

Case # 20-2019  
Date Filed: 11 July 2019

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

Applicants/Owners: John & Carolyn Berlutti  
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At a meeting held in the Selectmen's Room, Town Hall, on Wednesday, 31 July 2019, 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 renovation and the construction of minor additions to an existing dwelling located at 86 School Street (Assr. Pcl. 20C-199) in the R-5 Residential District, as shown on the site plan (21 January 2019) and elevations (20 June 2019) – Sullivan and Associates.

1. The board finds that the proposed additions and renovations conform to all setback and height requirements and are in scale with the neighborhood.
2. The only nonconformity is the size of the lot, which is a little over 9000 sq. ft. A conforming lot in the R-5 District is 10,000 sq. ft. However, many lots in the neighborhood are of a similar size and similarly developed.
3. There were no objections to the project from town boards or departments or from any abutters. One abutter wrote in support of the project.

No additional conditions were placed on the 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: 20-2019.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 6 August 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: \_\_\_\_\_