

Case # 39-2018  
Date Filed: 11 September 2018

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

Applicant/Owner: Marisa Boniface  
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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 construction of a two-story addition and attached garage - as shown on the plans dated 24 August 2018 by MCBMV, and the plot plan from Vineyard Land Surveying dated 27 August 2018. The property is located at 85 Saddle Club Road in the R-60 Residential District. The applicant needs a special permit under section 11.9 f of the zoning bylaw because the property is a preexisting, nonconforming .69-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. There will be no change in the number or bedrooms, which will remain at three.
3. The proposal is compatible with the neighborhood, which has seen similar developments in the recent past.
4. Neither abutters, town boards or departments, nor members of the general public had any concerns about the project.

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: 39-2018.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 11 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: \_\_\_\_\_