

Case # 62-2021

Date Filed: 16 November 2021

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

Owners/Applicants: Keith G. & Janet C. Gregorian-Michaelsen

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At a meeting held remotely via Zoom on Wednesday, 8 December 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 two-story addition consisting of a family room with conditioned space above on a preexisting, nonconforming lot as shown on the site plan dated 22 September 2021 (Sourati Engineering) and on the elevations and floor plans dated 26 July 2021 (Nayra Silva). The property is located at 56 Saddle Club Road (Assr. Pcl. 22-1.217) 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.
2. The proposed addition meets 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. One abutter spoke in favor 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:

Applicant will abide by all Board of Health conditions, which may require a deed restriction prohibiting the use of second floor of the addition for sleeping space.

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: 62-2021.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 14 December 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.

_____ 2022

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

Attest: _____