

Case # 3-2021

Date Filed: 28 December 2021

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

Owner/Applicant: Douglas Gordon

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At a meeting held remotely via Zoom on Wednesday, 20 January 2021, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under sections 10.1 G & 2.2 B 12 of the zoning bylaw to allow the conversion of a detached bedroom over a garage into a guest house. The structure is located on a preexisting nonconforming at 20 Twentieth Street North, Assr. Pcl. 12B-55 as shown on the site plan and sketches dated 9 December 2020 and submitted by the applicant.

FINDINGS:

1. The board finds that the proposal conforms to the necessary requirements for a guest house in the R-20 Zoning District: the property exceeds 15,000 sq. ft. and the proposed living area does not exceed 900 sq. ft.
2. No exterior changes or expansion are proposed; the only changes will be the addition of laundry and kitchen facilities.
3. The structure was built in 1985 and permitted as a garage with an apartment above, but the work was never completed.
4. The board finds the proposal to be compatible with the neighborhood and the site adequate in area for the proposed use.
5. There was no opposition to the project from town boards or departments, or from any abutters. One abutter wrote in favor of the proposal.

No additional conditions were placed on the permit.

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: 3-2021.

Edgartown Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 28 January 2021. 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: _____