

Case # 41-2021
Date Filed: 27 July 2021

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

Owners/Applicants: William J. Wolf & Allison Wheeler
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At a meeting held remotely via Zoom on Wednesday, 18 August 2021, the Edgartown Zoning Board of Appeals voted (4-1) to grant a special permit under section 10.1 G of the zoning bylaw to permit the relocation of an existing one-story garage and the construction of a new one-car garage with detached bedroom above as shown on the site plan (SBH - 24 June 2021) elevations (Music Street Architects LLC – June 2020). The property is located on a preexisting, nonconforming lot at 96 Main Street (Assr. Pcl. 20D-59) in the R-5 Residential District.

FINDINGS:

1. The only nonconformity is the size of the lot, which is located in an area with several similarly sized, preexisting, nonconforming lots.
2. The proposed garage with detached bedroom above meets 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. One abutter wrote in support of the proposal.
4. The project was unanimously approved by the Historic District Commission. The Commission was also in favor of allowing the applicant to relocate the original one-car garage elsewhere on the property as proposed.
5. The board found the proposed new construction to be appropriate for the size of the lot and in harmony with the general purpose and intent of the bylaw.
6. The board has determined that the project will 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: 41-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 2 September 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: _____