

Case No. 13-24
Date Filed: 1 April 2024

RECORD OF PROCEEDINGS

I, Lisa C. Morrison, assistant to the Zoning Board of Appeals of the town of Edgartown, hereby certify that the following is a detailed record of proceedings pertaining to the request for a special permit under section 10.1 G by David Addazio. The project involves the construction of a 22 x 24 two-bay garage with storage above on a preexisting, nonconforming lot located at 8 Briarwood Drive (Assr. Pcl. 11-36) in the R-60 Residential District.

1. On 1 April 2024 the application, a true copy of which is marked "A," was presented to the Town Clerk.
2. An advertisement, a true copy of which is marked "B," was published in the Vineyard Gazette on the 5th and 12th of April 2024.
3. Notice of the hearing, a copy of which is marked "C," was mailed, postage prepaid, to the petitioners; the abutters - owners of land adjacent to the subject property and abutters to abutters within 300 feet of the property lines - all as they appear on the most recent, applicable, certified tax list; and to all the proper town boards and departments.

On Wednesday, 24 April 2024 at 4:15 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian – Chair, Carol Grant, Nancy Whipple, Tom Pierce, and Robin Bray, alternate.

Designer Geoff Thors and contractor David Garvin were both present for Mr. Addazio. Mr. Thors began the presentation noting that the only nonconformity is the size of the lot, which is .52 acres. Mr. Thors noted that the majority of lots in the neighborhood are ½ acre lots, which became nonconforming when zoning changed in 1980.

Mr. Thors said that the proposed garage will have no plumbing or insulation – it will be used to store vehicles. The second story will be for storage only. Mr. Thors said that the size of the septic system on the site would not accommodate an additional bedroom.

Mr. Tomassian asked if there were any letters from town boards or departments. There were none. There were no letters from abutters or from other members of the public and there was no one in the audience who wished to comment either for or against the proposal.

As no rebuttal was needed, Mr. Tomassian closed the public portion of the hearing for discussion by the members.

Ms. Grant said she was concerned that there were windows and a dormer on the second floor. She said that it appeared to be more than just a simple garage. She suggested that a condition be added to any permit stating that the second floor of the garage will remain unfinished and not used as living space.

Ms. Whipple and Ms. Bray both thought the project was fine, provided that there was no living space on the second floor of the garage.

Mr. Pierce agreed, but said he thought the second floor windows and the dormer added architectural interest to the structure.

Ms. Grant made a motion to approve the project as presented, noting that the garage is in keeping with the character of the neighborhood. She also noted that there were no objections to the proposal from any abutters or other members of the public. She said she did not believe that the garage would have a negative effect on the neighborhood or significantly increase the intensity of use on the lot. She added the condition that the second floor of the garage will remain unfinished space and will not be used or converted to living space.

Mr. Pierce seconded the motion and voted to approve the project as presented with the same condition.

Ms. Whipple, Ms. Bray, and Mr. Tomassian also voted to approve the project as presented with the same condition.

Unanimously approved by roll-call vote: 5 - 0.

Respectfully submitted,

Lisa C. Morrison, Assistant