

Case # 41-2022

Application Filed: 27 December 2022

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

Owner/Applicant: Khalid Dore

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At a meeting held remotely via Zoom on Wednesday, 18 January 2023, 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 construction of a two-car, two-story garage with storage above on a preexisting, nonconforming lot located at 1 Saddle Club Road (Assr. Pcl. 11-1.249) in the R-60 Residential District.

The application was accompanied by a site plan stamped by N. Douglas Schneider PLS of Holmes & McGrath, and elevations and floor plans dated 27 April 2022 by Sheds Unlimited 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 garage does not meet setbacks on two sides, but is allowed under section 10.1 G 6 of the bylaw because it is accessory to an existing nonconforming structure.
2. The board found that the proposed garage would not be detrimental to the neighborhood and noted that there were no objections to the project from town boards or departments or from any abutters or members of the public. One immediate abutter wrote in support of the project.
3. The board found that there are several comparably sized lots in the neighborhood that have been similarly developed with two-story garages.
4. The board found that there was adequate area on the half-acre plus lot to support the construction of a two-car, two-story garage without overburdening the lot.

CONDITION:

The following condition was placed on the permit:

Second story of the garage is not to be converted to living space without prior approval from the Zoning Board of Appeals.

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: 41-2022.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 19 January 2023. 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.

_____2023

I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____