

Case # 34-2021
Date Filed: 29 June 2021

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

Owners/Applicants: Edwin & Louise Brooks
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At a meeting held remotely via Zoom on Wednesday, 21 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 allow the construction of additions/renovations to an existing residence on a preexisting nonconforming lot located at 40 Fuller Street (Assr. Pcl. 20B-47) as shown on the site plan dated 1 June 2021 by Schofield, Barbini & Hoehn and on the elevations dated 8 June 2021 by Brooks & Falotico Associates.

FINDINGS:

1. The only nonconformity is the size of the lot, which is 147 sq. ft. shy of the 10,000 sq. ft. necessary for a conforming lot in the R-5 Residential District. However, the project conforms to all required setbacks and height restrictions of the R-5 District.
2. The board finds the proposal to be compatible with the neighborhood as there were no issues or concerns raised by abutters or by members of the general public.
3. There was no opposition to the project from town boards or departments and the proposal received a 'Certificate of Appropriateness' from the Historic District Commission.
4. The board finds the proposed construction to be site appropriate in both size and scale with other dwellings in the neighborhood and in harmony with the general purpose and intent of the bylaw.

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: 34-2021.

Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 29 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: _____