



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

May 5, 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 6, Section 6.6

at the premises owned by (Owner of Record) Dark Star Ridge, LLC

at 20 Tennis Lane (street address),


Assessor's parcel MAP 3 LOT 27

*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*

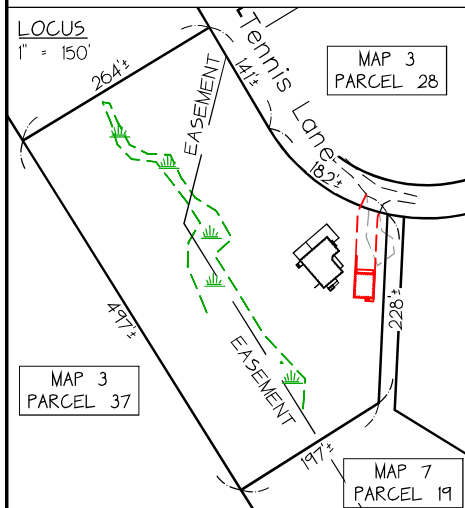
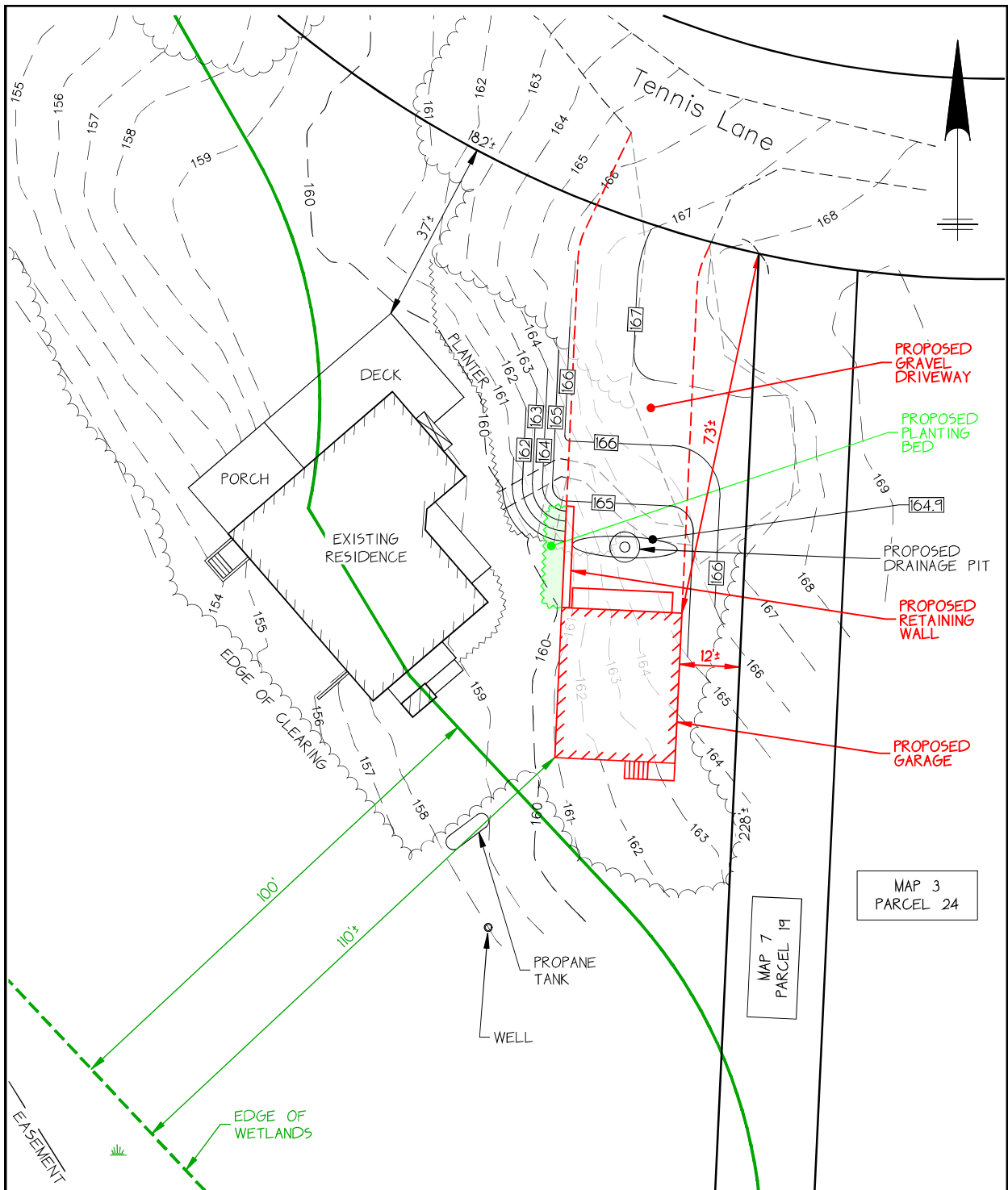
The project consists of the construction of a 720± S.F. garage on a 3.04± acre lot. The proposed garage is located 12'± from the east property line. All owners of lots within 100' of the proposed construction have written letters consenting to the project. Please find the letters enclosed in the application.

Petitioner

  
George Sourati, Representative  
PO Box 4458, 107 Beach Road,

Address Vineyard Haven, MA 02568

Telephone Number 508-693-9933



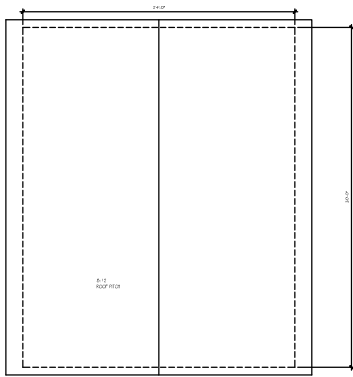
**NOTES:**  
 1. LOT AREA: 3.04± ACRES.  
 2. ASSUMED DATUM.

CHARLES R. GILSTAD  
 # 35782  
 PROFESSIONAL LAND SURVEYOR  
*Charles R. Gilstad*  
 5/3/23

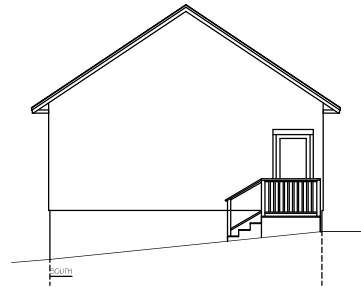
*Site Plan*  
 in  
 Chilmark, Massachusetts  
 Assessor Parcel 3-27  
 prepared for  
**Dark Star Ridge, LLC**  
 Scale 1"=20' May 3, 2023



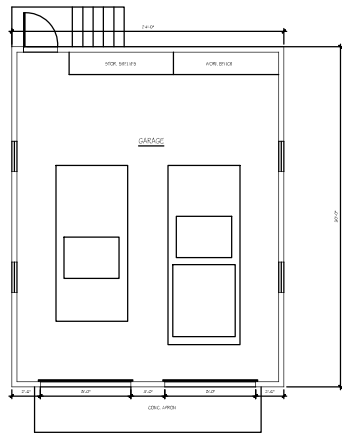
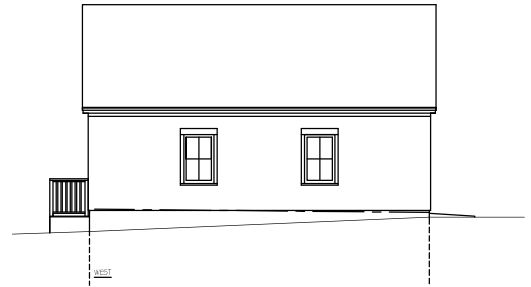
P.O. Box 4458  
 107 Beach Road, Suite 202  
 Vineyard Haven, MA 02568  
 Phone (508) 693-9933 Fax (508) 693-4933



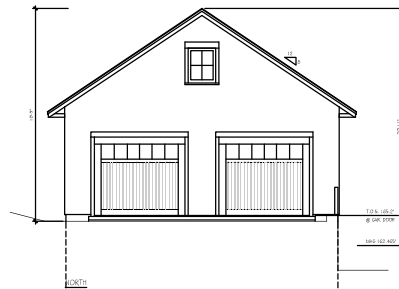
PROPOSED GARAGE ROOF PLAN  
SCALE: 1/4" = 1'-0"



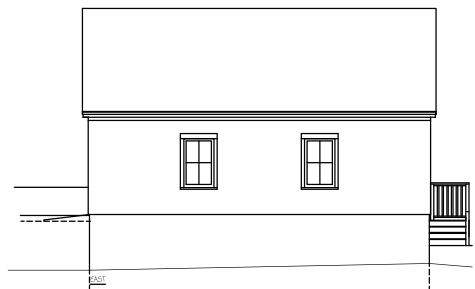
PROPOSED GARAGE ELEVATIONS  
SCALE: 1/4" = 1'-0"



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



PROPOSED GARAGE ELEVATIONS  
SCALE: 1/4" = 1'-0"



**From:** Randall Weis <[redacted]>  
**Sent:** Saturday, February 18, 2023 6:24 PM

Peggy and Randy, at 76 Old Farm Road consent to the construction of the garage.

Best of luck!

Peggy and Randy

[Get Outlook for iOS](#)

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**Randall Weis** | President, Sales & Marketing

P (914)-498-3551  
856 W Irving Park Road  
Itasca IL 60143



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**From:** Eric Widra <[redacted]>  
**Sent:** Saturday, February 18, 2023 2:57:31 PM

>  
,

Dear neighbors,

Thank you for your consideration of our garage project. Attached are the drawings of the garage and location.

If you agree, please copy the following in an email to myself and the CC's above.

We, [Name] owning property at [location], abutting 20 Tennis Lane, consent to the construction of a garage 10 feet from the property line and have no objections.

Respectively,

[name]

Thanks again,

1

Eric and Jessica

**From:** Eric Widra [REDACTED]  
**Sent:** Thursday, May 11, 2023 2:13 PM  
**To:** Jordan and Lee Cohen; Bryan Collins; George Sourati; Thomas Buchert  
**Subject:** Re: 102644 RE: New Garage at 20 Tennis Lane, Chilmark.

> On May 11, 2023, at 11:11 AM, Jordan Cohen [REDACTED] wrote:

>  
>> I, Jordan Cohen, manager of Tennis Lane Family Partnership, 16 Tennis Lane, owning properties at 16 and 19 Tennis Ln abutting 20 Tennis Lane, consent to the construction of a garage 10 feet from the property line and have no objections.

>>  
>> Respectively,  
>> Jordan Cohen

>  
>  
>

**From:** Irene Ziebarth [redacted]

**Subject:** Re: New Garage at 20 Tennis Lane, Chilmark.

I, Irene Ziebarth, owning property at 3 Tennis Lane abutting 20 Tennis Lane, consent to the construction of a garage 10 feet from the property line and have no objections.

Irene Ziebarth  
3 Tennis Ln, Chilmark, MA 02535

On Sat, Feb 18, 2023 at 2:57 PM Eric Widra [redacted] wrote:

Dear neighbors,

Thank you for your consideration of our garage project. Attached are the drawings of the garage and location.

If you agree, please copy the following in an email to myself and the CC's above.

We, [Name] owning property at [location], abutting 20 Tennis Lane, consent to the construction of a garage 10 feet from the property line and have no objections.

Respectively,

[name]

Thanks again,

Eric and Jessica

--  
Irene E. Ziebarth  
3 Tennis Lane  
Chilmark, MA 02535  
202-680-8076 cell