

Case # 32-2022

Application Filed: 27 September 2022

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

Owner/Applicant: Ann Montgomery McKenzie, Trustee

Book/Page: 819/608

At a meeting held remotely via Zoom on Wednesday, 19 October 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 removal of an existing pool and the construction of a new pool and detached bedroom on a preexisting, nonconforming lot located at 16 Cummings Way (Assr. Pcl. 29B-42) in the R-5 Residential District.

The application was accompanied by a site plan dated 1 October 2022 and elevations dated 15 September 2022 by HD Design Group LLC. [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 new construction meets all the required setbacks and height restrictions of the R-5 Residential District.
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 proposed new pool will be approximately 60 s.f. smaller than the existing and the overall design of the project will preserve significant green space on the lot.
5. The board found that the proposed development will not overburden the lot and will not be detrimental to the neighborhood.
6. The pool equipment will be located in the basement of the detached bedroom and accessed by an interior stairway.

7. The total number of bedrooms on the property will increase by one, to a total of four.

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: 32-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 20 October 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: _____