

May 16, 2023

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Decisions April 27, 2023

This provides a summary of the Special Permit applications that were heard at the April 27<sup>th</sup> ZBA meeting – materials for these projects can be found on the ZBA’s agenda page for this meeting:

<https://www.chilmarkma.gov/zoning-board-appeals/agenda/zoning-board-appeals-meeting-38>

1. **CONTINUED** VINEYARD LAND SURVEYING & ENGINEERING INC. FOR LENOM HOUSE, LLC; Map 33 Lot 16 ~ 138 State Road; Article 4 Section 4.2A3, Article 6 Section 6.11 & Article 11 Section 11.6A2d5; This is a continued public hearing.

The applicant would like to install an 18’ by 50’ in-ground swimming pool in an inland coastal district. The pool will be at a location that meets the 50-foot setback from all lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated by air-source heat pump with the power offset by a proposed solar array. Pool equipment will be housed in an equipment vault. The pool will have an off-season safety cover. The applicant would also like to construct a garage which would include 648 sf of living area and add 724 sf to the main dwelling. The total living area allowed is 3,949 sf and the total proposed is 4,825 sf. The application was heard at the 1/30/23 Site Review Committee meeting and at the 2/2/23 & 3/2/23 Conservation Commission meetings.

2. **APPROVED** SOURATI ENGINEERING GROUP LLC FOR LAWRENCE J. and HOLLY F. GLICK; Map 7 Lot 48 ~ 49 Bijahs Way; Article 4 Section 4.2A3:

The applicant seeks to install an 18’ by 40’ in-ground pool with an 8’ x 8’ spa and 6’ x 11’ equipment shed at locations that meet the 50-foot setbacks from the lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated with the power offset by enrolling in a green energy plan. The pool will be equipped with an off-season safety cover. The application was heard at the 3/2/23 Conservation Commission meeting.

3. **CONTINUED** SCHILLER PROJECTS FOR SCHILLER PARTNERS, INC; Map 24 Lot 163.3 ~ 281 South Road; Article 4 Section 4.2A3:

The applicant seeks to install an 18’ by 60’ in-ground pool with an equipment vault at locations that meet the 50-foot setbacks from the lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated with the power offset by enrolling in a green energy plan. The pool will be equipped with an automatic safety cover.

4. **APPROVED** VINEYARD LAND SURVEYING & ENGINEERING INC. FOR STEVEN D. and JENNIFER WARNER; Map 7 Lot 90 ~ 34 Old Farm Road; Article 4 Section 4.2A3 & Article 6 Section 6.11

The applicant seeks to install a 20’ by 40’ in-ground pool and a 594 sf pool house with an equipment room at locations that meet the 50-foot setbacks from the lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated by an air-source heat pump with the power offset by an existing solar array. The pool will be equipped with an off-season safety cover. The application also seeks to permission to exceed total living area for the 3.1 acre lot by 660 sf.

5. **CONTINUED** SCHOFIELD, BARBINI & HOEHN INC. FOR RICHARD and PAMELA SAUBER; Map 18 Lot 58 ~ 4 Meeting House Road; Article 4 Section 4.2A3; This is a continued public hearing.

The applicant would like to install an 18’ by 55’ in-ground lap pool and equipment shed at locations that meet the 50-foot setback from the lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated by air-source heat pump with the power offset by enrolling in a green energy plan. The pool will be equipped with an off-season safety cover. The application was heard at the 1/9/23 Site Review Committee meeting.