

Case # 7-2023

Application Filed: 21 March 2023

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

Owner/Applicant: Michele Casavant

Book/Page: 1243/519

At a meeting held remotely via Zoom on Wednesday, 12 April 2023, 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 construction of a 20-foot by 30-foot two-bay garage with storage above on a preexisting, nonconforming lot at 42 Enos Avenue (Assr. Pcl. 34-171) in the R-120 Residential District.

The application was accompanied by a site plan dated 20 February 2018, as well as elevations and floor plans dated 20 January 2023. [For details concerning the hearing please see the Record of Proceedings filed with this Decision in the office of the Town Clerk.]

FACTS:

1. The property consists of a .46 acre lot in a neighborhood of similarly sized nonconforming lots. A conforming lot in the R-120 district is 3-acres.
2. There is currently a three-bedroom residence on the property; no change in the number of bedrooms is proposed.
3. The applicant is proposing to build a detached garage with storage above. There will be no living space in the garage; no plumbing or heating is proposed.
4. There is limited storage in the existing residence, which has a crawl space.
5. There were no objections to the proposal from any town boards or departments or from any abutters. Three abutters wrote in support of the proposal.

FINDINGS:

1. The board found the proposal to be appropriate and in harmony with the general purpose and intent of the bylaw: there are several residences in the neighborhood with detached garages.
2. The proposed structure meets all setbacks and height restrictions of the R-120 Residential District.
3. The board found that the proposed garage will not have a negative impact on the neighborhood.
4. The board found that the site was appropriate and the proposed project will not overburden the lot.

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: 7-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 13 April 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: _____