

Case # 3-2022  
Date Filed: 4 January 2022

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

Owners/Applicants: David L. & Judith A. Addazio  
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At a meeting held remotely via Zoom on Wednesday, 26 January 2022, 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 one-story addition of approximately 400 s.f. The addition will consist of a master-suite, new mudroom/entry, and laundry. The existing first-floor bedroom will be converted to an office. The property is located on a preexisting, nonconforming lot at 8 Briarwood Drive (Assessor's Map 11-36) in the R-60 Residential District. A site plan dated 21 October 2021 by Schofield, Barbini & Hoehn and elevations dated 22 October 2021 by Geoffrey Thors were submitted with the application.

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 half-acre lots that have been similarly developed.
2. The board found that the proposal will not be detrimental to the neighborhood: there no objections to the proposal from town boards or departments or from any abutters.
3. The proposal will not increase the total number of bedrooms or result in an increased intensity of use.
4. The proposed addition meets all setback requirements of the R-60 Residential District..

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: 3-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 1 February 2022. 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: \_\_\_\_\_