

Case No. 32-19
Date Filed: 28 August 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 Rita Perkins for a special permit under section 10.1 G of the zoning bylaw to construct a two-bay garage with storage above on a preexisting, nonconforming lot located at 31 Old Dunhams Corner Way, (Assr. Pcl. 37-156.36) in the R-60 Residential District. .

1. On 28 August 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 August 30th and September 6th 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, 18 September 2019 at 8:00 p.m. the public hearing was held in the Town Hall. The following board members were sitting for this hearing: Richard Knight – acting chairman, Nancy Whipple, Carol Grant, and John Magnuson.

The applicant's representative, Jefferson Mercier, was not present. The assistant said that the project was quite straightforward – except for the fact that it was a two-bay instead of a one-bay and had storage above, it would have been presented as an exemption.

The garage meets all the required setbacks and height restrictions – the only reason it is before the board is because the lot is undersized at .86 of an acre.

There were no letters from town boards or from abutters and no one in the audience to comment.

The board reviewed the plans and agreed that the project was straightforward, provided a condition was included that there would be no living space above the garage without prior

approval from the Zoning Board. 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.

Mr. Magnuson made a motion to grant the special permit saying that he found the project to be in harmony with the general purpose and intent of the bylaw. He commented that there was adequate area for the proposed garage and noted that there had been no objections from any abutters or town boards. He said that the property is located in a neighborhood of similarly sized lots, many of which had accessory structures. He included the above condition in his motion.

Ms. Whipple seconded the motion and voted to grant the special permit for the same reasons and with the same condition.

Ms. Grant and Mr. Knight also voted to grant the special permit with the same condition. Unanimously approved 4-0.

Respectfully submitted,

Lisa C. Morrison, Assistant