

Case # 1-2021

Date Filed: 28 December 2021

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

Owners/Applicants: John & Elaine Ventola

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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 section 10.1 G of the zoning bylaw to allow the construction of a replacement dwelling, a two-bay garage, and a swimming pool on preexisting nonconforming lot located at 11 Katama Drive South, Assr. Pcl. 45-51 as shown on to the site plan dated 8 December 2020 and on the floor plans and elevations dated 15 December 2020 submitted by Sullivan & Associates.

FINDINGS:

1. The board finds that the proposal conforms to all setbacks and height restrictions of the R-60 District. The parcel is approximately 4000 s.f. shy of the necessary 64,000 s.f. to be a conforming lot in R-60.
2. The board finds the proposal to be compatible with the scale of the neighborhood and the site adequate in area for the proposed developments.
3. There was no opposition to the project from town boards or departments, or from any abutters.
4. The replacement dwelling is in the same approximate location as the existing dwelling, which is in poor repair. Portions of the new dwelling will be approximately 6-feet higher than the existing; the remainder will be one-story. Therefore, the board finds that the new construction is will not substantially increase the massing on the lot.

CONDITIONS:

1. An executed deed restriction, as mandated by the Board of Health, which limits the use of certain areas inside the residence as 'sleeping spaces,' is to be filed in the Registry of Deeds along with this decision.
2. A plan showing a fully-enclosed and sound-proofed structure to house the pool equipment must be presented to the board for approval prior to receiving a Building 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: 1-2021.

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: _____