

Case # 38-2018  
Date Filed: 11 September 2018

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

Applicants/Owners: Treffle E. LaFleche & Joanne Brown Klein  
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At a meeting held in the Selectmen's Room, Town Hall, on Wednesday, 3 October 2018, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 11.9 (f) of the bylaw to permit the demolition of an existing residence damaged by fire and the construction of a new 2450 sq. ft. dwelling and two-story 450 sq. ft. attached garage - as shown on the plans dated 14 September 2018, LDA Architects. The property is located at 17 Young Street, Assr. Pcl. 44-17 in the R-60 Residential District. The applicant needs a special permit under section 11.9 f of the zoning bylaw because the lot is a preexisting, nonconforming half-acre lot in a district where an acre-and-a-half is now required for a conforming lot.

1. The proposal conforms to all setback requirements and height restrictions.
2. It is understood that the second floor of the garage will be restricted by a deed with the Board of Health and will not be used as a bedroom.
3. The proposal is compatible with the neighborhood, which has seen similar developments in the recent past.
4. Neither abutters, town board or departments, nor members of the general public had concerns about the project. One abutter spoke in favor of the proposal.

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: 38-2018.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 9 October 2018. 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.

\_\_\_\_\_2018

I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: \_\_\_\_\_