

Case # 46-2021

Date Filed: 25 August 2021

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

Owners/Applicants: Adam Barnum & Jamie Hoyt-Vitale

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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 a garage with a 400 s.f. detached bedroom above as shown on the site plan dated 20 July 2021 by Schofield, Barbini & Hoehn and on the elevations and floor plans dated 15 June 2021 by Nick Waldman Studio. The property is located at 54 Pine Street (Assr. Pcl. 20A-122) in the R-5 Residential District.

FINDINGS:

1. The only nonconformity is the size of the lot, which is 1254 s. f. shy of being a conforming lot in the R-5 District.
2. The proposed garage with detached bedroom above meet all setback and height requirements of the R-5 District.
2. There were no objections to the project from any town boards or departments or from any abutters. One abutter spoke in support of the project.
3. The existing structure is a two-family dwelling containing a two-bedroom unit and a one-bedroom unit. The two-bedroom unit is currently rented. The applicants reside in the one-bedroom unit. The detached bedroom will be considered part of the one-bedroom unit and will not be rented separately.
4. 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.

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: 46-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 24 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: _____