

Case # 18-2022

Application Filed: 21 June 2022

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

Owner/Applicant: Ann Montgomery McKenzie, Trustee

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 previous additions – built in the 80s and 90s - on a preexisting, nonconforming structure on a preexisting, nonconforming lot located at 16 Cummings Way (Assr. Pcl. 29B-42) 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 proposed additions and new construction meet all the required setbacks and height restrictions.
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 or members of the public.
4. The board found that the design of the reconstructed and expanded additions are compatible with the neighborhood and will preserve significant green space on the lot (approximately 68%).
5. 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: 18-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 19 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: _____