

Case # 6-2024

Date Application Filed: 29 January 2024

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

Owner/Applicant: Leslie Floyd

Book: 1528 Page: 284

At a meeting held remotely via Zoom on Wednesday, 21 February 2024, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 2.4 B 2 of the zoning bylaw to allow the conversion of an existing structure into a guest house and the construction of a new main house and garage with detached bedroom above. The property is located on a preexisting, nonconforming 1.7-acre lot at 6 Tom's Neck Farm Way (Assr. Pcl. 32-1.126) in the R-120 Residential District. The application was accompanied by a site plan, floor plans, and elevations all dated 29 January 2024 by 0443 Studio.

FACTS AND FINDINGS:

1. The project involves the selective demolition of approximately 529 s.f. from the existing circa 1740 farm house and its conversion to a guest house.
2. The existing second floor of the farm house will be used to house new mechanicals and HVAC systems. It will not be used as living space.
3. The existing first floor will be used as a 890 s.f. guest house.
4. A new 2475 main house and two story garage with detached bedroom above will be constructed behind the existing farm house, preserving the view from Dike Road.
5. A special permit is required as the 1.7 acre lot is nonconforming. A conforming lot in the R-120 Residential District is three acres.
6. All proposed new construction complies with R-120 setbacks and height restrictions.
7. There were no objections to the project from any town boards, departments, or members of the public. Four sets of direct abutters wrote in favor of the proposal.
8. The board found the proposal to be appropriate for the neighborhood and in harmony with the general purpose and intent of the bylaw. The board determined that the project maintained the rural character and 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: 6-2024.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 23 February 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: _____