

Case No. 40-19
Date Filed: 20 October 2019

RECORD OF PROCEEDINGS

I, Lisa C. Morrison, assistant to the Zoning Board of Appeals of the town of Edgartown, hereby certify that the following is a detailed record of proceedings pertaining to the request of Anthony & Theresa Janeczek for a special permit under section 10.1 G of the zoning bylaw to construct a second story on an existing garage to be used as a detached bedroom on a preexisting, nonconforming lot at 75 West Tisbury Road, Assr. Pcl. 20C-127 in the R-5 Residential District.

1. On 20 October 2019 the application, a true copy of which is marked "A," was presented to the Town Clerk.
2. In addition, an advertisement, a true copy of which is marked "B," was published in the Vineyard Gazette on November 1st and November 8th 2019.
3. Notice of the hearing, a copy of which is marked "C," was mailed, postage prepaid, to the petitioners; the abutters - owners of land adjacent to the subject property within 300 feet of the property lines - all as they appear on the most recent, applicable, certified tax list; and to all the proper town boards and departments.

On Wednesday, 20 November 2019 at 7:00 p.m. the public hearing was held in the Town Hall. The following board members were sitting for this hearing: Martin Tomassian - Chairman, Richard Knight, Nancy Whipple, and John Magnuson.

Mr. Tomassian asked the applicants if they were ready to proceed with a four-member board with the understanding that they would need all four members to vote in favor of the project. The applicants agreed to proceed.

Mr. Janeczek said that they are proposing to add dormers - front and back - to the existing garage to create a detached bedroom and bath. He said that he and his wife have four children ranging in age from 17 to 24 and they need a little more room. The existing house has just a bit over 1200 sq. ft. of living space and just two bedrooms. He said that his family has owned the house for ten years. They love the house - they just need a little more space for the family.

There were no letters from town boards or departments and no letters from abutters. Chuck Sullivan, who happened to be in the audience, said that he was in favor of the project.

There was no opposition.

Mr. Tomassian then closed the public portion of the hearing for discussion by the board.

Mr. Magnuson said that he thought the proposal was a good one. He said the design was appropriate and in scale with both the lot and the neighborhood. He made a motion to grant the special permit saying he did not believe the proposal would be detrimental to the neighborhood.

Ms. Whipple agreed and seconded the motion.

Mr. Knight and Mr. Tomassian also voted to grant the special permit for the same reasons. Unanimously approved 4-0.

Respectfully submitted,

Lisa C. Morrison, Assistant