

July 12, 2022

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Decisions June 30, 2022

This provides a summary of the Special Permit decisions from the June 30, 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-28>):

1. **APPROVED** VINEYARD LAND SURVEYING & ENGINEERING FOR JEROME & CAROL KENNEY:
Map 2 Lot 3 ~ 45 Beach Road; Article 4 Section 4.2A3;
The applicant would like to construct a 20' x 50' 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.
Reviewed by Site Review Committee on 5/23/22 and Conservation Commission on 6/21/22.
2. **APPROVED** VINEYARD LAND SURVEYING & ENGINEERING FOR RIDGE HILL ROAD NOMINEE TRUST:
Map 11 Lots 14 & 15 ~ 36 Ridge Hill Road; Article 4 Section 4.2A3;
The applicant would like to construct a tennis court which meets building setbacks and will not be visible to the public from any right of way.
3. **CONTINUED UNTIL JULY** VINEYARD LAND SURVEYING & ENGINEERING FOR HACKETT McLEOD NOMINEE TRUST:
Map 24 Lot 29.2 ~ 8 Sams Way; Article 4 Section 4.2A3;
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.
4. **APPROVED** JONATHAN SCOTT FOR LUBORSKY FAMILY LIMITED PARTNERSHIP:
Map 75 Lot 33 ~ 1 Quitsa Lane; Article 8 Section 8.3;
The applicant would like to construct an 11' x 24' addition to a pre-existing, non-conforming structure that would add 2 bedrooms. The addition would meet the setback requirements.
5. **CONTINUED UNTIL JULY** VINEYARD LAND SURVEYING & ENGINEERING FOR PAUL & JODI DARROW:
Map 33 Lot 32 ~ 18 Greenhouse Lane; Article 8 Section 8.3;
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. **CONTINUED UNTIL AUGUST** VINEYARD LAND SURVEYING & ENGINEERING FOR THE YARD, INC:
Map 26 Lot 95 ~ #6 The Yard; Article 6 Section 6.6 and Article 8 Section 8.3; **This is a continued public hearing and is expected to be continued again until MVC decision is available.** This project was previously approved but plans changed enough that the ZBA asked them to reapply. Alteration and expansion of a pre-existing, non-conforming structure and use. The proposed structure will be used as an office and rehearsal area. The applicant also requests a reduction in setback from 25' to 23' to an interior lot line.
7. **CONTINUED UNTIL AUGUST** VINEYARD LAND SURVEYING & ENGINEERING FOR THE YARD, INC:
Map 26 Lot 92 ~ #1 The Yard; Article 6 Section 6.11; **This is a continued public hearing and is expected to be continued again until MVC decision is available.** This project was previously approved but plans changed enough that the ZBA asked them to reapply. Expand an existing structure that would exceed the total living area limit by 208 sf. The proposed expansion would bring the total living area to 3,131 sf.

8. **CONTINUED UNTIL AUGUST** VINEYARD LAND SURVEYING & ENGINEERING FOR THE YARD, INC:
*Map 26 Lot 91 ~ #7 The Yard; Article 6 Section 6.11 and Article 8 Section 8.3; **This is a continued public hearing and is expected to be continued again until MVC decision is available.*** This project was previously approved but plans changed enough that the ZBA asked them to reapply. Alter a pre-existing, non-conforming structure by removing the 4-bedroom dwelling from the attached theater and reconstructing it as a standalone structure. The applicant also seeks to expand the dwelling to 3,739 sf which would exceed the total living area limit by 641 sf.

9. **CONTINUED UNTIL JULY** 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.

10. **CONTINUED UNTIL JULY** 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.