

Case # 55-2021

Date Filed: 28 September 2021

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

Owners/Applicants: Gregg S. Jubin & Cristina A. Aragona
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At a meeting held remotely via Zoom on Wednesday, 20 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 plunge pool and a one-car, one-story garage on a preexisting, nonconforming lot as shown on the site plan dated 7 September 2021 by Sourati Engineering Group and on the elevations Lane (Assr. Pcl. 20D-135.2) 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 located in a neighborhood of varyingly sized lots - many of them nonconforming - which have been similarly developed with pools and garages.
2. The board found that the proposal will not be detrimental to the neighborhood: two abutters wrote in favor of the proposal and there were no objections from town boards or departments or from any abutters.
3. To ensure that noise from the pool equipment does not interfere with the neighborhood, the applicant has proposed locating the equipment in an underground, sound-proofed vault in the basement of the pool house.
4. The board noted that the pool and the garage will meet all setback and height requirements of the R-5 Residential District.
5. The board noted that the landscape plan is designed to preserve as much of the green space as possible and to ensure that the development is unobtrusive.

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: 55-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 21 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: _____