

Case # 39-2023
Date Filed: 18 October 2023

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

Applicants/Owners: Piper 55 Slough Cove LLC, Shannon & David Gray
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At a meeting held remotely via Zoom on Wednesday, 8 November 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 20 x 24, two-story garage with office and half-bath on the second floor. The property is located on a preexisting, nonconforming half-acre lot at 87 Slough Cove Road, (Assessor's Map 44 Lot 16.17) in the R-60 Residential District. The application was accompanied by a site plan, elevations, and floor plans dated 5 July 2023 by Sullivan & Associates. [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 half-acre lot. A conforming lot in the R-60 Residential District is an acre and a half. The lot is located in a neighborhood of preexisting, nonconforming lots that have been similarly developed.
2. The proposed garage meets all R-60 setbacks and height restrictions.
3. The applicants have recorded a deed restriction in the registry of deeds that prohibits the second floor of the garage from being used as a bedroom or sleeping quarters of any kind.
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. The board further determined that the project would not result in a substantial intensification of use or have a negative effect on the neighborhood.

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: 39-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 9 November 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: _____