

Case #20-2021
Date Filed: 28 April 2021

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

Owners/Applicants: Lynn A. & Benjamin J. Flamand
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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 grant a special permit under section 2.2 B 13 of the zoning bylaw to allow the construction of a main house and to designate the existing garage, which has been existence for fewer than five years, as a guest house. The property is located on a conforming lot at 8 Evelyn Way (Assr. Pcl. 29A-87). The application was accompanied by a site/septic plan dated 11 February 2021 from Vineyard Land Surveying and elevations dated 8 February 2021 by Quarters Design & Build LLC.

FINDINGS:

1. A main house existed on the property for many decades when the applicants built the garage apartment.
2. The applicants tore down the main house unaware that their garage apartment then became the primary structure under zoning, and they would need a special permit to build the main house in less than five years.
3. There were no objections to the proposal from any town boards or departments or from any abutters. Several abutters wrote in favor of the project.
4. The board found the proposal to be modest in size and scope: the proposed new main house would have approximately 2000 sq. ft. of living space; the existing apartment has approximately 600 sq. ft. of livings space.
5. The board determined that allowing the main house to be built within the five-year period would not have a negative effect on the neighborhood and would be in harmony with the overall purpose and intent of the bylaw.

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: 20-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 21 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.

_____2021

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

Attest: _____