

Case # 26-2020

Date Filed: 24 September 2020

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

Owner/Applicant: Minah Worley
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At a meeting held remotely via Zoom on Wednesday, 14 October 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 renovation of and addition to a dwelling on a nonconforming lot located at 43 North Street (Assr. Pcl. 29A-38.3141) as shown on to the site plan, floor plans, and elevations all dated 8 September 2020 by RW Design.

FINDINGS:

1. The board finds that proposed additions conform to the required R-20 setbacks.
2. The board finds the proposal to be compatible with the neighborhood as there were no issues or concerns raised by any abutters or members of the public. Two abutters spoke in favor of the proposal.
3. There was no opposition to the project from town boards or departments.
4. The only nonconformity is the size of the lot, which is 6795 sq. ft. less than the required 21,780 necessary for a conforming lot.
5. The board finds that because there is no change in the overall number of bedrooms, which will remain at three, there will be no significant intensification of use as a result of the project.

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: 26-2020.

Edgartown Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 21 October 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.

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

Attest: _____