

Case # 57-2021
Date Filed: 28 September 2021

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

Owners/Applicants: 7 North Water Street EDG, LLC. James H. Shane & Brook Katzen, Mngrs.
Book: 1578 Page: 461

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 3.1.B 4 of the zoning bylaw for the construction of additions and alterations as shown on the site plan, elevations, and floor plans dated 21 July 2021 by Sullivan & Associates. The project is located in a mixed-use building at 7 North Water Street in the B-I Business District.

FINDINGS:

1. The board found the proposal to be appropriate and in harmony with the general purpose and intent of the bylaw: the proposed second floor addition will add just 203 sq. ft. to the overall footprint.
2. The board found that the addition of a third bedroom to the existing two-bedroom apartment will not overburden the property or town services or be detrimental to the neighborhood.
3. There were no objections to the proposal from town boards or departments or from any abutters.
4. The board found that the applicants proposal to rent the apartment year-round for an affordable price will be a significant benefit to the town.

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: 57-2021.

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.

I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____