

May 6, 2022

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Decisions April 28, 2022

This provides a summary of the Special Permit decisions from the April 28, 2022 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-26>):

1. **WITHDRAWN** VINEYARD LAND SURVEYING & ENGINEERING FOR PAUL & JODY DARROW:
Map 33 Lot 32 ~ 18 Greenhouse Lane; Article 6 Section 6.6 & Article 8 Section 8.3;
The applicant would like to construct a new, smaller dwelling on a pre-existing, non-conforming lot. The existing structure is close to the top of an eroding bank and will be removed prior to construction of the new house. The new structure is proposed 10 feet from the eastern and western lot lines. This project was reviewed by the Site Review Committee on 4/11/22.
2. **APPROVED** SOURATI ENGINEERING GROUP FOR WILL & MICHELLE NAN KIM SEWARD:
Map 11 Lots 25.3 ~ 69 Cobbs Hill Road; Article 4 Section 4.2A3;
The applicant would like to construct a 20’ X 40’ in-ground swimming pool with a 4-foot high glass pool enclosure that meets the minimum 50-foot setback distance from the lot lines. The pool will have an off-season safety cover. The pool water will be heated with an electric air-source heat pump and the power used will be supplied by 100% renewable energy from a public utility company. The pool equipment will be stored in a sound-proofed section of the proposed pool cabana.
3. **APPROVED** MACNELLY COHEN ARCHITECTS FOR SOLMSSSEN FAMILY NOMINEE TRUST:
Map 18 Lot 84 ~ 56 North Abels Hill Road; Article 4 Section 4.2A1;
The applicant would like to construct an 800 sf two bedroom guesthouse that conforms to the setbacks from the lot lines and height limit.
4. **CONTINUED** VINEYARD LAND SURVEYING & ENGINEERING FOR ORCHARD HILL NORTH LLC:
Map 3 Lot 5 ~ 61 North Road; Article 4 Section 4.2A3;
The applicant will present an updated fencing location around the pool, hot tub and pavilion. The special permit was approved conditionally at the March 24th meeting and contingent on the acceptance of a new fencing location to be presented at this meeting.
5. **CONTINUED** SOURATI ENGINEERING GROUP FOR JOAN AND JAMES HARTLEY:
*Map 11 Lots 25.1 ~ 72 Cobbs Hill Road; Article 4 Section 4.2A3; **This is a continued public hearing.***
Construct a 20’ X 45’ in-ground swimming pool with the required 4-foot high pool enclosure that meets the minimum 50-foot setback distance from the lot lines. The pool will have and winter safety cover. The pool water will be heated with an electric air-source heat pump and the power used will be supplied by 100% renewable energy from a public utility company. The pool equipment will be stored in an above-ground, soundproof pool equipment shed.
6. **CONTINUED** SOURATI ENGINEERING GROUP FOR JOAN AND JAMES HARTLEY:
*Map 11 Lots 25.1 ~ 72 Cobbs Hill Road; Article 6 Section 6.11; **This is a continued public hearing.***
Construct a pool house / gym with 907 sf. Total living area for property proposed is 4,825 sf which is 600 sf more than the allowable total without a special permit.
7. **CONTINUED** SOURATI ENGINEERING GROUP FOR MAKENA B. HERGET 193 TRUST:
*Map 17 Lot 51 ~ 73 Quenames Road; Article 4 Section 4.2A3; **This is a continued public hearing.***
Construct an 18’ X 44’ in-ground swimming pool & 7’ x 10’ spa with the required 4-foot high pool enclosure that meets the minimum 50-foot setback distance from the lot lines. The pool will have and winter safety cover. The pool water will be heated with an electric air-source heat pump and the power used will be supplied by 100% renewable energy from a public utility company. The pool equipment will be stored in a proposed 8 x 15’ pool equipment shed.