

Case # 30-2021
Date Filed: 23 August 2021

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

Owners/Applicants: James. W. Clabby III & Mary K. Clabby
Book: 1634 Page: 308

At a meeting held remotely via Zoom on Wednesday, 13 September 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 James W. Clabby III & Mary K. Clabby the demolition of existing single-family dwelling and the construction of a new conforming 2-bedroom dwelling with attached garage. The property is located at 20 Oakdale Drive, Assr. Pcl. 13-27 in the R-60 Residential District..

FINDINGS:

1. The only nonconformity is the size of the lot, which is .39 of an acre in the R-60 Residential District where a conforming lot requires an acre and a half.
2. There are a number of similarly sized nonconforming lots in the area that have been similarly developed, as well as some that are significantly larger.
3. There were no significant objections to the project from any town boards or departments or from any abutters.
4. The board found the proposed 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 nor would it be more objectionable to the character of the neighborhood than the existing dwelling

CONDITION:

The following condition was placed on the permit: *A silt fence will be installed along the common shared with the Traves property and will remain in place until the construction is complete and the area stabilized.*

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: 30-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 19 September 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: _____