

Case # 17-2020  
Date Filed: 27 August 2020

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

Owners/Applicants: Jenny Young & Donald Corner [Laurence E. Hardoon, Tr.]  
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At a meeting held remotely via Zoom on Wednesday, 16 September 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 replacement of an existing 1 ½ story residence with a new, single-family, 1 ½ story residence on approximately the same footprint. The property is located at 16 Silva Lane (Assr. Pcl. 20B-27) as shown on the site plan, floor plans, and elevations dated 2 August 2020 by Donald B. Corner Architect.

FINDINGS:

1. The board finds that proposed addition conforms to R-5 setbacks as the average of the front setback of adjacent houses on the same side of the street is 8-feet. The current and proposed front setback is 12-feet.
2. The board finds the proposal to be compatible with the neighborhood as there were no issues or concerns raised by town boards or any abutters, many of whom wrote in favor of the proposal or attended the Zoom meeting to voice their support.
3. The board further finds that because the applicants are not proposing any additional bedrooms, and because the new dwelling is comparable in both size and scale with the original, 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: 17-2020.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 28 September 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: \_\_\_\_\_