

Case # 18-2021
Application Filed: 29 March 2021

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

Owner/Applicant: VIC MV Hotel LLC d.b.a. The Hob Knob Inn
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At a meeting held remotely via Zoom on Wednesday, 5 May 2021 the Edgartown Zoning Board of Appeals voted unanimously (5-0) to amend a special permit granted on 2 January 1997 and remove the restriction that one room must remain a manager's apartment and allow the inn to rent all 17 rooms. Applicant submitted a site plan dated 29 March 2021 and floor plans by Patrick Ahearn. The Board reviewed the application, the plans, and all other materials and information submitted prior to the close of the public hearing. The board received and gave due consideration to the testimony given at the public hearing [See Record of Proceedings].

FACTS:

1. The applicant has been paying taxes on and receiving a license from the town of Edgartown to rent 17 rooms for at least the past 15 years.
2. A manager has not lived on site for several years, but resides nearby.
3. No physical expansion of the inn is proposed under this amendment.
4. There were no objections to the modification from any town boards or departments.
5. Several abutters wrote in opposition to the project and believe that the town should be paid restitution for unauthorized rental of the 17th room.
6. A direct abutter and the Edgartown Board of Trade wrote in favor of the proposal.

FINDINGS:

The board finds that the proposal complies with the provisions of 10.1 G 4 & 10.2 A 2 of the bylaw for the following reasons:

1. The modification will not result in a change or intensification of use – all 17 rooms will continue to be used for human habitation.
2. The board finds the inn to be consistently well run, and will not require a manager reside on the property.
3. The board finds that allowing the modification will not have an appreciable impact on the neighborhood or result in increased noise, traffic, or inconvenience.

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 18-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 17 May 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.

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I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____