



ZONING BOARD OF APPEALS

Town of Chilmark

January 10, 2024

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit & Variance Applications January 25, 2024

This provides a summary of the Special Permit & variance applications that will be heard at the January 25th 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. A) SOURATI ENGINEERING GROUP FOR SANTIAGO REALTY 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 REALTY 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 REALTY 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.