

Case # 49-2021

Date Filed: 25 August 2021

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

Owners/Applicants: Belgrave Square LLC, Jason & Desiree Kicza
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At a meeting held remotely via Zoom on Wednesday, 15 September 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 additions and renovations to an existing structure - including the addition of a second story - on a preexisting, nonconforming lot as shown on the site plan, elevations, and floor plans dated 2 August 2021 and submitted by RW Design. The property is located at 106 Peases Point Way South (Assr. Pcl. 29A-41) in the R-20 Residential District.

FINDINGS:

1. The board found the proposal to be appropriate and in harmony with the general purpose and intent of the bylaw: the only nonconformities are the location of the existing garage and the size of the lot, which is in a neighborhood of varyingly sized lots, many of which are also nonconforming and have been similarly developed.
2. The proposed additions will meet all setback and height requirements of the R-20 District.
3. There were no objections to the project from any town boards or departments or from any of the abutters.
4. The board found that the proposed additions, although substantial when compared to the existing 856 s.f. dwelling, did not overburden the lot.
5. The swimming pool, which was shown on the plan, but missing from the application, is not part of this special permit and must be applied for separately.

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: 49-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 27 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.

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I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____