



ZONING BOARD OF APPEALS

Town of Chilmark

November 20, 2023

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Decisions November 14, 2023

This provides a summary of the Special Permit decisions made at the November 14th 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-46>

1. **APPROVED JOSEPH DICK FOR DENNIS J. BURNS and KIMBERLY M. BURNS:**

Map 30 Lot 3 ~ 8 Gulls Way; Article 4 Section 4.2A1 and Article 6 Section 6.11

The applicant seeks to convert a studio to a 787 sf guest house with no change in footprint. The existing studio meets all setbacks from the lot lines. The height of the existing studio is less than 18 feet and will not change when converted to a guest house. The 3.83 acre lot has a main dwelling built in 2003 that is 5030 sf, which already exceeds total living area allowed by 3707.5 sf. The applicant is requesting a total additional 2109.5 sf over allowable total living area. The property is within the State Road Roadside District. The project was reviewed by Site Review Committee on 8/28/23.

2. **CONTINUED SOURATI ENGINEERING GROUP LLC FOR SANTIAGO REALTY TRUST:**

Map 34 Lot 1.3 ~ 9 Signal Hill Road; 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 project was reviewed by the Site Review Committee on 6/21/23.