

Case # 56-2021
Date Filed: 28 September 2021

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

Owner/Applicant: Washboards, LLC - George Kaufman
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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 additions to a dwelling on a preexisting, nonconforming lot as shown on the site plan dated 18 August 2021 by Vineyard Land Surveyors and on the elevations and floor plans dated 1 August 2021 submitted with the application. The property is located at 8 Mullen Way (Assr. Pcl. 29A-43) in the R-20 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 varying sized lots – many of which are nonconforming lots that have been similarly developed.
2. The board found that the proposal will not be detrimental to the neighborhood: four abutters wrote in favor of the proposal and there were no objections from any abutters.
3. The proposed additions are modest in size, meet all setback requirements of the R-20 Residential District, and will not overburden the lot.

CONDITIONS:

The following conditions were placed on the special permit:

1. Applicant shall compensate the town for any damage to Mullen Way associated with the proposed construction activities covered by special permits 21-21 and 56-21.
2. The Highway Superintendent will inspect the road prior to the issuance of a certificate of occupancy.

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: 56-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 27 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: _____