



ZONING BOARD OF APPEALS

Town of Chilmark

SITE VISIT SCHEDULE

Date: Wednesday, June 21, 2023

9:10 AM – SITE #1: 281 SOUTH ROAD (MAP 24 LOT 163.3)

SCHILLER PROJECTS FOR SCHILLER PARTNERS, INC.

(Application for Special Permit under By-law 4.2A1)

The applicant seeks to construct an 800 square foot guest house at a location that meets the 50 foot setback requirements from lot lines. This is a second site visit to view story pole.

9:25 AM – SITE #2: 31 CROSS RIP LANE (MAP 24 LOT 20.2)

Reid will meet us at the corner of North Abels Hill and South Road.

VINEYARD LAND SURVEYING & ENGINEERING FOR ELIZABETH BENNET LLC

(Application for Special Permit under By-laws 6.4 and 8.3)

The applicant seeks to remove a 521 sf dwelling and build a 2016 sf dwelling on a 1.88 acre parcel that was previously designated as a Youth Lot.

9:40 AM – SITE #3: 26 KENASAOOME WAY (MAP 21 LOT 78)

VINEYARD LAND SURVEYING & ENGINEERING FOR STEPHEN W. QUIRK and SORAYA M. ZAHEDI

(Application for Special Permit under By-law 4.2A3)

The applicant seeks to construct a 12' x 82' in-ground lap pool with 300 sf pavilion. The pool, pavilion and equipment meets the 50-foot setbacks from lot lines. The pool will be heated by air-source heat pump with energy supplied by a proposed solar array. Pool equipment will be stored in a sound insulated pool shed. The pool will have the minimum 4-foot enclosure and an automatic safety cover. The pavilion will be unheated, screened and 14' height with attached bedroom.

10:00 AM – SITE #4: 20 TENNIS LANE (MAP 3 LOT 27)

SOURATI ENGINEERING FOR DARK STAR RIDGE, LLC

(Application for Special Permit under By-law 6.6)

The applicant seeks to construct a 720 sf garage on a 3.04 acre lot. The proposed garage is located 12' from the eastern lot line.

10:15 AM – SITE #5: 2 GOSNOLD WAY (MAP 14 LOT 1)

George will meet us at the corner of North Road and Old Farm Road

SOURATI ENGINEERING FOR DARK STAR RIDGE, LLC

(Application for Special Permit under By-law 4.2A1)

The applicant seeks to construct a 520 sf guest house at a location that meets the 50-foot setbacks from all lot lines.



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10:30 AM – **SITE #6: 140 STATE ROAD (MAP 24 LOT 20.2)**

VINEYARD LAND SURVEYING & ENGINEERING FOR GENE B. LIEBEL

(Application for Special Permit under By-law 11.6A2cia)

The applicant seeks to demolish a 1507 sf existing dwelling and 1109 sf deck and construct a 1550 sf house with 775 sf deck. The proposed dwelling would meet the 25-foot setback from lot lines. The property is in the shore zone of the Coastal District and was reviewed by the Site Review Committee on 5/1/23.

10:45 AM – **SITE #7: 33 LAKE ROAD (MAP 35 LOT 6)**

MICHAEL BARCLAY FOR 33 LAKE RD REALTY TRUST

(Application for Special Permit under By-laws 6.6 and 8.3)

The applicant seeks to remove an existing 10' x 27' portion of the dwelling and replace with a 12' x 37' addition on a 2.9 acre lot. The existing peak of the roof is ~13' 6", the highest point of new roof will be ~11' 6". Setback along the Northern boundary line will be reduced from 18' to 13'. The property is in the Squibnocket Pond District and was reviewed by Site Review Committee on 5/1/23.

