

Case # 3-2020  
Date Filed: 13 January 2020

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

Owners/Applicants: Justin T. & Chesley B. Nonemaker, Trs.  
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At a meeting held in the Selectmen's Room, Town Hall, on Wednesday, 5 February 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 permit the construction of additions to an existing residence on a preexisting, nonconforming lot located at 16 Mill Street, Assr. Pcl. 20D-67 in the R-5 Residential District – all according to the site plan and elevations dated 10 January 2020 submitted by Patrick Ahearn.

1. The board finds that proposal conforms to the requirements of section 10.1 G 6 of the bylaw: The second floor addition conforms to the existing ridge height and will add just 360 sq. ft. of living space. The first floor additions of a three-season room (70 sq. ft.) and a rear porch extension meet the required setbacks and do not increase the footprint of the structure significantly.
2. The board finds that the proposal will not be more detrimental to the neighborhood than the existing structure or change its character.
3. No abutters, town board or departments, or members of the general public had any objection to the project.
4. A special permit is required only because the lot is less than the required 10,000 sq. ft. needed to be a conforming lot in the R-5 Residential District.

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: 3-2020.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 14 February 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: \_\_\_\_\_