

Case # 28-2021  
Date Filed: 9 June 2021

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

Owner/Applicant: 8 Duncan Close LLC - Jon D. Van Gorp, Tr.  
Book: 1390 Page: 201

At a meeting held remotely via Zoom on Wednesday, 30 June 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 to permit the construction of additions to an existing dwelling - including a 750 sq. ft. one-story addition, a screen porch and deck, a new foundation and finished basement with living space, and a pool house and in-ground spa - all as shown on the site plan (VLS- 24 April 2021) elevations and floor plans (R+D Studio - 10 May 2021). The property is located on a preexisting, nonconforming lot at 8 Duncan Close (Assr. Pcl. 22-133.17) in the R-60 Residential District.

FINDINGS:

1. The only nonconformity is the size of the lot, which is located in a neighborhood of similarly sized, preexisting nonconforming lots.
2. The proposed alterations and additions meet all setbacks and height restrictions of the R-60 District.
3. There were no objections to the project from any town boards or departments or from any abutters.
4. The board found the proposed alterations to be appropriate and in harmony with the general purpose and intent of the bylaw and determined that the project would not have a negative effect on the neighborhood.

*No additional conditions were placed on the 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: 28-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 7 July 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: \_\_\_\_\_