

July 12, 2022

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Applications July 28, 2022

This provides a summary of the Special Permit applications that will be heard at the July 28, 2022 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-29>):

1. VINEYARD LAND SURVEYING & ENGINEERING FOR CATHY HOFFMAN and DAVID GERSCH:
Map 18 Lot 59.4 ~ 16 Harding Hill; Article 4 Section 4.2A3;
The applicant would like to construct a 20’ x 60’ in-ground swimming pool with a 4 foot high wood post and wire fence enclosure that meets the minimum 50-foot setback distance from the lot lines. The pool will be heated by an air-source heat pump and the power used will be supplied by 100% renewable energy from a public utility company. Pool equipment will be housed within a proposed 10’ x 12’ sound insulated shed. The pool will be equipped with a winter safety cover.
2. VINEYARD LAND SURVEYING & ENGINEERING FOR ALAN HODEN and NANCY AMEEN:
Map 26 Lot 55 ~ 458 Nort Road; Article 6 Section 6.11;
The applicant would like to construct a 26’ x 30’ detached garage with exercise space and recreational area. Allowable total livable area is 3410 square feet for the property. The proposed garage would bring the total living area to 3685 square feet.
3. WHITING CONSTRUCTION FOR JANET FERGUSON and DAVID SAYRE:
Map 12 Lot 82 ~ 27 Hewing Field; Article 4 Section 4.2A3;
The applicant would like to construct a 36’ x 52’ swimming pond with a 4 foot high enclosure that meets the minimum 50-foot setback distance from the lot lines. The pond will not be heated and will not have a safety cover. The mechanical equipment will be housed in an elevated water feature of the pond. Site Review Committee will review this project on 7/25/22.
4. VINEYARD LAND SURVEYING & ENGINEERING FOR HACKETT McLEOD NOMINEE TRUST:
*Map 24 Lot 29.2 ~ 8 Sams Way; Article 4 Section 4.2A3; **This is a continued public hearing.***
The applicant would like to construct a 17.5’ x 42’ in-ground swimming pool with a 4 foot high wood post and wire fence enclosure that meets the minimum 50-foot setback distance from the lot lines. The pool will be heated by an air-source heat pump and the power used will be supplied by 100% renewable energy from a public utility company. Pool equipment will be housed within a proposed equipment vault.
5. VINEYARD LAND SURVEYING & ENGINEERING FOR PAUL & JODI DARROW:
*Map 33 Lot 32 ~ 18 Greenhouse Lane; Article 8 Section 8.3; **This is a continued public hearing.***
The applicant would like to construct a new, smaller 2 bedroom dwelling on a pre-existing, non-conforming lot which will not meet setback requirements from the lot lines. There is an existing structure close to the top of an eroding coastal bank which will eventually need to be removed. Reviewed by Site Review Committee on 4/11/22.
6. SOURATI ENGINEERING GROUP FOR JOAN AND JAMES HARTLEY:
*Map 11 Lots 25.1 ~ 72 Cobbs Hill Road; Article 4 Section 4.2A3; **This is a continued public hearing.***
Construct a 20’ X 45’ in-ground swimming pool with the required 4-foot high pool enclosure that meets the minimum 50-foot setback distance from the lot lines. The pool will have and winter safety cover. The pool water will be heated with an electric air-source heat pump and the power used will be supplied by 100% renewable energy from a public utility company. The pool equipment will be stored in an above-ground, soundproof pool equipment shed.
7. SOURATI ENGINEERING GROUP FOR JOAN AND JAMES HARTLEY:
*Map 11 Lots 25.1 ~ 72 Cobbs Hill Road; Article 6 Section 6.11; **This is a continued public hearing.***
Construct a pool house / gym with 907 sf. Total living area for property proposed is 4,825 sf which is 600 sf more than the allowable total without a special permit.