

Case # 11-2021
Date Filed: 10 March 2021

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

Owner/Applicant: Thomas A. Kent
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At a meeting held remotely via Zoom on Wednesday, 31 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 14-foot by 18-foot addition and a 6-foot by 10-foot deck on an existing guesthouse located on a preexisting, nonconforming lot at 19 Litchfield Road located (Assr. Pcl. 30-117) as shown on to the site plan and elevation sketches submitted with the application.

FINDINGS:

1. The addition meets all the required setbacks and height restrictions. The only nonconformity is the size of the lot, which is approximately one-acre in the R-120 zone, where 3-acres is required for a conforming lot.
2. There were no objections to the project from any town boards or departments or from any abutters.
3. The board found the proposed addition to be modest in size and scope and determined that it would not have a negative effect on the neighborhood. There will be no change in the number of bedrooms.

No additional conditions were placed on this 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: 11-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 8 April 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: _____