

Case # 6-2022
Application Filed: 25 January 2022

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

Owners/Applicants: John M. & Catherine E. Foley d.b.a. Minot Light Realty Trust
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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 garage with bedroom above, a mudroom/entry way, a second-floor dormer, and a farmer's porch on a preexisting, nonconforming lot as shown on the site plan dated 10 January 2022 (Sourati) and on the floor plans and elevations dated 29 December 2021 (Custom Home Designs). The property is located at 54 Whaler's Walk (Assr. Pcl. 22-10) 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 primary nonconformity is the size of the lot, which is in a neighborhood of comparably sized nonconforming lots that have been similarly developed.
2. The proposed additions will meet all setback and height requirements of the R-60 District.
3. There were no objections to the project from town boards or departments or from any of the abutters, and the board determined that the additions would not be detrimental to the neighborhood.
4. The board found that the lot has sufficient area for the proposed development and determined that it will not overburden the 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: 6-2022.

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: _____