



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

December 30 2021  
Revised January 25 2022

*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 (Non-Conforming Structure

239 State Rd LLC

at the premises owned by (Owner of Record) 2288 Broadway St Apt 3, San Francisco CA 94115

at 239 State Road (street address),

Assessor's parcel MAP 33 LOT 49

*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*

Applicant seeks to replace existing 3-Bedroom Residence with new 4-bedroom residence in the Roadside District. Existing House is non-conforming as to side yard setbacks; proposed residence to conform to setback on State Road side, but seeks to maintain existing encroachment on opposite side of parcel.

Proposed Finish Floor Elevation is approximately 4" below Existing Finish Floor. Proposed Ridge is approximately 8" above Existing Ridge. Height of new structure to be 17' above applicable Mean Grade elevation(s).

Proposed residence is outside of 100' buffer zone to wetlands.

The project has been approved by Site Review.

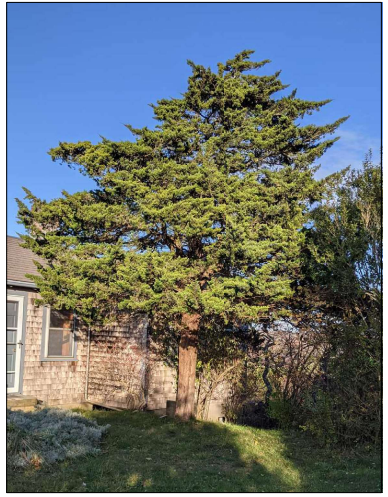
Applicant also seeks to install a 16' x 24' garage at center of lot, conforming to setbacks.

Bruce MacNelly,  
Petitioner Architect/Agent for Owner

Address P.O. Box 661, West Tisbury, MA

Telephone Number 508-627-0911

email: mc.arc@comcast.net



CEDAR AT EXISTING HOUSE  
(THIS TREE OR SIMILAR TO BE LOCATED AT TENNIS COURT)



PROPOSED LOCATION FOR NEW CEDAR



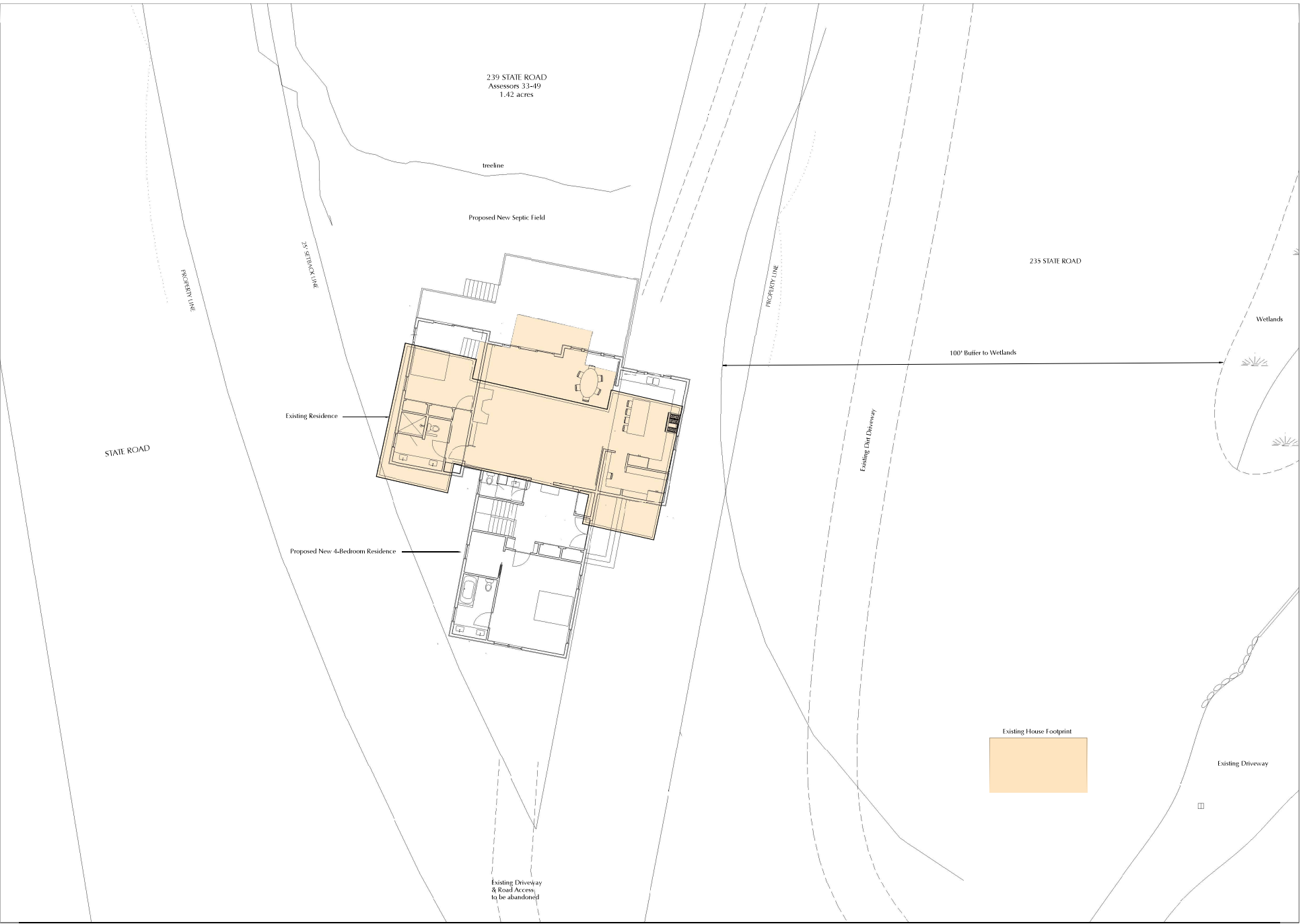
**MACNELLY COHEN ARCHITECTS P.C.**  
 po box 661 west tisbury ma 02575  
 ph 508-693-4043 fx 508-693-8843  
 mc.arc@comcast.net

**DRAWN:**  
 14 November 2021

**REVISED:**  
 21 November 2021

**VASCELLARO**  
 239 State Road, Chilmark  
 Assessors 33-49-0

**FIRST FLOOR PLAN**  
  
 Scale: 1/16" = 1'-0"



MACNELLY COHEN  
 ARCHITECTS PC  
 661 West Liberty Ave. 02575  
 100 State St. 02109  
 617.552.1111



VASCCELLARO  
 239 State Road, Chatham  
 Assessors 33-49A1

DRAWN:  
 3 October 2021

REVISED:  
 14 November 2021  
 23 November 2021  
 30 December 2021

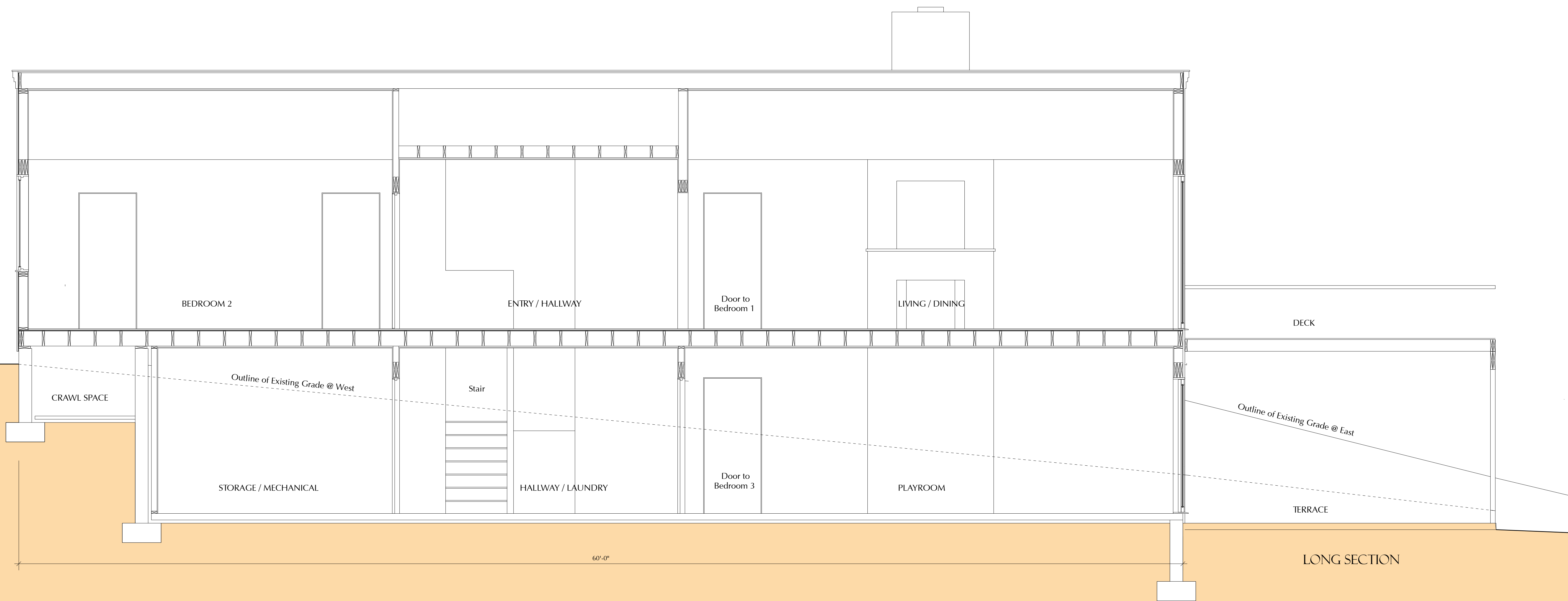
FIRST FLOOR  
 PLAN  
 W/ EXISTING

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





NORTH ELEVATION



LONG SECTION

MACNELLY COHEN ARCHITECTS PC  
 po box 661 west tisbury ma 02575  
 ph 508-693-4043 fx 508-693-8843  
 mc.ar@comcast.net



VASCCELLARO  
 239 State Road, Chilmark  
 Assessors 33-49-0

DRAWN:  
 5 November 2021

REVISED:  
 14 November 2021  
 21 November 2021  
 30 December 2021

NORTH ELEVATION & LONG SECTION

Scale: 3/8" = 1'-0"

**TOWN OF CHILMARK APPLICATION FOR SITE REVIEW**

**Filing Fee: \$20**

**Date: 11/18/21**

**Check #: 6839**

**Assessors Map: 33 Lot: 49**

**Street Address: 239 State Road**

**Owner's mailing address: 172 River Road, Grandview, NY 10960**

**Applicant(s): Bruce MacNelly of MacNelly Cohen Architects PC;  
mc.arc@comcast.net**

**Description of the proposed development:** Replace existing 1325 sf one-story residence with a new 2350 sf one-story residence, with walk-out basement area. Also proposed: 16'x24' one-story garage, and tennis court with fencing. Project meets 25-foot setback from lot lines for a lot of 1.5 acres except on the north east side on a pre-existing non-conforming lot. This is a follow up to the 10/12/21 review. The project is in the State Road Roadside District.

**REPORT OF THE SITE REVIEW COMMITTEE**

**Date: 11/22/2021**

**Committee members present:**

<b>Name</b>	<b>Present</b>	<b>Name</b>	<b>Present</b>
Clarissa Allen, Chair	X	Sandy Broyard	X
Bill Rossi	X	Squib. Pond Dist. Adv. Cmte	
Matt Poole		Peter Cook	X
Lenny Jason		Jan Buhrman	

**Permits required:**

<b>Action</b>	<b>Y</b>	<b>N</b>
<b>Building Permit</b>	<b>Y</b>	<b>N</b>
<b>Board of Health</b>	<b>Y</b>	<b>N</b>
<b>Conservation Commission</b>	<b>Y</b>	<b>N</b>
<b>Historical Commission</b>	<b>Y</b>	<b>N</b>
<b>Planning Board</b>	<b>Y</b>	<b>N</b>
<b>Zoning Board of Appeals</b>	<b>Y</b>	<b>N</b>

**Findings and Recommendations:** The project as proposed will have a minimal impact on the State Road Roadside District. The applicant will need to meet with the Board of Health and Zoning Board of Appeals before obtaining a building permit.