



*Town of Edgartown
Zoning Board of Appeals
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Case # 51-2021

Date Filed: 15 September 2021

Edgartown, Mass
Town Clerk's Office
October 14 2021
Rec'd for Record
AT 3:18 pm

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

Owner/Applicant: Frederick H. Martin
Book: 494 Page: 700

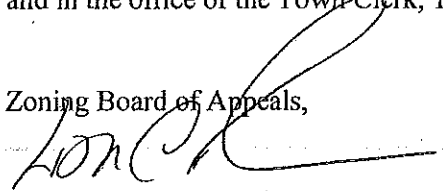
At a meeting held remotely via Zoom on Wednesday, 6 October 2021, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 10.1 G of the zoning bylaw to permit the construction of a two-bedroom guest house with attached one-car garage on a preexisting, nonconforming lot as shown on the site plan, elevations, and floor plans dated 12 August 2021 submitted by Breese Architects. The property is located at 12 Kent Harbor Road (Assr. Pcl. 36-314) 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 located in a neighborhood of similarly sized one-acre lots. A conforming lot in the R-60 Residential District is one and-a-half acres.
2. The proposed guest house/garage 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 of the abutters.

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: 51-2021.

Zoning Board of Appeals,


Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 14 October 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: _____