



# ZONING BOARD OF APPEALS

## Town of Chilmark

November 2, 2023

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Decisions October 26, 2023

This provides a summary of the Special Permit decisions made at the October 26<sup>th</sup> 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-45>

1. **APPROVED VINEYARD LAND SURVEYING & ENGINEERING INC. FOR KENASAOOME LLC:**

*Map 11 Lot 55.1 ~ 2 Kenasaome Way; Article 6 Section 6.11B*

The applicant seeks construct an addition to an existing dwelling which would exceed total living area (TLA) allowed by right. Existing TLA is 3,234 sf which includes the main dwelling, guest house and detached office. The addition would be 539 sf which includes a library and mudroom. TLA allowed by right is 3,555 sf - the addition would require 218 sf overage. The addition meets 50 foot setback from lot line.

2. **WITHDRAWN W/O PREJUDICE JOAN HUGHES FOR TALIA N HERMAN TRUST:**

*Map 14 Lot 31 ~ 91 Gosnold Way; Article 4 Section 4.2A3*

The applicant received a special permit in April 2021 but was unable to construct the pool before the special permit expired. The applicant is returning to acquire a new special permit. The applicant seeks to install a pool 20' X 40' in-ground swimming pool with the required 4-foot high pool enclosure in a location that meets the 50-foot setback distance from the lot lines. The pool will be equipped with an automatic safety cover. The pool water will be heated by an electric air source heat pump with power offset by an existing solar array. The pool equipment will be enclosed in an insulated 10' X 10' pool shed.

3. **APPROVED SOURATI ENGINEERING GROUP FOR STEVEN LOFCHIE and SARAH FOX:**

*Map 26 Lot 119 ~ 1 Old North Road; Article 4 Section 4.2A3 and Article 8 Section 8.3*

The applicant seeks to construct a 120 sf addition to a pre-existing, non-conforming accessory dwelling. The current dwelling is 11 feet from west lot line & 23 feet from southeast lot line – the proposed dwelling would increase setbacks to 25 feet from west lot line and 48 feet from southeast lot line. The project is located 82' from wetlands and was approved by the Conservation Commission on 8/17/23.

4. **APPROVED WILLIAM ROSSI:**

*Map 20 Lot 45.1 ~ 23 North Slope Lane; Article 6 Section 6.12*

The applicant seeks to convert an existing garage into an 800 sf accessory apartment on a 4.6 acre property. The accessory apartment will be used as year-round housing for a family member.