

Case # 15-2019  
Date Filed: 24 April 2019

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

Applicant/Owner: Renee M. (St. Pierre) Teller  
Book 680 Page 817

At a meeting held in the Selectmen's Room, Town Hall, on Thursday, 15 May 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 demolition of a shed and the construction of a larger shed that will contain storage, pool equipment, potting area, a half-bath, and an adjacent covered patio – all according to the site plan dated 16 April 2019 (Schofield, Barbini & Hoehn) and the elevations and floor plans dated 14 April 2019 by Rob Piper-Roche, architect.

1. The board finds that the expanded shed and covered patio conform to all setbacks and the requirements of the bylaw, are 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 .69 of an acre. A conforming lot in R-60 is an acre and a half. The lot is in a subdivision of similarly sized 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.
4. The expanded shed will be deed restricted and not used as a detached bedroom.

The following condition was placed on the permit: Permit will not be issued until a copy of a deed restriction executed with the Board of Health is submitted to the Zoning Board office.

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: 15-2019.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 17 May 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: \_\_\_\_\_