

Case # 9-2021
Date Filed: 9 February 2021

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

Owners/Applicants: Kirk D. & Elizabeth A. Oswald
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At a meeting held remotely via Zoom on Wednesday, 3 March 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 for the construction of a two-bay, 1 1/2 story garage with storage above - on a preexisting, nonconforming lot located at 32 Washque Avenue (Assr. Pcl. 48-9) as shown on the site plan dated 30 December 2020 by Smith & Dowling and on the floor plans and elevations dated January 2021 by GMG.

FINDINGS:

1. The only nonconformity is the size of the lot, which is 15,008 square feet, in the R-120 district - where a conforming lot requires three acres. The property is located in a neighborhood of similarly sized nonconforming lots.
2. Other lots in the area have been developed with comparable accessory structures.
3. There were no objections to the project from any town boards or departments. Three abutters wrote in favor of the project; one was not in favor.
4. The board found the proposed construction to be modest in size and determined that it would not have a negative effect on the neighborhood as a whole.

CONDITION:

No living space is permitted in the garage without prior review and approval from the Zoning Board of Appeals.

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: 9-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 10 March 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: _____