

Case # 43-2023

Date Application Filed: 8 November 2023

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

Owners/Applicants: VIC MV Hotel LLC d.b.a The Hob Knob Inn

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At a meeting held remotely via Zoom on Wednesday, 29 November 2023, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 10.3 F 3 of the zoning bylaw to permit the conversion of a basement spa into staff housing comprised of two bedrooms with a shared bath, living and dining areas as shown on the floor plan dated 1 November 2023. The property is located at 128 Upper Main Street (Assr. Pcl. 20C-179) in the R-5 Residential District.

FINDINGS:

1. The proposed conversion will not result in a substantial intensification of use and will provide much needed employee housing.
2. There were no objections to the project from any town boards or departments or from any abutters. One abutter wrote in favor of the proposal; another abutter had concerns that were addressed in the presentation and will be regulated by appropriate conditions. [See below.]
3. The board found the proposed conversion from spa to employee housing was appropriate and in harmony with the general purpose and intent of the bylaw.
4. The board further determined that the project would not have a negative effect on the neighborhood.

CONDITIONS:

1. Occupancy is limited to one employee per bedroom.
2. Rooms will not be converted to commercial use without prior approval from the Zoning Board of Appeals.

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:43-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 11 December 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: _____