

Case # 28-2019
Date Filed: 28 August 2019

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

Applicant/Owner: Edgartown Inn Realty Trust, Charles Hajjar - Trustee
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At a meeting held in the Selectmen's Room, Town Hall, on Wednesday, 18 September 2019, the Edgartown Zoning Board of Appeals voted unanimously (4-0) to grant a special permit under sections 2.3 B 3 & 10.1 G 2 of the zoning bylaw to allow the demolition of a preexisting, nonconforming structure and its rebuilding on substantially the same footprint – all according to the plans and elevations submitted by Sullivan and Associates dated 18 September 2018 and on the site plan dated 26 December 2018 by Sourati Engineering Group.

1. The proposal conforms to the requirements of the bylaw and will not be more detrimental to the neighborhood than the existing structure. The exterior staircase will be removed as well as the second floor deck. A new covered stoop will be added, however the footprint of the new structure will remain substantially the same as the existing, nonconforming structure. .
2. The project will be reviewed by the Historic District Commission prior to demolition or construction.
3. Two rooms for employee housing will be added to the basement of the structure.
4. A special permit is required for the expansion of a nonconforming use (commercial) in a residential neighborhood as well as for any work on a preexisting nonconforming lot. As the total number of guest rooms in the structure will remain at four, the board does not anticipate any intensification in the use of the structure or on town services.
5. No abutters, town board or departments, or members of the general public had any objection to the project. One abutter spoke in favor of the project.

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:28-2019.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 20 February 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.

_____2018
I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____