

Case # 16-2024

Date Application Filed: 30 April 2024

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

Owners/Applicants: Richard H. Linton, Jr. & Holly Linton

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At a meeting held remotely via Zoom on Wednesday, 22 May 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-story addition to an existing residence. The property is located on a preexisting, nonconforming .92-acre lot at 64 Whaler's Walk (Assr. Pcl. 21-97) in the R-60 Residential District. The application was accompanied by a site plan dated 3 May 2024 by Schofield, Barbini & Hoehn and elevations and floor plans all dated 23 April 2024 by Noury-Ello Architects. 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 .92 of an acre. A conforming lot in the R-60 Residential District is one and one-half acres.
2. The property is located in a subdivision area of similarly sized preexisting, nonconforming lots that have been similarly developed.
3. The proposed additions meet all the required setbacks and height restrictions for the R-60 Residential District.
4. There were no objections to the project from any town boards, departments, abutters or other members of the public.
5. The two-story addition will contain approximately 2206 s.f. of living space. The garage and storage areas will add 860 s.f. and 334 s.f, respectively.
6. The project will add two bedrooms to the existing five-bedroom dwelling, bringing the total number of bedrooms to seven. (Not all the rooms are currently used as bedrooms, but meet the Board of Health's definition of a bedroom and are thus included in the overall bedroom count.)
7. The Wastewater Department has approved the additional two bedrooms.
8. The board found the proposed additions 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.

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: 16-2024.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

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