

Case # 13-2021
Date Filed: 10 March 2021

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

Owners/Applicants: Leonard S. & Lauren E. Stern
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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 swimming pool and pool equipment shed on a preexisting, nonconforming lot located at 28 Hillman Drive (Assr. Pcl. 45-415) as shown on the site plan (Sourati Engineering Group - 11 January 2021).

FINDINGS:

1. The only nonconformity is the size of the lot, which is located in a neighborhood of similarly sized, preexisting nonconforming lots.
2. Several properties in the neighborhood have been similarly developed with swimming pools.
3. The proposed pool meets all the necessary setbacks.
4. There were no objections to the project from any town boards or departments. Two direct abutters wrote in support of the project. One neighbor had concerns, which were addressed by the Board of Health.
5. The board found the proposed pool to be modest in size and in harmony with the general purpose and intent of the bylaw and determined that it would not have a negative effect on the neighborhood.

CONDITION:

Pool equipment is to be housed in a fully enclosed sound-proofed shed no larger than 8-feet by 10-feet and located in the approximate location of the concrete pad shown on the site plan.

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: 13-2021.

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: _____