

Case # 58-2021

Date Filed: 19 October 2021

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

Owners/Applicants: Stephen & Hilary S. Schultz

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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 grant a special permit under section 10.1 G of the zoning bylaw to permit the construction of an exercise studio and the relocation of an existing shed on a preexisting, nonconforming lot as shown on the site plan dated 3 September 2021 (Schofield, Barbini & Hoehn) and on the elevations, and floor plans submitted by Stonebridge Builders. The property is located at 28 Crocker Drive (Assr. Pcl. 36-129.1) 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 half-acre nonconforming lots that have been similarly developed with accessory structures.
2. The proposed new structure and the relocated shed 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. Two direct abutters were in full support of the proposal.
4. The board found that the proposed new structure will not over burden the lot or be detrimental to the neighborhood.

CONDITION:

Exercise studio will not be converted to living space without prior approval from the Zoning Board of Appeals.

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: 58-2021.

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: \_\_\_\_\_