

Case # 50-2021
Date Filed: 19 October 2021

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

Owner/Applicant: Bravington LLC, John Briedis, manager
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At a meeting held remotely via Zoom on Wednesday, 10 November 2021, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to deny a request for a special permit under section 10.1 G of the zoning bylaw to permit the construction of a two-car garage/office with an apartment above on a preexisting, nonconforming lot as shown on the site plan, elevations, and floor plans dated 19 May 2021 (John Lolley PE). The property is located at 51 Old Purchase Road (Assr. Pcl. 21-134.4) in the R-60 Residential District.

FINDINGS:

1. The board did not find the proposal to be in harmony with the general purpose and intent of the bylaw: There are no properties in the Old Purchase Road development with second dwelling units and, therefore, the proposal is not compatible with the existing character of the neighborhood.
2. The proposed accessory structure appears to be nearly the same size as the existing main house and, therefore, does not meet the definition of accessory building as outlined in Section 1.3 of the bylaw.
3. Several abutters had concerns about the increase in noise, traffic, and the loss of privacy that would result from the project. There were no abutters in support of the project.
4. The board found that the project, as presented, would constitute a significant intensification of use on an already substandard lot.

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: 50-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 22 November 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: _____