

Case # 29-2023
Date Filed: 22 August 2023

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

Applicants/Owner: Barry J. & Linda C. Coffman, Down Harbor Coffman Realty Trust
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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 construction of a 12 x 20 pool cabana, a 18 x 36 swimming pool, and related site work on a preexisting, nonconforming lot, as shown on the site plan dated 14 August 2023 (rev'd) by Schofield, Barbini & Hoehn and on the elevations dated 4 August 2017 by Inscapestudio. The property is located at 2 Down Harbor Road (Assr. Pcl. 36-308) 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 .77 acres. A conforming lot in the R-60 Residential District is an acre and a half. The lot is located in a development of similarly sized preexisting, nonconforming acre lots, many several of which have swimming pools.
2. The proposed pool and cabana 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 board found the proposed pool and pool cabana 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.

CONDITION:

Pool equipment is to be located in an enclosed section of the pool house and surrounded by sound attenuating materials to mitigate any 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: 29-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 14 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: _____