

Case # 7-2024

Date Application Filed: 14 February 2024

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

Owners/Applicants: Paul R. Ulyatt & Patricia Culkins

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At a meeting held remotely via Zoom on Wednesday, 6 March 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 for the construction of an 872 s.f. one-bedroom, one-story guest house on a preexisting, nonconforming .91-acre lot at 65 Whaler's Walk (Assr. Pcl. 22-13) in the R-60 Residential District. The application was accompanied by a site plan, floor plans, and elevations dated 4 January 2024.

FACTS AND FINDINGS:

1. The applicants have owned the property since 1999.
2. The only nonconformity is the size of the lot, which is located in a neighborhood of similarly sized (approximately) one-acre lots that became nonconforming when zoning changes in 1980.
3. The proposed guest house meets all the setback and height requirements of the R-60 Residential District and all requirements in the zoning bylaw for guest houses.
4. The property is located in a neighborhood where guest houses are permitted and where many properties have been similarly developed.
5. There were no objections to the project from any town boards, departments, or members of the public. The president of the Edgartown Meadows Road homeowner's association wrote in support of the project.
6. 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 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: 7-2024.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 7 March 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: _____