

Case # 33-2023

Date Application Filed: 5 September 2023

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

Applicants/Owners: Eugene J. Grady & Rachel R. Echeverz  
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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 10.1 G of the zoning bylaw to for the construction of a detached garage with one-bedroom apartment above on a preexisting, non-conforming lot located at 5 Westminster Court, Assr. Pcl. 10-99.23 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 applicants have proposed decommissioning a bedroom in the main house. The board of health has approved a new tie-in to the existing four-bedroom septic system. The approximately 576 s.f. apartment will have its own access off Windsor Drive.
2. The lot is in a subdivision of similarly sized that became nonconforming when the zoning changed in 1980 from R-20 to R-60. The lot has 21,924 s.f. of area.
3. The proposed garage with apartment above meets all the required R-60 setbacks and height restrictions..
4. There were no objections to the project from any town boards or departments or from any abutters.
5. The board found the proposal 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.

CONDITIONS:

No additional conditions were placed on the special permit.

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: 33-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 3 October 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: \_\_\_\_\_