

October 1, 2015

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the decisions reached at the September 23 Zoning Board of Appeals meeting and the agenda for the October 20, 2015 meeting. The ZBA has rescheduled its meetings as follows due to the holidays: Oct. 20 (not Oct. 28); Nov. 17 (not Nov. 25), Dec. 17 (not Dec. 23).

September 23, 2015 Decisions

1. **APPROVED: CHIOKE AND MATHEA MORAIS; Article 6 Section 6.9; 15 Ridge Hill Rd.; Map 11 Lot 46.1 (Nabs Corner):** Create a buildable homesite lot on town-owned land off South Road and build a single-family residence. The lot is approximately 1.22-acres. The applicants will lease the property from the Town of Chilmark for a 99-year term.
2. **APPROVED: CHRIS ALEY FOR SUSAN NOVAK AND LISA NOVAK MESPELLI; Article 4 Section 4.2A3; 387 Middle Rd.; Map 26 Lot 127:** Construct a 20' X 40' built-in, heated swimming pool, required 4 ft. high safety enclosure and pool hydrant for approval by the Fire Chief; additional decking on the northwest side of the house and a 20' X 30' garage that will also contain the pool equipment. Solar panels will be installed on the house and/or garage to offset the power used by the pool equipment. The project is within the Middle Road Roadside District.

October 20, 2015 Agenda

1. **DENNY JASON; Article 6 Section 6.9; 14 Ridge Hill Rd.; Map 11 Lot 46.4:** Create a buildable homesite lot on town-owned land off South Road and build a single-family residence Nab's Corner). The lot is approximately 1.53-acres. The applicant will lease the property from the Town of Chilmark for a 99-year term.
2. **GERRY CATON; Article 6 Section 6.9; 11 Ridge Hill Rd.; Map 11 Lot 46:** Create a buildable homesite lot on town-owned land off South Road and build a single-family residence Nab's Corner). The lot is approximately 1.53-acres. The applicant will lease the property from the Town of Chilmark for a 99-year term.
3. **BILLY MEEGAN FOR STUART KATZ & JANE MARTIN; Article 6 Section 6.6; 1 North Ridge Rd.; Map 18 Lot 30:** Construct a screened porch in a location that is approximately 38 feet from the west lot line. This location does not meet the minimum 50-foot setback distance from the lot line. The project is in the Meetinghouse Road and Tiasquam River District.
4. **JOE WAHLER FOR 3SDS, LLC; Article 4 Section 4.2A3; 11 Round Pond Rd.; Map 35 Lot 1.4:** Construct a heated, built-in pool that is approximately 20' X 60' with a deck and four-foot high pool enclosure. The pool equipment will be located in an underground vault. The existing solar array will offset the power used by the pool heater and equipment.
5. **CHRIS ALLEY FOR ALAN RAPPAPORT; Article 6 Section 6.11B2; 61 Hammett Rd.; Map 9 Lot 5:** Add approximately 97 sq. ft. of living space to the existing single-family residence with 5,310 sq. ft. of living space. The total area of living space on the 3.2-acre parcel with the addition will be 5,407 sq. ft. The maximum allowable area by Special Permit is 6,000 sq. ft.