

Case # 8-2022

Application Filed: 28 February 2022

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

Owners/Applicants: Robert A. Robinson & Meaghan A. Hughes

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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 (1) the construction of two additional wings to an existing residence and (2) the construction of a 16 x 38 swimming pool and pool equipment shed on a preexisting, nonconforming 30,640 s.f. lot as shown on the site plan dated 25 February 2022 (Schofield, Barbini & Hoehn) and on the elevations and floor plans dated 28 February 2022 (Patrick Ahearn). The property is located at 33 Codman Spring Road (Assr. Pcl. 22-7) 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 in a neighborhood of similarly sized lots nonconforming lots, many of which have been similarly developed.
2. The proposed pool and equipment shed will meet all setback and height requirements of the R-60 District. Pool equipment shed will be fully enclosed and sound-proofed.
3. There were no objections to the project from town boards or departments or from any of the abutters. Several abutters and neighbors wrote in support of the project.
4. The board found that the lot has sufficient area for the proposed development and determined that it will not overburden the lot and will not be detrimental to the neighborhood.

Condition:

Applicant has agreed to plant a screen of vegetation on a portion of eastern property boundary in order to mitigate noise from the pool and provide privacy for the abutting neighbors.

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: 8-2022.

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: _____