

Case # 25-2023  
Date Filed: 1 August 2023

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

Owners/Applicants: Celia A. Colbert & Frederick J. Watts  
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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 reconfiguration of a front entry and the construction of a minor addition to a preexisting, non-conforming structure as shown on the site plan dated 7 July 2023 by Vineyard Land Surveying and on the elevations and floor plans by Sullivan & Associates dated 21 June 2023. The property is located at 8 Plains Court (Assr. Pcl. 45-16.54) 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 half an acre. 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 half-acre lots.
2. The existing house is also nonconforming, with a front setback of 29-feet and a rear setback of 8-feet at its closest point. A conforming structure would have a front setback of 50-feet and a rear setback of 25-feet.
3. The proposed reconfigured entry way and stairs will not be any closer to the front setback than the existing house, 29-feet.
4. There were no objections to the project from any town boards or departments or from any abutters.
5. The board found the proposed minor construction 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.

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: 25-2023.

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: \_\_\_\_\_