



ZONING BOARD OF APPEALS

Town of Chilmark

July 17, 2023

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Applications July 27, 2023

This provides a summary of the Special Permit applications that will be heard at the July 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-42>

1. SOURATI ENGINEERING GROUP LLC FOR SWB LIMITED PARTNERSHIP:

Map 33 Lot 30 ~ 8 Greenhouse Lane; Article 4 Section 4.2A3

The applicant seeks to a pickle ball court in a location that meets the 50-foot setbacks from the lot lines. The property is located within the inland Coastal District and was reviewed by the Site Review Committee on 6/21/23.

2. SOURATI ENGINEERING GROUP LLC FOR SANTIAGO REALTY TRUST: Map 34 Lot 1.3 ~ 9 Signal Hill Road; Article 6 Section 6.11 and Article 11 Section 11.2D5a

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 project was reviewed by the Site Review Committee on 6/21/23.

3. VINEYARD LAND SURVEYING & ENGINEERING INC. FOR NANCY BARD and DONALD BAER:

Map 18 Lot 78 ~ 37 N Abels Hill Road; Article 4 Section 4.2A3:

The applicant seeks to install a 15' x 32' in-ground swimming pool and 7' x 7' spa. The pool will be heated with airsource heat pump with energy offset by an existing solar array. The pool will be equipped with an automatic safety cover. Pool equipment will be housed within a proposed garage. Pool enclosure will be terminated at the house – all doors and windows will be alarmed. The pool will meet 50-foot setbacks from all lot lines. The fencing will meet 50-foot setbacks all but one lot line where it is 21' at its closest point.