

Case # 12-2022

Application Filed: 20 April 2022

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

Owners/Applicants: Six Dunham LLC - Coleman Hoyt & Amy Brauer
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At a meeting held remotely via Zoom on Wednesday, 11 May 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 renovation/reconstruction of a preexisting, nonconforming dwelling and garage and (2) the installation of a lap pool – all on a preexisting, nonconforming lot - as shown on the site plan dated 2 February 2021 (Schofield, Barbini & Hoehn) and on the elevations and floor plans dated 5 April 2022 (Sullivan+Associates). The property is located at 6 Dunham Road (Assr. Pcl. 29B-83) 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 structure: the only remaining nonconformity will be the side yard setback of the new attached garage.
2. The project has been reviewed and approved by the Historic District Commission
3. There were no objections to the project from town boards or departments or from any abutters. Two abutters wrote in support of the project.
4. The board found that the scale of the renovation is similar to what currently exists on the site and will preserve significant green space on the lot.
5. The board found that the renovated structure will not substantially alter the public view.
6. The board found that the proposed development will not overburden the lot and will not be detrimental to the neighborhood.

CONDITION:

The Board placed the following condition on the permit: Permit is to be reviewed in a year to determine whether or not the electric heat pump used to heat the pool has created a noise issue for the abutters.

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: 12-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 18 May 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: _____