Case # 38-2020
Date Filed: 23 November 2020

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

Owner/Applicants: Robert D. van Roijen & Susan F. van Roijen
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At a meeting held remotely via Zoom on Wednesday, 16 December 2020, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 10.1 G of the zoning bylaw to allow the construction of a screened porch, a covered porch, and a bay window on an existing residence on a nonconforming lot located at 132 South Water Street, Assr. Pcl. 29B-25 as shown on to the site plan dated 23 November 2020 by Schofield, Barbini & Hoehn, and on the floor plans and elevations dated 17 November 2020 by Brooks & Falotico Associates, LLP.

FINDINGS:

1. The board finds that the proposal conforms to all setbacks and height restrictions of the R-5 District.

2. The board finds the proposal to be compatible with the scale of the neighborhood and the site adequate in area for the proposed construction.

3. There was no opposition to the project from town boards or departments, or from any abutters.

4. The new construction is replacing an existing deck and terrace, but will not substantially increase the massing of the structure as all the proposed improvements remain one-story.

CONDITIONS:

No additional conditions were proposed.

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: 38-2020.

Edgartown Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 28 December 2020. 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.

_____2021

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

Attest: _____