

Case # 48-2021
Date Filed: 25 August 2021

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

Owners/Applicants: Chari B. Polley & Bud Polley
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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 and the construction of a replacement garage, swimming pool, and pool cabana on a preexisting, nonconforming lot as shown on the site plan, elevations, and floor plans dated 30 July 2021 and submitted by RW Design. The property is located at 63 School Street (Assr. Pcl. 20D-150) in the R-5 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 nonconformity is the size of the lot, which is in a neighborhood of varyingly sized lots, many of which have been similarly developed.
2. The proposed additions will meet all setback and height requirements of the R-5 District.
3. There were no objections to the project from any town boards or departments. A substantial number of abutters wrote in support of the project, and the majority of those abutters who initially objected to the proposal, subsequently changed their opinions.
4. The board found that addition did not overburden the lot and that the applicant had proposed adequate screening and safeguards to protect the privacy and tranquility of the neighborhood.

CONDITIONS:

1. Pool equipment will be fully enclosed in a sound-proofed structure.
2. A row of 15-foot high arbor vitae will be planted along the common boundary with 65 School Street.
3. No exterior construction will take place during the months of July and August.

4. Pool will not be emptied or drawn down within 48-hours of any chemical treatment.

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: 48-2021.

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.

_____2021

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

Attest: _____