

Case # 32-2019  
Date Filed: 28 August 2019

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

Applicant/Owner: Rita Perkins  
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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 two-bay garage with storage above on a preexisting, nonconforming lot located at 31 Old Dunhams Corner Way (Assr. Pl. 37-156.36) in the R-60 Residential District, as shown on the site plan dated 13 March 1986 and on the hand-drawn sketches submitted by Jefferson Mercier on 28 August 2019.

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 R-60 Residential District. The minimum lot size in the R-60 is 1.5 acres. – the subject property is .86 of an acre.
2. The property is in a development of similarly sized lots, many of which have accessory structures. The board finds that the proposed two-bay garage is in scale and appropriate for the neighborhood.
3. There were no objections to the project from town boards or departments or from any abutters.
4. The proposed structure conforms to the required setbacks and height restrictions of the R-60 Residential District.

The following condition was placed on the permit: **Area above the garage may not be converted to living space without prior approval from the Zoning Board of Appeals. Area above the garage is to remain unconditioned space until granted a formal modification by the Zoning Board and approval from the Board of Health.**

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: 32-2019.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 24 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: \_\_\_\_\_