

Case # 26-2023  
Date Filed: 1 August 2023

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

Applicant: William Honeycutt  
Owners: Vito E. Palermo & Mary Ann Palermo  
Book: 1185 Page: 658

At a meeting held remotely via Zoom on Wednesday, 23 August 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 permit the construction of a 14 x 34 pool and pool equipment shed on a preexisting, nonconforming lot, as shown on the site plan dated 1 August 2023 submitted by the applicant. The property is located at 18 Woodhaven Drive (Assr. Pcl. 10-1.137) in the R-60 Residential District. [ For details of the hearing, please see the Record of Proceedings filed with this document in the office of the Town Clerk and on the town's website.]

FINDINGS:

1. The lot is preexisting, nonconforming with a total area of 1.01 acres. A conforming lot in the R-60 Residential District is an acre and a half. The lot is located in a development of preexisting, nonconforming acre lots, several of which have swimming pools.
2. The proposed pool and equipment shed meet all the required R-60 setbacks.
3. There were no objections to the project from any town boards or departments or from any abutters.
4. The project was reviewed and approved by the Island Oaks Homeowners Association and a direct abutter wrote in favor of the proposal as well.
5. The board found the proposed pool and pool equipment shed to be site appropriate and in harmony with the general purpose and intent of the bylaw and determined that the project would not have a negative effect on the neighborhood.

*The following condition was placed on the special permit: pool equipment shed is to be sound proofed and fully enclosed to mitigate noise from the equipment.*

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: 26-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 24 August 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: \_\_\_\_\_