

Case # 21-2022

Application Filed: 2 August 2022

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

Owners/Applicants: James & Nadia Bunn

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At a meeting held remotely via Zoom on Wednesday, 24 August 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 conversion of a preexisting, nonconforming one-story, one-car garage with a detached bedroom into a two-story, two-bedroom guest house above a new two-car garage on a preexisting, nonconforming lot located at 1 North Street (Assr. Pcl. 29A-39) in the R-20 Residential District. [For details concerning this decision please see the Record of Proceedings filed with this Decision in the office of the Town Clerk.]

FINDINGS:

1. The board found the proposal to be appropriate and in harmony with the general purpose and intent of the bylaw: the proposed second story addition conforms to all required setbacks and height restrictions.
2. The board found that the addition would not overburden the lot and that it was compatible with the neighborhood, as there were several similar garages with living spaces above in the immediate vicinity.
3. There were no objections to the project from town boards or departments. One couple, whose residence is approximately 180-feet from the subject property, were concerned about the effect of the addition on their view. It was pointed out that unless there is a view easement, an abutter is not necessarily entitled to a view across someone else's property.
4. The proposed addition will be between 10 and 12 feet higher than the existing structure, considerably lower than the main house, which is in direct line with the proposed addition.

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: 21-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 30 August 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: _____