

Case # 34-2023
Date Filed: 23 September 2023

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

Applicants: Amanda Trayes & Richard Eisenberg
Owners: Mary H. Trayes and Edward J. Trayes
Book: 1622 & 83 Page: 921 & 317

At a meeting held remotely via Zoom on Wednesday, 11 October 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 16 x 16 bedroom and bath addition and a 16'6" x 15 screened porch addition on a preexisting nonconforming lot located at 21 Oakdale Drive (Assessor's Map 13 Lots 26 & 74) in the R-60 Residential District. The application was accompanied by a site plan dated 25 August 2023 by Schofield, Barbini & Hoehn and by elevations and floor plans dated 23 May 2023 by Peter Rodegast. [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 1.43 acres. A conforming lot in the R-60 Residential District is an acre and a half. The lot is located in a neighborhood with many preexisting, nonconforming lots and is adjacent to the Edgartown Golf Club.
2. The proposed additions meet all the required R-60 setbacks and height requirements.
3. There were no objections to the project from any town boards or departments or from any abutters.
4. One direct abutter was present for the hearing and spoke in support of the project.
5. The board found the proposed additions to be modest and site appropriate and in harmony with the general purpose and intent of the bylaw. The board further determined that the project would not have a negative effect on the neighborhood.
6. The board found that as there would be no net gain in the number of bedrooms, which will remain at two, the project will not result in an intensification of use on the property.

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: 34-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 16 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: _____