

Case # 35-2023

Date Application Filed: 5 September 2023

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

Applicant/Owner: Uenes F. Marques
Book: 1659 Page: 298

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 for the construction of a one-bedroom basement apartment on a preexisting, nonconforming lot located at 21 Bold Meadow Lane, Assr. Pcl. 22-53.126 in the R-60 Residential District. The application was accompanied by a site plan dated 15 January 1991 by Schofield, Barbini & Hoehn and by floor plans dated 2 August 2023 by Chris Ellis. [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 applicant is asking for a special permit as the lot is nonconforming: a conforming lot in the R-60 Residential District is one and a half acres. The subject property is .80-acres.
2. The lot is located in a subdivision of similarly sized nonconforming lots.
3. The proposal has had initial reviews by the building/zoning inspector and the fire department.
4. No substantial changes to the exterior structure or footprint are proposed.
5. The existing three-bedroom house is served by a four-bedroom septic system.
6. There were no objections to the proposal from any abutters, town boards or departments, or any members of the public.
7. 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:

The building/zoning inspector will review the two required egresses on site. If any substantial changes to the exterior of the existing dwelling or to the footprint are required to make the egresses compliant with

the building code, the building/zoning inspector will return the application to the board for additional review and approval.

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: 35-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 4 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: _____