

Case # 19-2022

Application Filed: 21 June 2022

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

Owner/Applicant: Margaret A. Littlejohn

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At a meeting held remotely via Zoom on Wednesday, 13 July 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 reconstruction and expansion of a preexisting, nonconforming structure on a preexisting, nonconforming lot located at 15 Mullen Way (Assr. Pcl. 29A-48) 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: other than a window well and a basement bulkhead, the proposed reconstruction will not be any more nonconforming than the existing structure.
2. There were no objections to the project from town boards or departments or from any abutters or members of the public. A good percentage of the immediate neighbors wrote in support of the project.
3. The board found that the design of the reconstructed and expanded cottage is compatible with the neighborhood and will preserve the exiting green space.
4. The board found that the proposed development will not overburden the lot and will not be detrimental to the neighborhood.

No additional conditions were placed on this permit.

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: 19-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 21 July 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: \_\_\_\_\_