

Case # 41-2020  
Date Filed: 21 December 2020

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

Owner/Applicant: Rita Perkins  
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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 modification to a special permit issued in 2019 (32-19) to allow the conversion of existing storage space above a two-bay garage to a detached bedroom. The property is located at 31 Old Dunhams Corner Way, Assr. Pcl. 37-157.36 - a preexisting, nonconforming lot in the R-60 Residential District.

FINDINGS:

1. The board finds that the proposal conforms to the necessary requirements for a detached bedroom and does not exceed 400 sq. ft. as shown on the revised plan dated 25 January 2021.
2. No exterior changes or expansion of the structure are proposed; the only changes will be in the interior of the structure and will include providing a half-bath, utilities, and insulation to the space.
3. The board finds the proposal to be compatible with the neighborhood, and the site adequate in area for the proposed use.
4. There was no opposition to the project from town boards or departments, or from any abutters. .
5. The Board of Health has approved the proposal, provided the applicant decommission a bedroom in the main house. The total number of bedrooms on the property will remain at four.

CONDITIONS:

No cooking facilities are permitted.

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: 41-2020.

Edgartown Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 29 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: \_\_\_\_\_