Case # 39-2021
Date Filed: 27 July 2021

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

Owner/Applicant: Nancie Park
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At a meeting held remotely via Zoom on Wednesday, 18 August 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 (1) the construction of a garage with an apartment above and (2) the construction of a covered porch and an addition to the living room of the existing main house - all as shown on the site plan (Smith & Dowling - 19 July 2021) elevations and floor plans (14 February 2021). The property is located on a preexisting, nonconforming lot at 7 Forest Circle (Assr. Pcl. 11-1.343) 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: 39-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 31 August 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: _____