

Case # 1-2024

Date Application Filed: 8 January 2024

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

Owners/Applicants: Christopher J. & Christine M. Cowan

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At a meeting held remotely via Zoom on Wednesday, 31 January 2024, 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) a 62 s.f. kitchen addition, (b) a 172 s.f. first floor addition and (3) a 560 s.f. master suite above the garage - all as shown on the site plan dated 7 December 2023 by Sourati Engineering Group and on the floor plans and elevations dated 9 November 2023 by D.Best Construction. The existing house is preexisting, nonconforming on a preexisting, nonconforming .46-acre lot at 8 Crocker Drive (Assr. Pcl. 36-115) in the R-60 Residential District.

FACTS AND FINDINGS:

1. The existing one-story home is nonconforming as it is located 3-feet from the eastern side yard setback. The side yard setback in the R-60 Residential District is 25-feet.
2. The proposed addition will extend the house approximately 12-feet along the existing 3-foot side yard setback lineP.
3. The property is located in a neighborhood of preexisting, nonconforming lots with acreage between half an acre and one acre. A conforming lot in the R-60 neighborhood is 1.5 acres.
4. The proposed second floor addition meets the height restriction of the R-60 District.
5. There were no objections to the project from any town boards or departments or from any abutters.
6. All eight immediate abutters wrote in support of the project.
7. 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: 1-2024.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 5 January 2024. 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.

_____2024

I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____