

Case # 12-2020
Date Filed: 2 June 2020

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

Owners/Applicants: John McNamara & Jeannie Kang
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At a meeting held remotely via Zoom on Tuesday, 30 June 2020, the Edgartown Zoning Board of Appeals voted unanimously (0-5) to grant a special permit under section 10.1 G of the zoning bylaw to allow the construction of a two-story addition on a preexisting, nonconforming lot located at 1 Forest Circle (Assr. Pcl. 11-1.346) as shown on the site plan and on the elevations and floor plans dated 4 May 2020 by Esoteric Residential Design Inc.

1. The board finds that proposal conforms to the necessary setbacks. The only nonconformity is the size of the lot, which is in a neighborhood of similarly sized $\frac{1}{2}$ + acre lots. (A conforming lot in the R-60 District is one and a half acres.)
2. The board finds that the proposal is compatible with the neighborhood as there were no objections from town boards or departments or from any abutters.
3. As the applicants are not proposing to add any additional bedrooms, the board finds that the project will not result in a significant intensification of use.
4. The board finds that the size and massing of the addition will not overburden the lot or be detrimental to the neighborhood.

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:12-2020.

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: _____