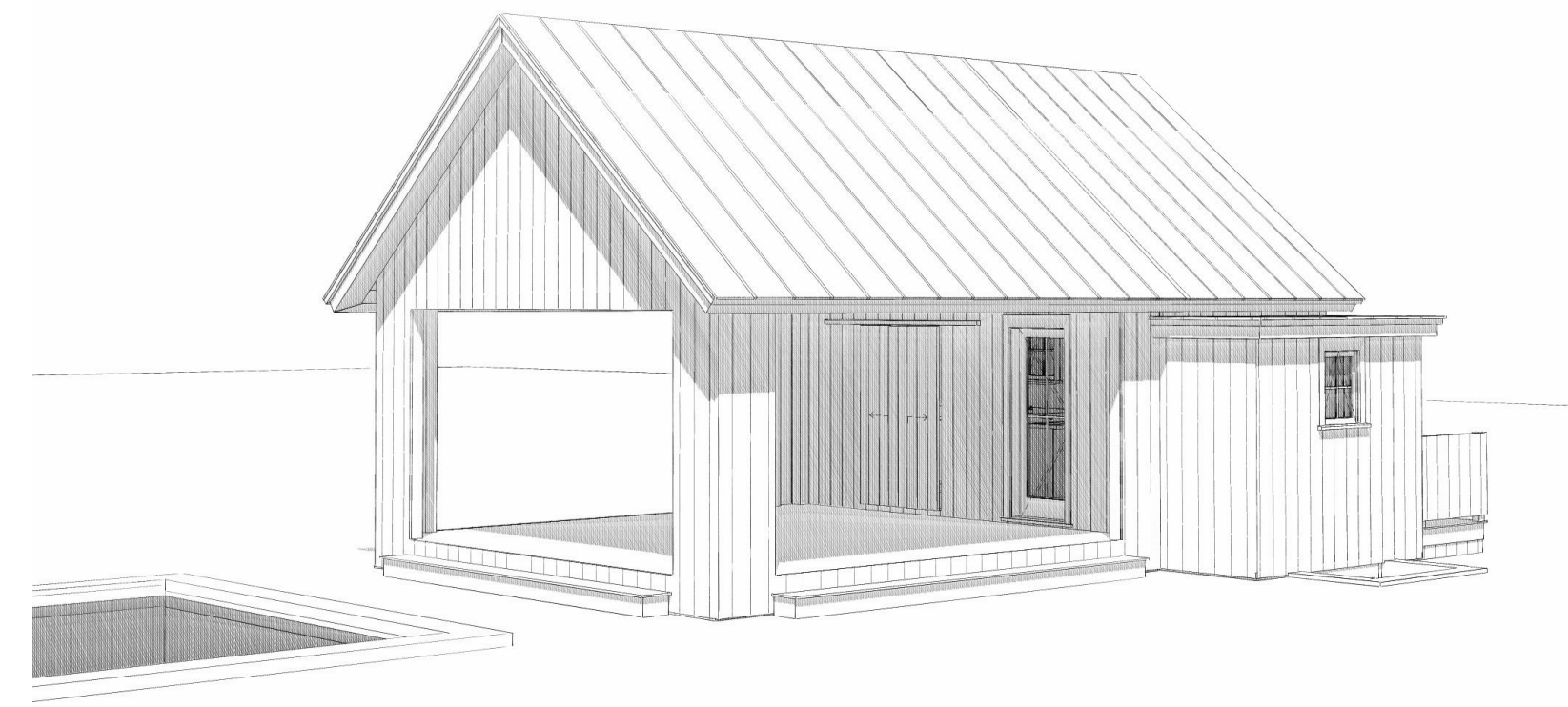
NOT FOR CONSTRUCTION



SET: DATE:

BRAVARD COHEN BARN
138 STATE ROAD CHILMARK, MA 02535
EXTERIOR ELEVATIONS

PROJECT NAME: BRAVARD COHEN BARN
ADDRESS: 138 STATE ROAD CHILMARK, MA 02535
SHEET TITLE: EXTERIOR ELEVATIONS
DRAWN BY: JG/AT
DATE: 2021-06-29
MAP/PARCEL: 33-16
JOB #: 21B03
DRAWING #:

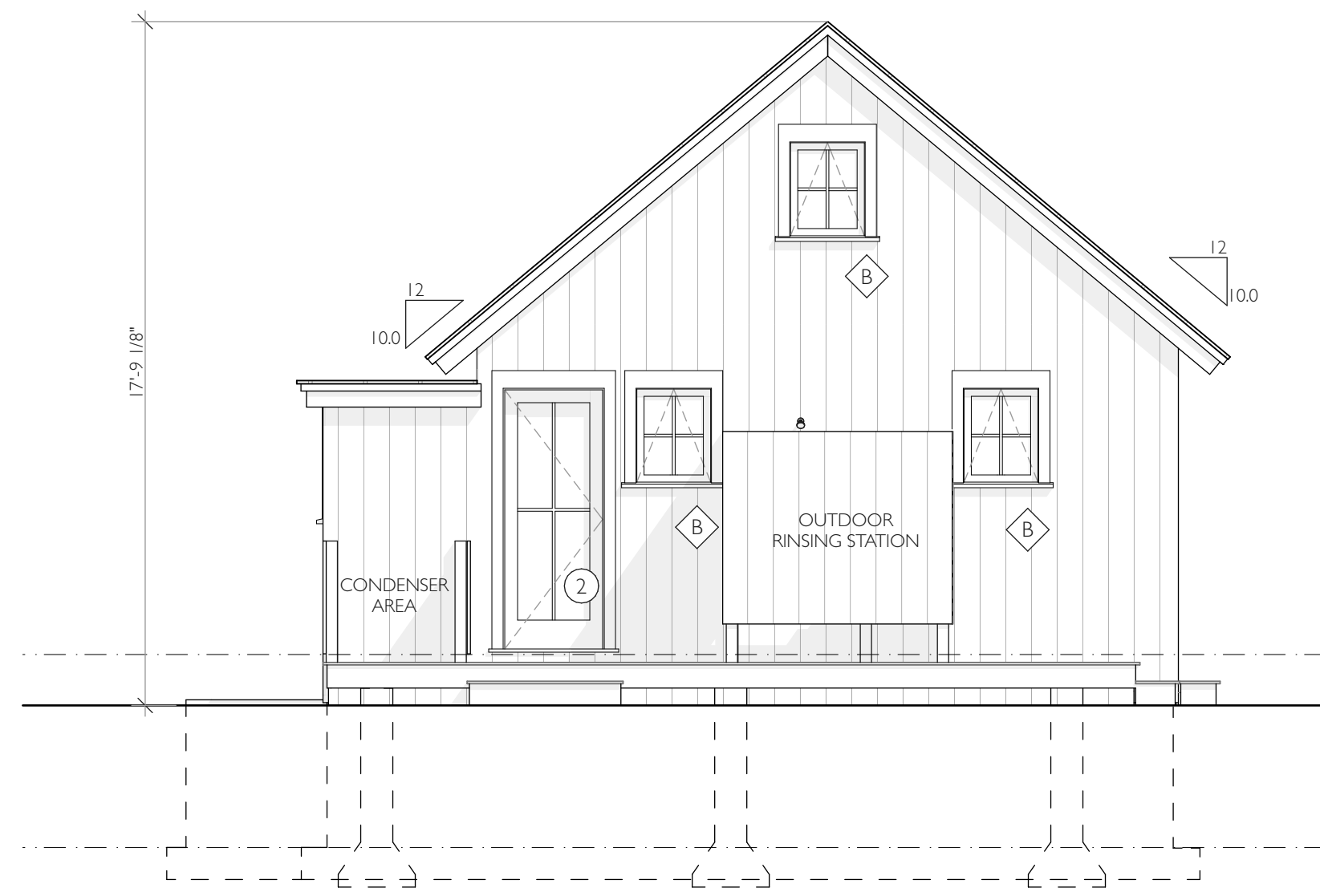


SET: DATE:

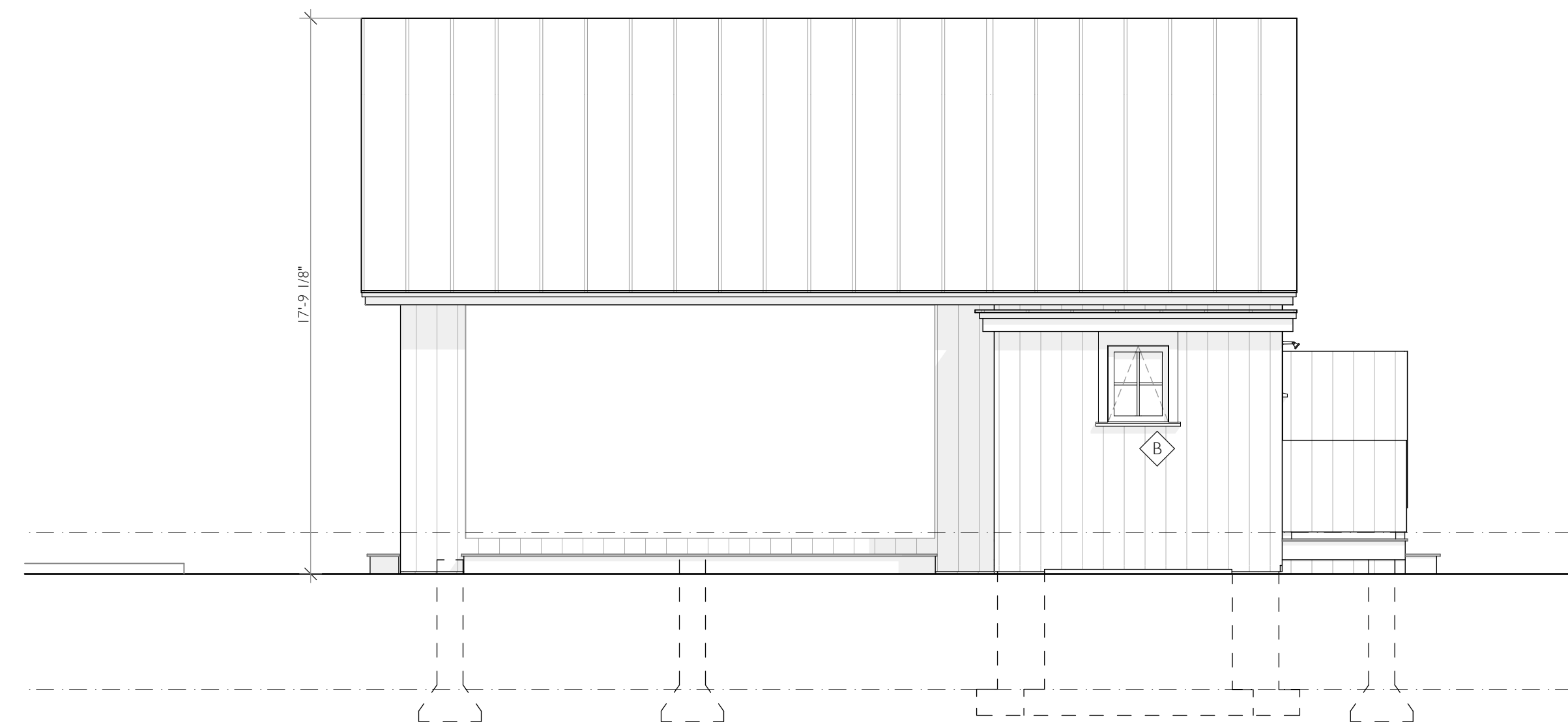
BRAVARD COHEN POOL PAVILION
138 STATE ROAD, CHILMARK, MA 02535
FIRST FLOOR PLAN

PROJECT NAME:
DRAWN BY: AT/MT
DATE: 2022.06.06
MAP/PARCEL: 33-60
JOB #: 21B03
DRAWING #:

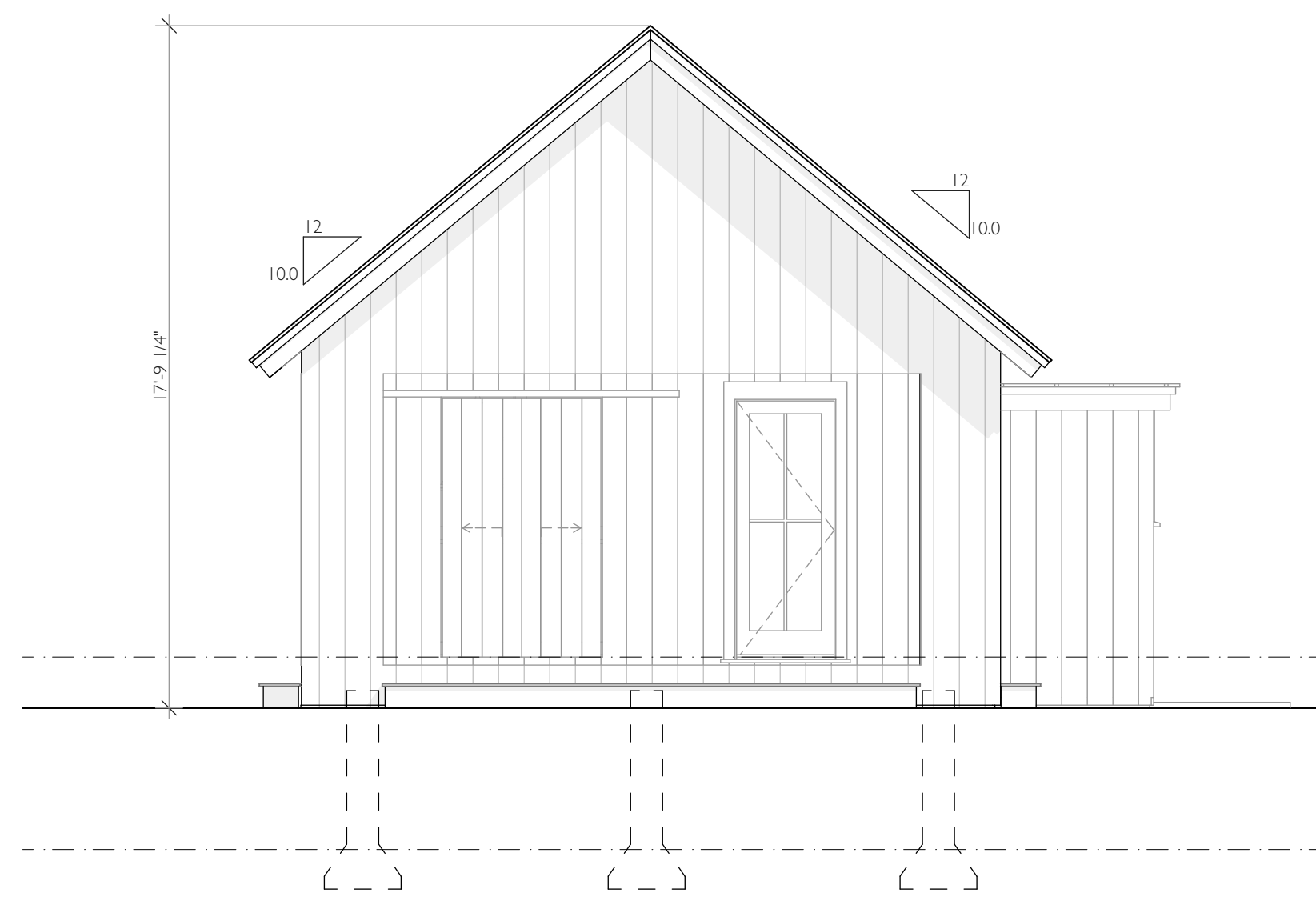
A-101



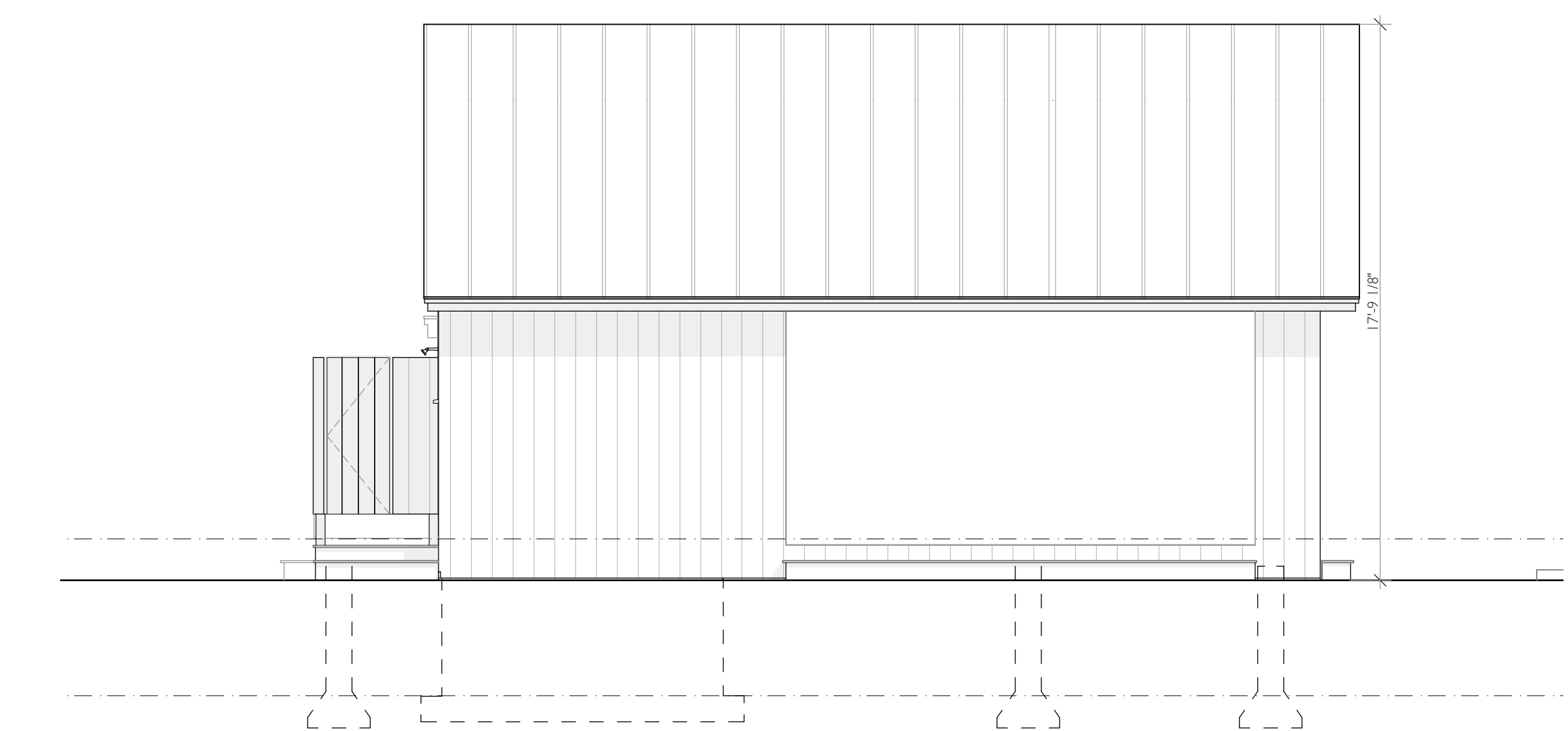
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



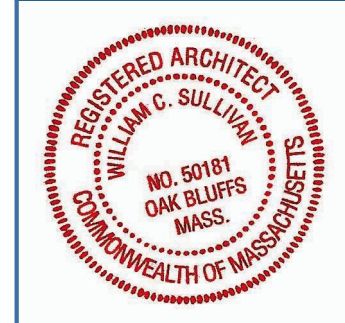
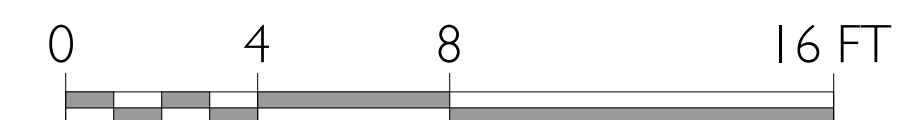
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

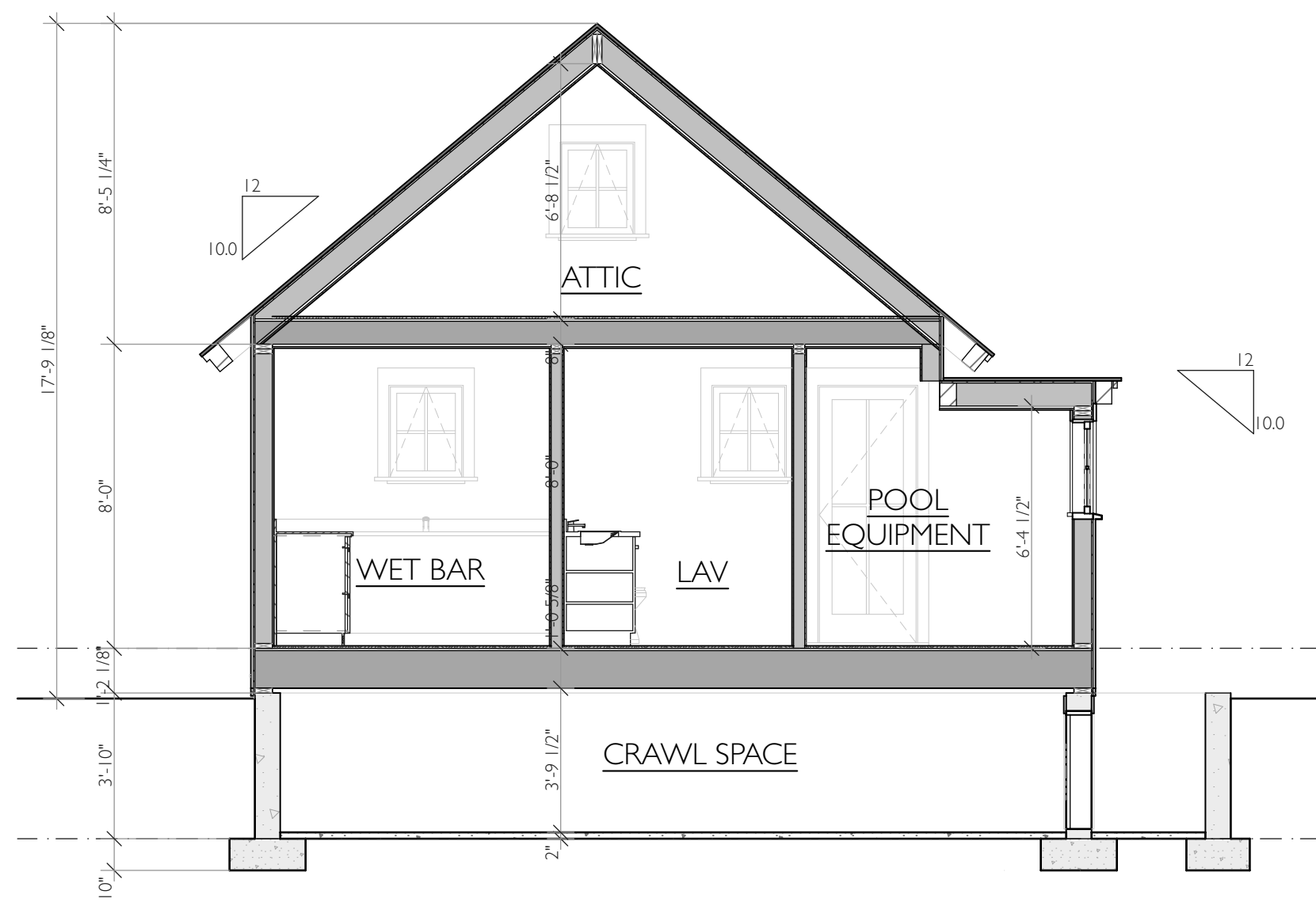


3 WEST ELEVATION
SCALE: 1/4" = 1'-0"

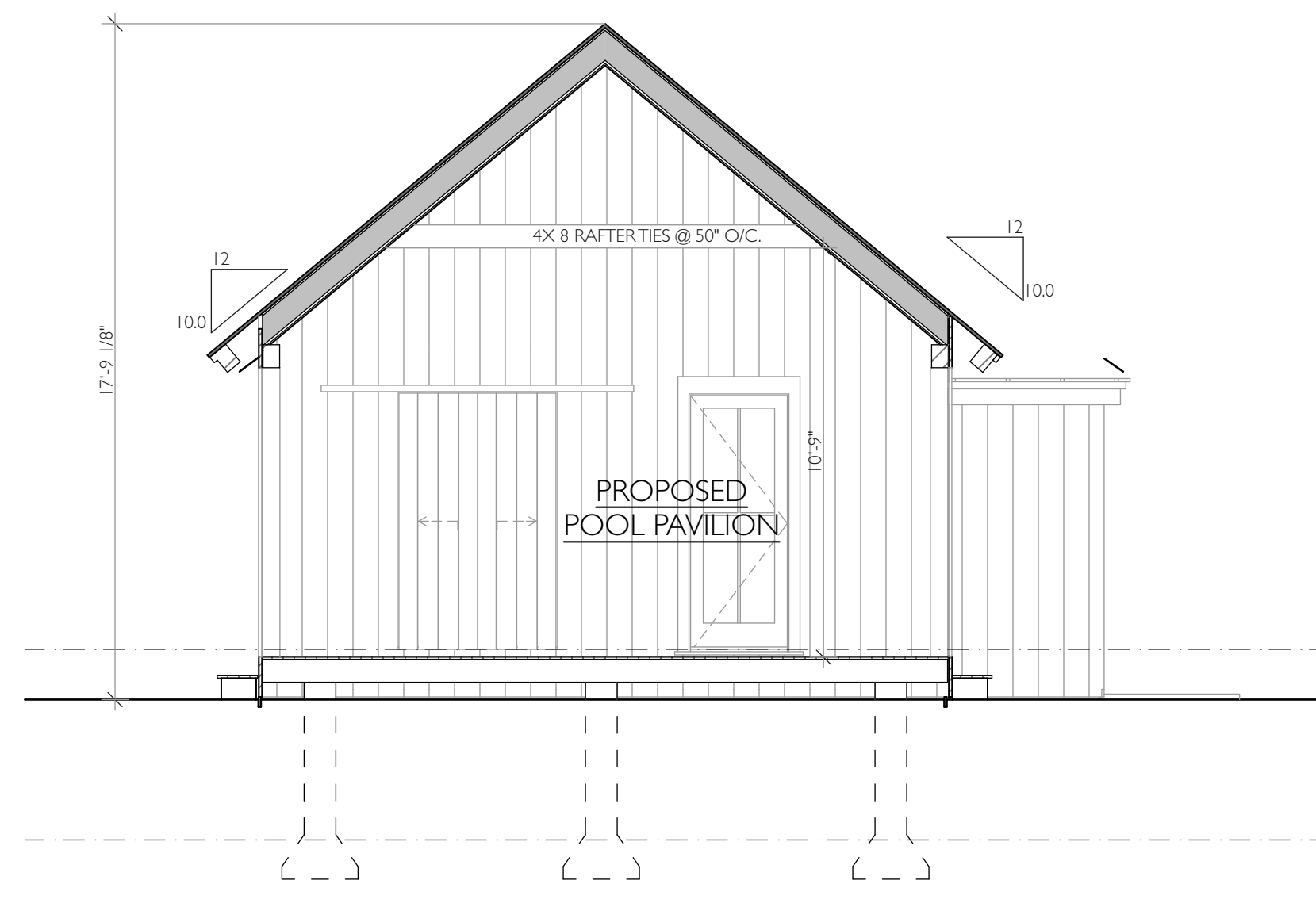


SET:	DATE:

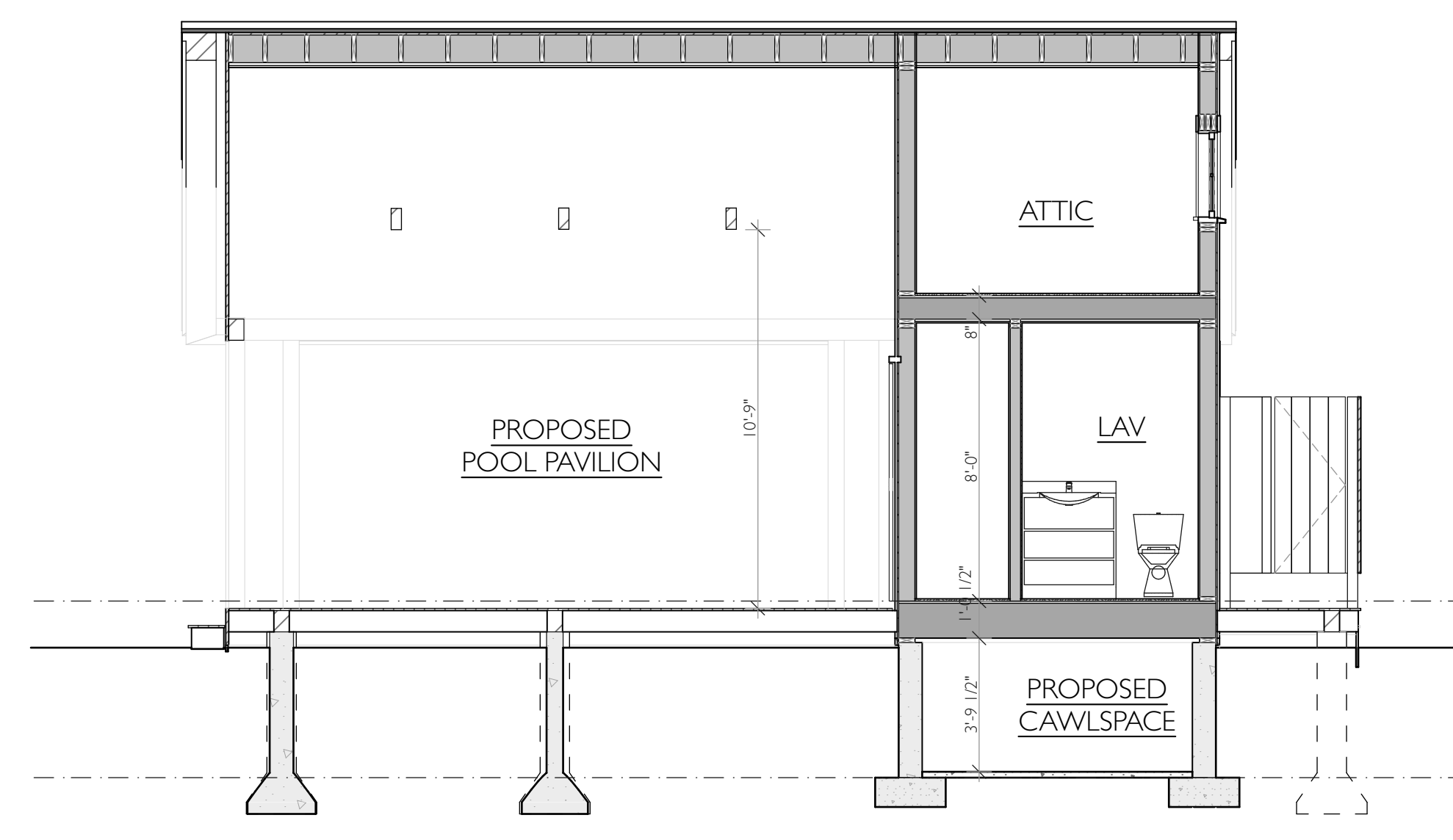
PROJECT NAME: BRAVARD COHEN POOL PAVILION
 ADDRESS: 138 STATE ROAD, CHILMARK, MA 02535
 SHEET TITLE: EXTERIOR ELEVATIONS
 DRAWN BY: AT/MT
 DATE: 2022.06.06
 MAP/PARCEL: 33-60
 JOB #: 21B03
 DRAWING #:



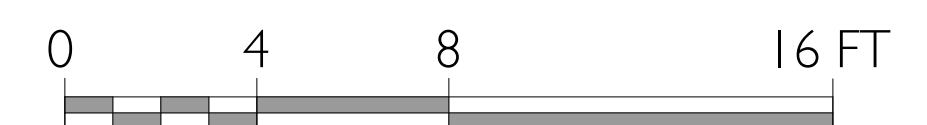
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"

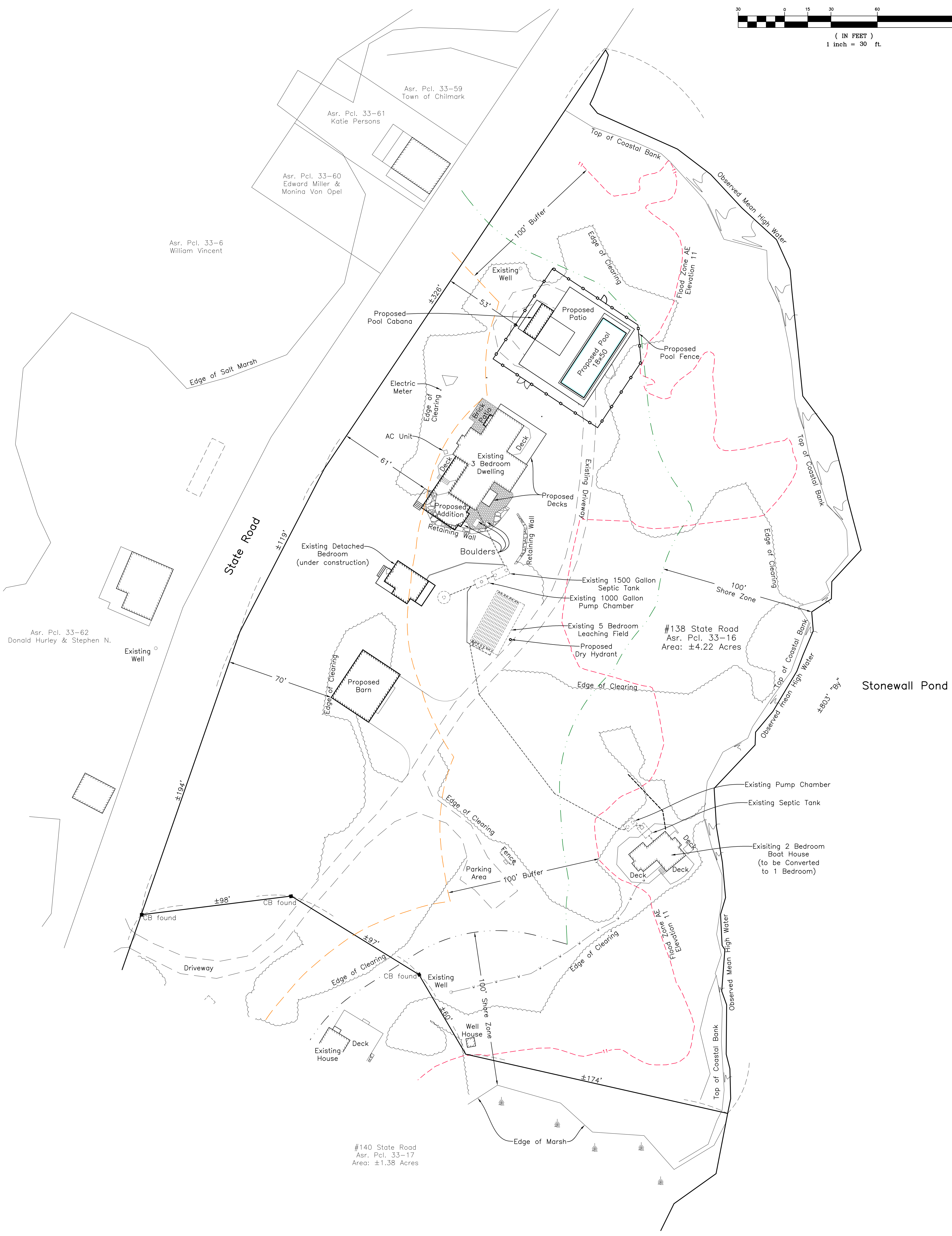
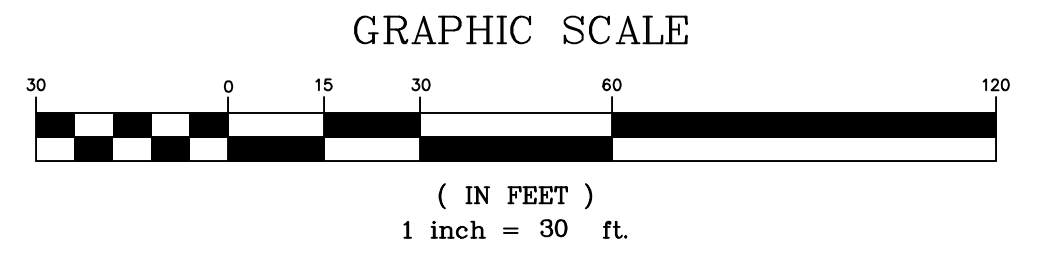


SET:	DATE:

PROJECT NAME: BRAVARD COHEN POOL PAVILION
ADDRESS: 138 STATE ROAD, CHILMARK, MA 02535
SHEET TITLE: BUILDING SECTION

DRAWN BY:	AT/MT
DATE:	2022.06.06
MAP/PARCEL:	33-60
JOB #:	21B03
DRAWING #:	

A-300



Elevation Datum: N.A.V.D. 88 (O.P.U.S.)
FEMA Flood Zone VE (EI = 12)
Zoning District: VI
Setbacks: 50' All Sides
* Setbacks to be confirmed by town official
Note: Locus lies within the Coastal District and South Road Roadside District.

Site Plan in
Chilmark, Mass.
prepared for
Lenom House LLC
Scale 1" = 30' December 14, 2022

 **VINEYARD
LAND SURVEYING
& ENGINEERING**
12 Cournoyer Road
P.O. Box 421
West Tibbony, MA 02575
P 508-693-3774 F 508-629-0440
VLSE.net