

August 1, 2012

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Decisions and Applications

This summarizes the decisions reached at the July 25th ZBA meeting and outlines the agenda for its August 22, 2012 meeting.

### **July 25, 2012 Decisions**

1. **CONTINUED TO A FUTURE DATE TBD; REQUIRES LEGAL COUNSEL OPINIONS: DIANE TILLOTSON ESQ. FOR KEN ISCOL; Article 9 Section 9.9;** Abutter's appeal filed by Diane C. Tillotson of Hemenway & Barnes LLP under Chilmark's Zoning By-Law Article 9 Section 9.9. The appeal seeks a response to possible Chilmark Zoning Bylaw violations that were originally brought to the Building Inspector's attention. The appeal is for the construction project on the property owned by Adam D. Zoia c/o Zoia Properties, LLC at 18 Point Inner Way; Assessors Map 33 Lot 114.
2. **APPROVED WITH CONDITIONS: RYAN BUSHY OF SOUTH MOUNTAIN CO. FOR BLUE SKY MV, LTD; Article 4 Section 4.2A3; 40 Cobbs Hill Rd.; Map 11 Lot 23;** To remove the existing kidney-shaped 31' X 61' built-in swimming pool and 9' X 12' Jacuzzi and replace the pool with a rectangular 30' X 60' pool. The existing pool water heating system will be evaluated and upgraded as needed to comply with the current zoning bylaw.
3. **APPROVED WITH CONDITIONS: CHRIS ALLEY OF SCHOFIELD, BARBINI & HOEHN FOR ARTHUR ROBINSON; Article 4 Section 4.2A3; 4 Hammett Lane; Map 8 Lot 57;** To construct a built-in swimming pool with required four-foot high safety barrier and a detached, sound-insulated shed for the pool equipment. The pool will not have an auxiliary water-heating system.
4. **POSTPONED TO AUGUST 22 AGENDA: CHUCK SULLIVAN FOR LINDA SCHAPIRO; Article 8 Section 8.3; 20 Quitsa Lane; Map 33 Lot 39;** To renovate and expand a pre-existing, non-conforming single family residence that does not meet the minimum 50-foot setback distance from the lot line. A portion of the current structure that is only 4 feet from the lot line will be removed and replaced with an addition that is 10 feet from the same lot line.

### **August 22, 2012 Agenda**

1. **PETER RODEGAST FOR ROBIN CULLEN; Article 8 Section 8.3; 31 Shadbush Hollow; Map 11 Lots 10, 12, 40;** Build an addition and deck onto a pre-existing, non-conforming single-family residence that does not meet the minimum setback distance from the lot line. The addition will have a full-basement foundation and its closest point will be 19 feet from the northeast lot line. The finished house will have a total of two bedrooms.

2. BILLY MEEGAN FOR WALETR TELLER; Article 6 Section 6.6 and Article 8 Section 8.3; 11 Lovie's Cove Rd.; Map 35 Lot 125: Rebuild a pre-existing, two-bedroom guesthouse that does not meet the minimum 35-foot setback distance from the southwest lot line. The new guesthouse will conform to current guesthouse specifications. The roof ridge height will be lowered and not exceed 13 feet above mean natural grade.
  
3. CHUCK SULLIVAN FOR LINDA SCHAPIRO; Article 8 Section 8.3; 20 Quitsa Lane; Map 33 Lot 39: To renovate and expand a pre-existing, non-conforming single family residence that does not meet the minimum 50-foot setback distance from the lot line. A portion of the current structure that is only 4 feet from the lot line will be removed and replaced with an addition that is 10 feet from the same lot line.