

Case # 12-2021
Date Filed: 10 March 2021

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

Owners/Applicants: Pasquale A. Libero, Jr. & Jessemy A. Libero
Book: 1553 Page: 952

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 20-foot by 20-foot addition to a preexisting, nonconforming cottage located on a preexisting, nonconforming lot at 15 Meadow Avenue (Assr. Pcl. 34-241) as shown on the site plan (Schofield, Barbini & Hoehn - 24 February 2021) and elevation sketches and floor plans dated 6 March 2021 and submitted with the application.

FINDINGS:

1. The existing 1940s cottage is located partially within a paper road identified at Maple Avenue and does not meet setbacks. The proposed addition does not exceed the nonconformity of the existing cottage, and the applicant has attempted to locate the addition as far from the property line as possible.
2. There will be no change in the number of bedrooms - the proposal will provide additional living space including a kitchen, full bath, and laundry.
3. There were no objections to the project from any town boards or departments or from any abutters. One direct abutter wrote in support of the project.
4. 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.

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: 12-2021.

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: _____