

September 4, 2019

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the ZBA decisions from its August 28, 2019 meeting and outlines the agenda for its meeting on September 25, 2019.

August 28, 2019 Decisions:

1. **APPROVED: CHRIS ALLEY FOR STEPHEN MERKEL AND ROBIN SHANUS; Article 4 Sections 4.2A1, Article 6 Section 6.11 and Article 11 Section 11.6B; 17 Howell Lane; Map 27 Lots 1.3, 3:** Construct an 800 sq. ft. guesthouse under Article 4 Sec. 4.2A1; tear down and build a new single-family residence and build a pool house for the existing pool. Under Article 6 Section 6.11 the total living area for the new house is 4,443 sq. ft.; the guesthouse has 835 sq. ft. of living space and the pool house has 266 sq. ft. of living space for a total of 5,544 sq. ft. The amount of living space requiring a Special Permit for ten-acres is 5,250 sq. ft. The total maximum living area allowed with a Special Permit is 7,750 sq. ft. Under Article 11 Section 11.6B the project is replacing structures within 100 feet of a wetland draining into a coastal pond.
2. **APPROVED: HUGH WEISMAN; Article 6 Section 6.6; 31 Stonewall Rd.; Map 32 Lot 57:** Build an addition to the existing dwelling in a location that does not meet the minimum 50-foot setback distance from the northwest lot line. The addition is 49 feet from the lot line.
3. **APPROVED: WAYNE IACONO; Article 4 Section 4.2A1; 16 Clambelly Road; Map 7 Lot 32:** Build an 800 sq. ft. guesthouse in a location that meets the minimum 50-foot setback distance from the lot lines.

September 25, 2019 Agenda (8 Hearings. This may be a 2-day session)

1. **PETER RODEGAST FOR JOHN AND HILARY KEENE; Article 6 Section 6.6; 27 Harbor Hill Rd.; Map 27.1 Lots 108, 110:** Add 336 sq. ft. to a pre-existing, non-conforming single-family residence for a bedroom, bathroom, mudroom and kitchen expansion. The parcel is less than 1-acre in size. The additions will not meet the minimum 25-foot setback distance from the lot lines. The west side addition will be 10 feet from the lot line. The current structure is 5.2 feet from the east lot line. The addition will be 2.2 feet from the east lot line.
2. **TIM CARROLL; Article 4 Sections 4.2A1 and 4.2A3; 26 Bartlett Woods; Map 12 Lot 16.1:** The applicant is redeveloping his 4.17-acre lot and plans to build a new 6-bedroom single-family residence. Under Article 4 Section 4.2A1 he seeks permission to convert the classification of the existing 2-bedroom, 800 sq. ft. single-family residence to a guesthouse. Under Article 4 Section 4.2A3 he is seeking permission to build a 15' X 40' built-in swimming pool with the four-foot high safety enclosure in the proximity of the planned and not yet built 6-bedroom dwelling and in a location that meets the minimum 50-foot setback distance from the lot lines. The pool water will be heated. The pool equipment will be stored in a sound-insulated shed. The power needs for the pool equipment will be offset by purchasing green energy from one of the green energy programs such as the Verde Energy USA program.

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3. **CHRIS ALLEY FOR HAVEN KIERNAN; Article 6 Section 6.6; 31 Meadow Lane; Map 30 Lot 76.1:** Construct a 305 sq. ft. +/- detached bedroom on a vacant lot. A portion of which does not meet the minimum 50-foot setback distance from the northwest lot line. The closest portion of the structure is 29.9 feet from the northwest lot line on the 4-acre parcel. The applicant is also seeking setback relief for a built-in swimming pool. The proposal sites the pool 40 feet from the northwest lot line. The location for the 4 foot high pool enclosure has not yet been shown. As specified in the regulations the complete pool application will be filed 2 years after receiving the occupancy permit for the principal dwelling—currently designated as the detached bedroom in this application.
4. **PHIL REGAN FOR JOSH AND STEPHANIE BILENKER; Article 6 Section 6.11B2; 81 Squibnocket Farm Rd.; Map 35 Lot 1.8:** Add a bathroom and a new front entry porch; reconfigure the existing breakfast room and screened porch to accommodate a new kitchen; the existing rear porch roof will be extended and converted to an enclosed screen porch. The existing living area is 4,852 sq. ft. The new living area will be 5,193 sq. ft. The special permit trigger with the +5% one-time addition for a 5.85-acre parcel is 4,422 sq. ft. The maximum living area allowed with a special permit is 6,712 sq. ft. The project is in the Squibnocket Pond District.
5. **HEATHER GOFF; Article 4 Section 4.2A2; 16 Marion's Way; Map 13 Lot 39:** Open a home occupation to display and sell artwork made on the property. The work will be displayed in a 14' X 20' single-story shed on the 9+-acre parcel of land. The business will be open 4-5 days/week; from 10 am – 5:00 pm during the April-Christmas time of year. A sign no larger than 3 sq. ft. will also be placed at her driveway entrance.
6. **PHIL REGAN FOR JOHN AND SALLY FODOR; Article 4 Section 4.2A1; 40 Tysbury Manor; Map 18 Lot 49.1:** Build a 750 sq. ft., 1-bedroom guesthouse in a location that meets the minimum 50-foot setback distance from the lot lines.
7. **HEIKKI SOIKKELI FOR RICHARD AND DEBROAH PREVIDI; Article 6 Section 6.11B2; 27 Sheep Hill Rd.; Map 17 Lot 8.4:** Build a 4,924 sq. ft. single-family residence on a vacant 5.2-acre parcel. The amount of living space requiring a Special Permit for 5.2-acres is 4,050 sq. ft. The total maximum living area allowed with a Special Permit is 6,550 sq. ft. The dwelling meets the minimum 50-foot setback distance from the lot lines and the roof ridge height will not exceed 24 feet above mean, natural grade.
8. **REID SILVA FOR ROBERT AND LYNNE KENNEY; Article 4 Section 4.2A3; 6 Jethro Lane; Map 4 Lot 20:** Build a 20' X 40' built in swimming pool with the required four-foot high safety enclosure in a location that meets the minimum 50-foot setback distance from the lot lines. The pool enclosure will terminate at the house and all doors and windows will be alarmed to meet Mass. building code requirements. The pool water will be heated by an air source heat pump. The pool equipment will be located inside a sound-insulated shed. The pool will have an automatic retractable pool cover for added security and heat retention. The project is in the Vineyard Sound Coastal District.