

Case No. 17-20
Date Filed: 27 August 2020

RECORD OF PROCEEDINGS

I, Lisa C. Morrison, assistant to the Zoning Board of Appeals of the town of Edgartown, hereby certify that the following is a detailed record of proceedings pertaining to the request of Jenny Young & Donald Corner for a special permit under section 10.1 G of the bylaw to replace an existing 1½ story dwelling with a new 1½ story dwelling - on substantially the same footprint. The property is located on a preexisting, nonconforming lot at 16 Silva Lane (Assr. Pcl. 20B-27) in the R-5 Residential District.

1. On 27 August 2020 the application, a true copy of which is marked "A," was presented to the Town Clerk.
2. In addition, an advertisement, a true copy of which is marked "B," was published in the Vineyard Gazette on 28 August and 4 September 2020.
3. Notice of the hearing, a copy of which is marked "C," was mailed, postage prepaid, to the petitioners; the abutters - owners of land adjacent to the subject property within 300 feet of the property lines - all as they appear on the most recent, applicable, certified tax list; and to all the proper town boards and departments.

On Wednesday, 16 September 2020 at 4:00 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chairman, Carol Grant, Nancy Whipple, John Magnuson, and Robin Bray – alternate. Chairman Tomassian introduced the board members and read the necessary requirements for conducting remote meetings in compliance with both the Governor’s order and the Open Meeting Law.

Applicants Jenny Young and Donald Corner were present for the hearing via Zoom. Also present were Patti Quinn, Kenneth Dobular, Justine Shemeth, June Starke, and Kate Putnam. Ms. Young gave a brief history of the property: the property was bought in 1978 with another couple. There were two dwelling on the property at that time, and there are now. 18 Silva Lane was upgraded in the 80s. 16 Silva Lane is currently in bad repair and, rather than try to renovate the structure, they would like to build a new structure that is up to current building and energy codes. Having retired, they hope to live in the new structure year-round.

The proposed new structure would be 2-feet narrower than the existing, and 9-feet longer towards the back. The existing house has a footprint of 928 sq. ft. with approximately 1314 sq. ft. of living space. The new dwelling will have a footprint of 1080 sq. ft. and approximately 1921 sq. ft. of living space. Most of the extra living space will be on the second floor. The ridge height will go from about 20-feet to 26'9". There will be no change in the number of bedrooms, which will remain at four. There are a total of 7 bedrooms on the property and it is connected to town sewer.

Ms. Young said that their intent was to keep the new structure in tune with the neighborhood. It will be approximately the same size and the narrow portion of the house will face the street. The existing privet hedge will remain.

The existing house is located about 12-feet from the property line in the front. The new structure will also be 12-feet from the front property boundary, in keeping with the front setbacks of abutting properties. As noted in their brief to the board 10 Silva Lane has a front setback of 10-feet and 20 Silva Lane has a front setback of 6-feet.

Tomassian asked if there were any letters from town boards or departments. There were none. Letters of support were received from abutters Allison & Stuart Doriss of 20 Silva Lane, Priscilla & Ralph Lowell of 47 Mill Street, and from Alexis, June, and Lauren Starke of 9 Silva Lane. All believed that the new structure would fit well in the neighborhood.

Ken Dobular of 15 Silva Lane was in favor of the project and noted that the applicants were both professors of architecture. His only concern was that Silva Lane not be blocked during construction.

Justine D'Oliviera of 27 Mill Street also spoke in favor of the project and said that she will glad to have year-round neighbors.

Kate Putnam said that the applicants were the architects for her house and said she found them to be very sensitive to the historic nature of the neighborhood.

As no rebuttal was necessary, Mr. Tomassian closed the public portion of the hearing for discussion by the board. No one had any questions or concerns.

Ms. Whipple asked about the ownership of the lot. Ms. Young said that the property is owned by four people and they use the property and houses more or less communally. For example, 16 Silva Lane does not currently have a particularly usable kitchen, so they use the kitchen at 18 Silva Lane. Patti Quinn, daughter of one of the original owners, Marie Quinn, confirmed this and said that both she and her father, Laurence Hardoon, were in favor of the project.

Ms. Whipple asked about the number of parking spaces on the property. Ms. Young said that there is one 16-foot curb cut and spaces for two cars.

Mr. Magnuson made a motion to approve the project as presented. He said she found the project to be in harmony with the general purpose and intent of the bylaw. He noted that there are currently two single family dwellings on the property and this is not changing so there will be no intensification of use. He noted that the increase in height and square

footage was minimal. He commented that there was substantial support from the abutters, and no opposition from anyone.

Ms. Grant seconded the motion and voted to grant the special permit for the same reasons.

A roll-call vote was taken. Unanimously approved by all members present: 5 – 0.

Respectfully submitted,

Lisa C. Morrison, Assistant