

Case # 31-2022

Application Filed: 27 September 2022

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

Owners/Applicants: Robert W. & Sara W. Spalding

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At a meeting held remotely via Zoom on Wednesday, 7 December 2022, the Edgartown Zoning Board of Appeals voted (4-1) to grant a special permit under section 10.1 G of the zoning bylaw to allow the installation of a swimming pool, the construction of additions to the main house, and to relocate an existing shed to be used a pool house and pool equipment storage. The property is located on a preexisting, nonconforming lot at 32 Clevelandtown Road (Assr. Pcl. 29A-73) in the R-20 Residential District.

The application was accompanied by a final site plan dated 2 December 2022 by Sourati Engineering Group, floor plans and elevations dated 6 October 2022 by R+D Studio, and a drainage plan dated 2 December 2022 by Sourati. For details concerning this decision please see the Record of Proceedings filed with this Decision in the office of the Town Clerk.]

FACTS AND 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-20 Residential District.
2. The board found that the proposed construction will not be detrimental to the neighborhood: There were no objections to the project from town boards or departments and a majority of abutters wrote in favor of the proposal.
3. The board found that there is adequate area on the lot to support the pool and additions. The lot is .44 acres, just a little over 2500 s.f. shy of the necessary 21,780 s.f. required for a conforming lot in the R-20 Residential District. 54. The pool equipment will be located in the basement of the relocated shed/pool house and will be fully enclosed and sound-proofed.

5. The applicants worked with their neighbors to save existing trees and devise a drainage plan that ensures that all run-off remains on the applicants' property. The applicants also reduced the size of the pool and revised the location of the pool house in response to neighbors' concerns.

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: 31-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 14 December 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: \_\_\_\_\_