

Case # 40-2021  
Date Filed: 27 July 2021

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

Owner/Applicant: 27 Pinehurst LLC, Timothy Griffin, Manager  
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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 four-bedroom replacement dwelling on a preexisting, nonconforming lot as shown on the site plan dated 14 September 2021 (Schofield, Barbini & Hoehn) and on the elevations and floor plans dated 13 September 2021 (HG Design Group, LLC). The property is located at 27 Pinehurst Road (Assr. Pcl. 20C-157.1) in the R-5 Residential District.

FACTS:

1. The board reviewed the application, the plans and photographs, and all other materials and information submitted prior to the close of the public hearing. The board received and gave due consideration to the testimony given at the public hearing [See Record of Proceedings filed with this decision with the Town Clerk.]
2. The proposed 2200 s.f. dwelling will be located on a preexisting, nonconforming 6500 s.f. lot.
3. The property was listed for sale as a four-bedroom parcel with town sewer and town water.
4. The property was sold to the applicants in January 2021 for \$690,000.
5. According to the assessor's records, the existing two-bedroom 630 s.f dwelling was built in 1945.
6. In January 2021 the seller, Althea L. Morgan, signed a walkway relocation agreement with 27 Pinehurst LLC.
7. The proposed dwelling meets all setbacks and height requirements mandated 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. There were no objections to the project from any town boards or departments. A majority of abutters wrote in support of the project.
3. The board found that the proposed 2200 s.f., four-bedroom replacement dwelling will not overburden the lot or substantially increase traffic in the neighborhood.

*No additional conditions were placed on this 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: 40-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 29 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: \_\_\_\_\_