



# ZONING BOARD OF APPEALS

## Town of Chilmark

February 15, 2024

FROM: Alison Kisselgof

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

This provides a summary of the Special Permit & variance decisions from 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. **CONTINUED** 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.

**CONTINUED** 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.

**CONTINUED** 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.