

Case No. 19-23
Application filed: 21 June 2023

RECORD OF PROCEEDINGS

I, Lisa C. Morrison, assistant to the Zoning Board of Appeals of the town of Edgartown, hereby certify that the following is a detailed record of proceedings relating to the request by Vojislav Andjelkovic under section 10.1 G of the zoning bylaw to (1) construct a 14 x 28 pool, spa, and cabana, (2) convert the existing two-story attached garage to living space [1/2 bath and office space], (3) construct a one-story 22 x 28 family room, (4) construct an attached 8 x 10 storage shed, and (5) extend the existing patio and add a pergola. The property is located on a preexisting, nonconforming lot at 2 Katama Drive (Assr. Pcl. 36-127) in the R-60 Residential District.

1. On 21 June 2023 the hearing notice, a true copy of which is marked "A," was presented to the Town Clerk.
2. An advertisement, a true copy of which is marked "B," was published in the Vineyard Gazette on the 23rd and 30th of June 2023.
3. Notice of the hearing, a copy of which is marked "C," was mailed, postage prepaid, to the petitioners; the abutters - owners of land adjacent to the subject property and abutters to abutters within 300-feet of the property lines - all as they appear on the most recent, applicable, certified tax list; and to all the proper town boards and departments.

On Wednesday, 12 July 2023, the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chair, Pam Dolby, Nancy Whipple, Carol Grant, and Julia Livingston - alternate. Chairman Tomassian opened the meeting and read the necessary requirements for conducting remote meetings in compliance with both the Governor's order and the Open Meeting Law.

Taylor Pierce of TC Pierce Enterprises was present for the applicant. Mr. Pierce noted that the lot is nonconforming in the R-60 District as the lot contains only .67 of an acre. The proposed construction and additions meet all the R-60 setbacks and height requirements. The cabana that will house the pool equipment will be fully enclosed and sound-proofed.

Mr. Tomassian asked if there were any letters from town boards or departments. There were not. There were no letters from abutters either pro or con and there was no one in the audience with questions or comments.

Mr. Tomassian then closed the public portion of the hearing for discussion by the board.

Ms. Livingston asked if there would be any change in the number of bedrooms. Mr. Pierce said that the total number of bedrooms would remain at three.

Ms. Dolby commented that it was a fairly large office. Mr. Pierce said that Mr. Andjelkovic works in finance and needs some space away from his children.

Ms. Grant said it seemed that it would be easy to turn the office into a bedroom. Ms. Livingston noted the nearest powder room is located down a flight of stairs, through the garage and mudroom. The nearest shower is even further away.

Ms. Dolby asked if the project had been reviewed by the Board of Health and whether or not a deed restriction was required for the office.

Mr. Pierce said that he has not yet presented the plan to the Board of Health.

Ms. Livingston made a motion to approve the project as presented. She said she found the project to be in harmony with the general purpose and intent of the bylaw. There are similarly sized lots in the neighborhood with pools and structures of similar size. She noted that the project meets all the necessary setbacks and height restrictions and the proposed additions fit well on the lot. She commented that there were no objections to the project from any abutters or town boards and said she believes the project will not be detrimental to the neighborhood. She also noted that there was no change in the number of bedrooms, which remains at three.

Ms. Whipple seconded the motion and voted to approve the project for the same reasons.

Mr. Tomassian, Ms. Grant and Ms. Dolby also voted to approve the project for the same reasons and with the same conditions. Unanimously approved 5 to 0.

Respectfully submitted,

Lisa C. Morrison, Assistant