

Case # 31-2023

Date Application Filed: 5 September 2023

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

Applicants/Owners: Neale C. & Ellen M. Bassett

Book: 570 Page: 37

At a meeting held remotely via Zoom on Wednesday, 27 September 2023, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 2.2 B 12 of the zoning bylaw for the construction of a guest house larger than 900 s.f. The property is located at 134 Pennywise Path, Assr. Pcl. 21-58.121 in the R-20 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 1.4 acres – nearly three times the required size for a conforming lot in the R-20 Residential District. A conforming lot in the R-20 Residential District is half an acre. .
2. The proposed one-story addition will provide a handicapped accessible bathroom and space for physical therapy equipment.
3. There were no objections to the project from any town boards or departments or from any abutters or members of the public.
4. The board found the proposed addition meets all necessary setbacks and height restrictions.
5. The board found that the project is 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:

Should the property be subdivided in the future, the guest house will become the main house on the newly created lot..

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: 31-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 28 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: \_\_\_\_\_