

Case # 21-2023

Application Filed: 21 June 2023

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

Owners/Applicants: Robyn L. Birdwell & Mark S. Fixley

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At a meeting held remotely via Zoom on Wednesday, 12 July 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 removal of a one-story, one-car garage and the construction of a one-story, two-car garage on a preexisting, nonconforming lot at 249 West Tisbury Road (Assr. Pcl. 28-10) in the R-20 Residential District.

The application was accompanied by a site plan dated 21 June 2023, and by elevations 6 April 2023 by Leonard J. Staffa, Architect. 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 .40 nonconforming lot abutting several similarly sized lots.
2. The proposed 24-foot by 24-foot one-story garage will be in the same location as the existing one-story, one-car garage
3. There were no objections to the proposal from any town boards or departments. There were no comments or concerns voiced by any abutters.
4. The garage will be unconditioned, unfinished space.
5. There will be no plumbing in the structure
6. Solar panels on the roof will supply electricity to the structure as well as to an electric car charging station.

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 project meets all setbacks and height restrictions of the R-20 Residential District.
3. The board found that the site was appropriate and there was adequate area to support the larger structure.
4. 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: 212023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 20 July 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: \_\_\_\_\_