

Case # 13-2024

Date Application Filed: 1 April 2024

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

Owners/Applicants: David L. & Judith A. Addazio

Book: 666 Page: 550

At a meeting held remotely via Zoom on Wednesday, 24 April 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 allow the construction of a two-bay 24' x 22' two-story detached garage with storage above. The property is located on a preexisting, nonconforming .52-acre lot at 8 Briarwood Drive (Assr. Pcl. 11-36) in the R-60 Residential District. The application was accompanied by a site plan, elevations, and floor plans all dated 14 March 2023 by Geoffrey D. Thors. The Board reviewed the application, the plans, and all other materials and information submitted prior to the close of the public hearing. The Board received and gave due consideration to the testimony given at the public hearing [See Record of Proceedings].

FACTS AND FINDINGS:

1. The only nonconformity is the size of the lot, which is .52 of an acre. A conforming lot in the R-60 Residential District is one and one-half acres.
2. The property is located in an area of similarly sized preexisting, nonconforming lots that have been developed with accessory structures.
3. The lots became nonconforming due to a zoning change in 1980, which changed the required land area for a conforming lot from half an acre to an acre and a half.
4. The proposed garage meets all the required setbacks and height restrictions for the R-60 Residential District. .
5. There were no objections to the project from any town boards, departments, abutters or other members of the public.
6. The garage will contain no plumbing and will not be insulated.
7. The board found the proposed garage 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 or contribute to a significant increase in the intensity of use of the property.

CONDITION:

The second floor of the garage is to be used for storage only and will not be converted or used as living space.

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: 13-2024.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 25 April 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: _____