

Case #22-2021
Date Filed: 28 April 2021

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

Owners/Applicants: Flying O 2 LLC
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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 sections 2.1 B 9 and 2.1 B 10 of the zoning bylaw to allow the construction of a guest house larger than 900 square feet on a 10.3 acre lot where the main house has been in existence for fewer than five years. The property is located at 4 Jacob's Neck Road, (Assr. Pcl. 38-3.4) in the RA-120 Zoning District. The application was accompanied by a site plan dated 15 April 2021 from Schofield, Barbini & Hoehn and floor plans and elevations dated 8 April 2021 from Michael Barclay, Architect.

FACTS:

1. The applicant is proposing to construct an 1160 sq. ft. guest house and a 1500 sq. ft. main house on a 10.3 acre property in the RA-120 Residential District where a conforming lot is 3-acres.
2. The site is heavily wooded and surrounded by other large lots and conservation property. Neither structure will be visible from the road.
3. There were no objections to the proposal from town boards or departments or from any abutters.
4. The proposed structures are modest in size and meet all setbacks and height restrictions. The lot has over three times the required amount of acreage.

FINDINGS:

1. The board finds the proposal to be in harmony with the general purpose and intent of the bylaw and will not be detrimental to the neighborhood.
2. The project meets all setback and height requirements of the RA-120 Residential District.

Condition: Should the property be subdivided at some point in the future, the 1160 sq. ft. guest house would then be designated as a main house on a newly created lot.

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: 22-2021.

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.

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

Attest: _____