

Case # 4-2022

Application Filed: 25 January 2022

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

Owners/Applicants: Belgrave Square LLC, Jason & Desiree Kicza
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At a meeting held remotely via Zoom on Wednesday, 2 March 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 allow the construction of a 14-foot by 28-foot swimming pool and pool equipment shed on a preexisting, nonconforming lot as shown on the revised site plan A1.1 submitted by RW Design. The property is located at 106 Peases Point Way South (Assr. Pcl. 29A-41) in the R-20 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 in a neighborhood of varyingly sized lots, many of which are also nonconforming and have been similarly developed.
2. The proposed pool and equipment shed will meet all setback and height requirements of the R-20 District.
3. There were no objections to the project from town boards or departments or from any of the abutters.
4. The board found that the lot has sufficient area for the proposed development and determined that it will not overburden the lot.

Condition:

The following condition was placed on the permit: Landscaping will be according to the revised A1.1 plan – a 6-foot privacy fence will be erected on the north property line and a row of 8-foot arborvitaes will be planted between the fence and the pool. Patio on the north side of the pool will be reduced to a small apron.

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: 4-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 8 March 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: _____