

Case # 23-2021
Date Filed: 25 May 2021

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

Owners/Applicants: Edward & Megan Williams
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At a meeting held remotely via Zoom on Wednesday, 7 July 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 renovation and addition to a preexisting, nonconforming structure on a preexisting, nonconforming lot as shown on the site plan (SBH - 17 March 2021) elevations and floor plans (Greenwater Architects - 17 March 2021). The property is at 7 Pease's Point Way South (Assr. Pcl. 20D-47) in the R-5 Residential District.

FINDINGS:

1. Both the existing structure and the lot are preexisting, nonconforming. However, the proposed renovations and additions will not increase the nonconformity of the structure. The footprint of the structure will increase by 209 square feet. The ridge height of the rebuilt wing will increase by approximately 6-feet, but will be lower than the ridge height of the existing wing that faces Pease's Point Way. The total increase in living space will be 479 square feet.
2. The proposed alterations and additions meet all setbacks and height restrictions of the R-5 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 construction 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. The historic façade that faces Pease's Point Way will not be altered.

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: 23-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 12 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: _____