

Case # 42-2023

Date Application Filed: 8 November 2023

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

Owners/Applicants: Irene M. & Brian McNally, Trustees of the H.I.J. Realty Trust
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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 10.1 G of the zoning bylaw to permit the of a 9 x 16 plunge pool, deck, and 8 x 10 pool equipment shed as shown on the plan dated 18 October 2023 by Vineyard Land Surveying & Engineering. The property is located on a preexisting, nonconforming .94-acre lot at 37 Edgartown Meadows Road (Assr. Pcl. 22-35) in the R-60 Residential District.

FINDINGS:

1. The only nonconformity is the size of the lot, which is located in a neighborhood of similarly sized, preexisting nonconforming 40,000 s.f. lots
2. The proposed plunge pool and equipment shed meet all setbacks and height restrictions of the R-60 District.
3. There were no objections to the project from any town boards or departments or from any abutters.
4. The board found the proposed additions to be 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.

No additional conditions were placed on the 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:42-2023.

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: _____