

Case # 14-2020
Date Filed: 23 July 2020

DECISION OF THE ZONING BOARD OF APPEALS
ON THE REQUEST FOR A SPECIAL PERMIT

Owners/Applicants: Claudia & Christopher Trancynger
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At a meeting held remotely via Zoom on Wednesday, 12 August 2020, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 10.1 G of the zoning bylaw to allow the construction of a one-story 8-ft by 17-ft addition to a preexisting, nonconforming structure on a preexisting nonconforming lot located at 49 Pocha Avenue (Assr. Pcl. 34-135) as shown on the plan dated 9 May 2013 by Doug Cooper and on the elevations dated 6 July 2020

FINDINGS:

1. The board finds that proposed addition does not create a new nonconformity but extends – by a few feet – an existing nonconformity, The existing lot is only 50-feet wide, which makes conforming to the required 25-foot side yard setbacks unworkable. The proposed addition is no more nonconforming than the existing structure and conforms to the required 25-foot rear setback.
2. The board finds the proposal to be compatible with the neighborhood as there were no issues or concerns raised by town boards or departments. In addition, the project was supported by two of the direct abutters.
3. The board further finds that because the applicants are not proposing any additional bedrooms, and as the addition is modest in both size and scale, it will not result in any significant intensity of use on the property.

CONDITIONS:

No additional conditions were proposed.

This decision of the Board of Appeals and a record of proceedings are on file in the Zoning Board office and in the office of the Town Clerk, Town Hall under Case No:14-2020.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 21 August 2020. Appeals, if any, should be made pursuant to Section 17 of Chapter 40A of the Massachusetts General Laws and should be filed within 20 days of the filing of this decision in the office of the Town Clerk.

_____2020

I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____