

Case # 44-2021
Date Filed: 11 August 2021

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

Owners/Applicants: J. Woodward Filley & Joanne Gosser
Book: 457 Page: 110

At a meeting held remotely via Zoom on Wednesday, 1 September 2021, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 2.1 B 9 of the zoning bylaw to permit the construction of a guesthouse larger than 900 sq. ft. as shown on the site plan (SBH - 24 June 2021) and elevations (Synergy MV - 7 July 2021). The guesthouse will be located on a 10 + acre parcel at 70 North Neck Road (Assr. Pcl. 31-3.2) in the R-120 Residential District.

FINDINGS:

1. The proposed construction meets all setbacks and height restrictions of the R-120 District.
2. There were no objections to the project from any town boards or departments or from any abutters.
3. The board found the proposal 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.

CONDITION:

Should the property be subdivided in the future, the 1500 sq. ft. guesthouse will become the primary dwelling on the newly created lot.

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: 44-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 13 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: _____