

Case # 30-2019
Date Filed: 28 August 2019

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

Applicant/Owner: 38 Great Plains Way, LLC – John Pantekidis, Tr.
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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 section 10.1 G of the zoning bylaw to permit the construction of a swimming pool, pergola, and pool equipment shed on a preexisting, nonconforming lot located at 1 Garden Cove Road, Assr. Pcl. 44-52) in the RA-120 Residential District, as shown on the site plan dated 28 August 2019 (revised) by Dan Gordon Landscape Architects.

1. The special permit is required under section 10.1 G of the bylaw because the overall lot size is less than what is required in the RA-120 Residential District. The minimum lot size in the RA-120 is 3 acres. – this lot is 1.38 acres.
2. The property is in an area of five or six similarly sized lots, at least one of which also has a swimming pool, therefore the board finds that the proposed development will be in scale and not detrimental to the neighborhood.
3. There were no objections to the project from town boards or departments or from any abutters. Two abutters wrote in support of the project.
4. The proposed development is in scale with others in the neighborhood, and meets all the required setbacks and height restrictions of the RA-120 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: 30-2019.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 23 September 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: _____