

Case # 6-2023

Application Filed: 4 May 2023

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

Owners/Applicants: Juan C. & Kristen F. Fernandez

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At a meeting held remotely via Zoom on Wednesday, 7 June 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 demolition of a four-bedroom dwelling and the construction of a three-bedroom dwelling and a detached two-bay garage with bedroom above. The property is located on a preexisting, nonconforming at 15 Young Street (Assr. Pcl.44-16) in the R-60 Residential District.

The application was accompanied by a site plan (revised 7 June 2023) by Schofield, Barbini & Hoehn and elevations and floor plans from Quarters Design+Build dated 2 February 2023 and 26 April 2023. [For details concerning the hearing please see the Record of Proceedings filed with this Decision on-line and in the office of the Town Clerk.]

FACTS:

1. The property consists of a .51acre preexisting, nonconforming lot in the Crafts Field subdivision, where all the lots are of a similar size. The area was originally zoned R-20 (half-acre) but was changed to R-60 (acre and a half) in April of 1980.
2. Currently there is a four-bedroom structure built in 1974.
3. The applicants are proposing to construct a three-bedroom main house and a two-bay detached garage with 397 s.f. bedroom above.
4. There were no objections to the proposal from any town boards or departments. One abutter and two neighbors were concerned that a fifth bedroom could be fashioned from the second floor office space.

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 of similar size with detached garages.
2. The proposed development meets all setbacks and height restrictions of the R-60 Residential District. [See revised site plan dated 7 June 2023].
3. The board found that there will be minimal intensification of use on the property as no additional bedrooms are proposed.
4. The board found that the site was appropriate and the proposed project will not overburden the lot.
5. The board found that the proposal will not be detrimental to the neighborhood.

CONDITIONS:

No additional conditions were placed on the 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:6-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 9 June 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: _____