

Case # 19-2019

Date Filed: 18 June 2019

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

Applicants/Owners: Araelton & Laudiceia Amaral
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At a meeting held in the Selectmen's Room, Town Hall, on Wednesday, 10 July 2019, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 11.9 (f) of the zoning bylaw to permit the construction of a garage with apartment above on a preexisting, nonconforming lot located at 74 Saddle Club Road, Assr. Pcl. 22-1.224 in the R-60 Residential District, according to plans and elevations dated 17 April 2019 (Schofield Barbini & Hoehn) and 23 May 2019, respectively.

1. The board finds that the proposal conforms to all setbacks and requirements of the bylaw, is in scale with the lot, and will not be more detrimental to the neighborhood.
2. The only nonconformity is the size of the lot, which is one-half of an acre. A conforming lot in the R-60 District is an acre and a half. The property is in a subdivision composed of .50 acre lots that have been similarly developed with accessory structures.
3. There were no objections to the project from town boards or departments or from any abutters.

The following additional conditions were placed on the permit:

1. Each bedroom shall have a maximum capacity of two occupants: four in the main house and two in the garage apartment.
2. Exterior staircase on the south side of the garage shall be relocated to the interior of the structure.
3. Half-bath on the first floor of the garage shall be removed.
4. In order to maintain privacy, the applicant will cut as few trees as possible. Applicant will consult with his neighbors to the south (Mr. & Mrs. Murphy) prior to cutting any trees on their side of the garage.
5. Applicant will submit a revised site plan to the Zoning Board that incorporates the above conditions prior to applying for a building permit.

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: 19-2019.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 19 July 2019. 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.

_____ 2019

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

Attest: _____