

Case # 33-2021
Date Filed: 29 June 2021

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

Owner/Applicant: Dudley A. Levick
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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 permit the construction of a one-bedroom guesthouse on a preexisting, nonconforming lot as shown on the site plan dated 1 February 2021 by B.D. Billingham & Associates, Inc and on the elevations submitted with the application. The property is located at 17 Meshacket Wood Road (Assr. Pcl. 37-2) in the R-120 Residential District.

FINDINGS:

1. The only nonconformity is the size of the lot, which is two-acres in a district where three-acres are now required for a conforming lot. However, the proposed guesthouse will comply with all setbacks and height restrictions of the R-120 Residential District.
2. The property is located in a subdivision of eight similarly sized lots; several of which have guest houses.
3. There were no objections to the project from any town boards or departments or from any abutters. Two abutters spoke in favor of the project at the hearing.
4. The board found the proposed construction to be site 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: 33-2021.

Zoning 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: _____