

Case # 22-2022

Application Filed: 2 August 2022

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

Owners/Applicants: Amy R. Cassotta

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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 10.3 D of the zoning bylaw to allow the conversion of a finished basement into an accessory apartment on a conforming lot located at 7 North Bog (Assr. Pcl. 21-160.4) 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.
2. The board found that the accessory apartment will not overburden the 2.1 acre, which has over four times the required area to be a conforming lot in the R-20 Residential District.
3. There were no objections to the project from town boards or departments. The Building Inspector will work with the applicant to ensure that the apartment meets the state Building Code as well as the requirements for an accessory apartment as listed in the Edgartown Zoning Bylaw.
4. The board found the project to be compatible with the neighborhood and noted that there were no objections to the proposal from town boards or departments or from any abutters.
5. The board found that the accessory apartment will provide additional year-round housing: a benefit for both the town and the island as a whole.

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: 22-2022.

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: _____