

Case # 21-2024

Date Application Filed: 17 June 2024

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

Owners/Applicants: Gregory and Angela Knapp

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At a meeting held remotely via Zoom on Wednesday, 10 July 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 conversion of an existing two-story garage into a one-bedroom guest house. The property is located on a preexisting, nonconforming .48-acre lot at 10 Dory Circle (Assr. Pcl. 21-25) in the R-20 Residential District. The application was accompanied by a site plan dated 22 March 2023 from Vineyard Land Surveying & Engineering and floor plans dated 17 June 2024. The applicants also provided photographs of the exterior of the existing garage. 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 .48 of an acre. A conforming lot in the R-20 Residential District is .50 of an acre.
2. The property is located in a subdivision area of similarly sized preexisting, nonconforming lots that have been similarly developed.
3. The existing structure meets all the required setbacks and height restrictions for the R-20 Residential District. No additions are proposed.
4. There were no objections to the project from any town boards, departments, abutters or other members of the public.
5. Several abutters wrote or spoke in favor of the project. [See Record of Proceedings.]
6. The guest house will contain approximately 460 s.f. of living space – well below the 900 s.f. maximum.
7. During the hearing, the applicants stated that they were not proposing to turn the guest house into a short-term rental.
8. The board found the project 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 and will provide much needed additional housing.

CONDITIONS:

The following conditions were placed on the permit:

1. The guest house will be occupied by no more than two persons.
2. All parking will be on the Knapp property and not on Dory Circle.

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: 21-2024.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 11 July 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: \_\_\_\_\_