

November 7, 2022

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Decisions October 27, 2022

This provides a summary of the Special Permit decisions that were made at the October 27th 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-32>

1. **CONTINUED** TRAVIS RITCHIE FOR JACQUELINE MEYER:

Map 3 Lot 48 ~ 12 Valley Lane; Article 4 Section 4.2A3;

The applicant would like to construct a 16' x 32' in-ground swimming pool with decking and pool house at a location meeting the minimum 50-foot setback distance from the lot lines. The pool will have the minimum four-foot enclosure. The pool will be heated by an air-source heat pump with the power offset by an existing solar array. Pool equipment will be housed in a sound insulated space within the tool shed. The pool will be equipped with an automatic safety cover.

2. **APPROVED** GREGORY MILNE FOR BOOK END LLC:

Map 20 Lot 26 ~ 22 Loon Lane; Article 4 Section 4.2A1;

The applicant would like to construct a 799 square foot 2-bedroom guesthouse over a garage.

3. **APPROVED** VINEYARD LAND SURVEYING & ENGINEERING FOR CATHY HOFFMAN and DAVID GERSCH:

Map 18 Lot 59.4 ~ 16 Harding Hill; Article 4 Section 4.2A3;

This is a continued public hearing.

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.

4. **WITHDRAWN** VINEYARD LAND SURVEYING & ENGINEERING FOR PAUL & JODI DARROW: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.

5. **APPROVED** 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.

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.

6. **WITHDRAWN** 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.

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.

7. **APPROVED** 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.

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.