

Case # 47-2021
Date Filed: 25 August 2021

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

Owners/Applicants: Robert D. Moriarty & Eileen C. Moriarty
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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 three-bedroom addition to an existing residence on a preexisting, nonconforming lot as shown on the site plan dated 3 August 2021 by Schofield, Barbini & Hoehn and on the elevations and floor plans dated 25 August 2021 by Bay State Leisure Homes, LLC. The property is located at 94 Old Purchase Road (Assr. Pcl. 21-134.15) in the R-60 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 similarly sized nonconforming lots, many with similarly sized residences.
2. The proposed addition will meet all setback and height requirements of the R-60 District.
3. There were no objections to the project from any town boards or departments or from any abutters. Several abutters spoke in support of the project.
4. The board found that the lot contains adequate area for the addition, 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: 47-2021.

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: _____