

Case # 32-2021  
Date Filed: 29 June 2021

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

Owner/Applicant: 21 DHR L.L.C. – Jim Petrillo  
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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 an in-ground swimming pool and pool equipment shed on a preexisting, nonconforming lot as shown on the site plan dated 21 April 2021 by Vineyard Land Surveying. The property is located at 23 Down Harbor Road (Assr. Pcl. 36-324) in the R-60 Residential District.

FINDINGS:

1. The only nonconformity is the size of the lot, which is a little under an acre in a district where an acre and a half is required for a conforming lot. However, the pool and pool equipment shed conform to all setbacks and height restrictions.
2. There were no objections to the project from any town boards or departments or from any abutters.
3. 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: 32-2021.

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: \_\_\_\_\_