



ZONING BOARD OF APPEALS

Town of Chilmark

July 17, 2023

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Decisions from June 22 & June 29, 2023

This provides a summary of the Special Permit issued at the June 22nd 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-40>

APPROVED 1. HUGH WEISMAN FOR 33 LAKE RD REALTY TRUST:

Map 35 Lot 6 ~ 33 Lake Road; Article 6 Section 6.6 and Article 8 Section 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.

APPROVED 2. SOURATI ENGINEERING GROUP FOR DARK STAR RIDGE, LLC:

Map 3 Lot 27 ~ 20 Tennis Lane; Article 6 Section 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.

APPROVED 3. VINEYARD LAND SURVEYING & ENGINEERING INC. FOR GENE B. LIEBEL:

Map 33 Lot 17 ~ 140 State Road; Article 11 Section 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.

APPROVED 4. VINEYARD LAND SURVEYING & ENGINEERING INC. FOR LENOM HOUSE, LLC:

Map 33 Lot 16 ~ 138 Road; Article 4 Section 4.2A3, Article 6 Section 6.11 & Article 11 Section 11.6A2d5;

This is a continued public hearing.

The applicant would like to install an 18' by 50' in-ground swimming pool in an inland coastal district. The pool will be at a location that meets the 50-foot setback from all lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated by air-source heat pump with the power offset by a proposed solar array. Pool equipment will be housed in an equipment vault. The pool will have an off-season safety cover. The applicant would also like to construct a garage which would include 648 sf of living area and add 724 sf to the main dwelling. The total living area allowed is 3,949 sf and the total proposed is 4,825 sf. The application was heard at the 1/30/23 Site Review Committee meeting and at the 2/2/23 & 3/2/23 Conservation Commission meetings.



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This provides a summary of the Special Permit issued at the June 29th 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-41>

APPROVED 1. MICHAEL BARCLAY FOR 2 GOSNOLD WAY, LLC:

Map 14 Lot 1 ~ 2 Gosnold Way; Article 4 Section 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.

APPROVED 2. VINEYARD LAND SURVEYING & ENGINEERING FOR STEPHEN W. QUIRK and SORAYA M. ZAHEDI: *Map 11 Lot 55.5; Article 4 Section 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 bathroom.

APPROVED 3. SCHILLER PROJECTS FOR SCHILLER PARTNERS, INC:

Map 24 Lot 163.3 ~ 281 South Road; Article 4 Section 4.2A1:

This is a continued public hearing.

The applicant seeks to construct an 800 square foot guest house at a location that meets the 50 foot setback requirements from lot lines.

APPROVED 4. VINEYARD LAND SURVEYING & ENGINEERING INC. FOR MAGIC VINEYARD, LLC:

Map 21 Lot 78 ~ 100 Beach Plum Lane; Article 6 Section 6.11

The applicant seeks to install an 18’ x 36’ pool house. The total living area for the 3.3 acre lot is 3577 sf. The existing dwelling is 3711 sf and the proposed pool house will be 648 sf so the applicant is requesting 782 sf of additional living area.

APPROVED 5. VINEYARD LAND SURVEYING & ENGINEERING INC. FOR MAGIC VINEYARD, LLC:

Map 21 Lot 78 ~ 100 Beach Plum Lane; Article 4 Section 4.2A3

This is a continued public hearing.

The applicant seeks to install a 20 by 40’ in-ground pool with pool house that meet the 50-foot setbacks from the lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated with a proposed solar array. The pool will be equipped with an off-season safety cover