



ZONING BOARD OF APPEALS

Town of Chilmark

August 8, 2023

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Applications August 24, 2023

This provides a summary of the Special Permit applications that will be heard at the August 24th 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-43>

1. SCHOFIELD BARBINI HOEHN INC FOR THE STONEWALL NOMINEE TRUST:

Map 31 Lot 42 ~ 11 Hill Land; Article 6 Section 6.11

The applicant seeks to construct a second dwelling on a lot greater than six acres that will exceed total living area. The property is located in the inland Coastal District. The Site Review Committee is scheduled to review this application at the 8/14/23 meeting.

2. BRUCE GOLDEN:

Map 18 Lot 22 ~ 30 Wintergreen Way; Article 4 Section 4.2A3

The applicant received a special permit for a pool with a polycarbonate enclosure in April 2021 and is returning for approval of a revised site plan that omits additional fencing.

3. VINEYARD LAND SURVEYING & ENGINEERING INC. FOR BARN OWL TRUST:

Map 33 Lot 122 ~ 225 State Road; Article 4 Section 4.2A1 and Article 6 Section 6.6

The applicant seeks to convert an existing 800 square foot studio into a guest house. The existing structure does not meet the 50-foot setback from the western lot line. The property is located in the Roadside District. The Site Review Committee is scheduled to review this application at the 8/14/23 meeting.

4. SOURATI ENGINEERING GROUP LLC FOR SANTIAGO REALTY TRUST:

Map 34 Lot 1.3 ~ 9 Signal Hill Road; Article 6 Section 6.11 and Article 11 Section 11.2D5a

This is a continued public hearing.

The applicant seeks to demolish a 286 square foot attached garage and construct a 623 square foot one-story addition to an existing single-family residence located in the Squibnocket Pond District. Total proposed living area would exceed total allowable living area by 660 square feet. The project was reviewed by the Site Review Committee on 6/21/23.

5. SOURATI ENGINEERING GROUP LLC FOR SANTIAGO REALTY TRUST:

Map 34 Lot 1.3 ~ 9 Signal Hill Road; Article 6 Section 6.11 and Article 11 Section 11.2D5a

This is a continued public hearing.

The applicant seeks to demolish a 286 square foot attached garage and construct a 623 square foot one-story addition to an existing single-family residence located in the Squibnocket Pond District. Total proposed living area would exceed total allowable living area by 660 square feet. The project was reviewed by the Site Review Committee on 6/21/23.