

Case # 11-2020
Date Filed: 2 June 2020

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

Owners/Applicants: Robert & Charlene La Roche
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At a meeting held remotely via Zoom on Tuesday, 30 June 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 (1) a two-story garage with storage/exercise room above, and (2) a one-story rear addition - as shown on the site plan, elevations, and floor plans dated 21 February 2020 (John Lolley PE). The property is located on a preexisting, nonconforming lot at 53 Saddle Club Road, (Assr. Pcl. 22-1.238)

FINDINGS:

1. The board finds that proposal conforms to the necessary setbacks. The only nonconformity is the size of the lot, which is in a development of similarly sized ½ acre lots. (A conforming lot in the R-60 neighborhood is one and a half acres.)
2. The board finds that the proposal is compatible with the neighborhood as there are several properties in the neighborhood with two-story garages, both attached and detached.
3. The board finds that the project will not be more objectionable to the neighborhood as there were no issues raised by town boards or departments and there were abutters who supported the project.
4. The applicants are not proposing to add any additional bedrooms to the property and the additions will not likely result in a significant intensity of use.

CONDITIONS:

The following conditions were placed on the permit:

1. Area above the garage will not be converted to habitable space without prior approval from the board.
2. No plumbing fixtures are to be installed on the second floor of the garage without prior approval from the board.
3. The vegetative buffer between the garage and the neighbor's property to the left is to be maintained and added to - if necessary - to ensure a reasonable amount of privacy remains between the two lots.

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: 11-2020.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 9 July 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: _____