



# ZONING BOARD OF APPEALS

## Town of Chilmark

February 15, 2024

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit & Variance Applications February 22, 2024

This provides a summary of the Special Permit & variance applications that will be heard at the January 25<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-48>

1. LAUREN GALVIN OF VERRILL DANA LLP FOR TRINA SMITH:  
*Map 7 Lot 32 ~ 16 Clambelly Road; Article 9 Section 9 (APPEAL)*

This is an appeal filed in response to a determination by the Zoning Enforcement Officer that the activities at 16 Clambelly do not require a special permit under by-law 4.2A2.

2. A) SOURATI ENGINEERING GROUP FOR SANTIAGO REALY TRUST:  
*Map 34 Lot 1.3 ~ 9 Signal Hill Lane; Article 6 Section 6.11*

**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 Site Review Committee reviewed this application on 6/26/23. The Board of Health reviewed this application on 7/26/23.

- B) NUTTER, McCLENNEN & FISH LLP FOR SANTIAGO REATLY TRUST:  
*Map 34 Lot 1.3 ~ 9 Signal Hill Lane; Article 12 Section 12.4C1 (APPEAL)*

The Building Inspector made a determination that By-law 12 applied to the application for a special permit. This is an appeal of that decision.

- C) NUTTER, McCLENNEN & FISH LLP FOR SANTIAGO REATLY TRUST:  
*Map 34 Lot 1.3 ~ 9 Signal Hill Lane; Article 12 Section 12.4C1 (VARIANCE)*

If the ZBA upholds the Building Inspector’s determination that By-law 12.4C1 is applicable to the project, the applicant has filed a variance for relief of the by-law under grounds that enforcement of the bedroom limitation would cause financial hardship to the owners as well as hardship in regards to topography of the lot.

3. VINEYARD LAND SURVEYING & ENGINEERING FOR HENNY'S VIEW LLC:  
*Map 21 Lot 18 ~ 48 Menemsh Inn Road; Article 6 Section 6.12*

The applicant seeks to convert the second floor an existing garage to a 400 sf accessory apartment on a 1.4 acre lot.

