

Case # 9-2022

Application Filed: 28 February 2022

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

Owners/Applicants: Robert C. Green III & Sally E. McNagny

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At a meeting held remotely via Zoom on Wednesday, 23 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 renovation/reconstruction of a preexisting, nonconforming dwelling on a preexisting, nonconforming 6350 s.f. lot - as shown on the site plan dated 25 May 2021 (Schofield, Barbini & Hoehn) and on the elevations and floor plans dated 16 February 2022 (Schiller+Projects). The property is located at 22 Cottage Street (Assr. Pcl. 20D-259) in the R-5 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 renovation/reconstruction will improve the nonconformity of the dwelling. The existing dwelling is nonconforming on three sides; the renovated/rebuilt dwelling will be nonconforming on one side only, in order to preserve the 90-year-old chimney
2. The new dwelling will have a maximum ridge height of 23-feet, substantially lower than what is allowed and lower than adjacent structures on three sides.
3. There will be no change in the overall number of bedrooms on the property, which will remain at five.
4. The board found that the scale of the renovation is similar to what currently exists on the site and will preserve the green space between the two houses.
5. The board found that the renovated structure will not substantially alter the public view.
6. There were no objections to the project from town boards or departments or from any of the abutters. The board found that the proposed development will not overburden the lot and will not be detrimental to the neighborhood.

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: 9-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 25 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: _____