

Case # 21-2022

Application Filed: 2 August 2022

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

Owners/Applicants: Christian & Caitlin Cann

Book: 1611 Page: 131

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 (1) the reconstruction of a rear addition, (2) the installation of a 10 x 16 plunge pool, and (3) interior reconfiguration of a preexisting, nonconforming detached bedroom all on a preexisting, nonconforming lot located at 7 Peases Point Way South (Assr. Pcl. 20D-47) in the R-5 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 two-story addition at the rear of the house will add just 143 s.f. of living space to the structure and meets all required setbacks and height restrictions.
2. There were no objections to the project from town boards or departments. Three abutters wrote letters of support for the project.
3. The board found that the 3-foot deep, 10 x 16 plunge pool will not overburden the 5680 s.f. lot or negatively affect the neighborhood as it is between the main house and the detached bedroom and is not visible from the public way.
4. The board found that other nonconforming lots in the neighborhood have been similarly developed.

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: 23-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 31 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: _____