

Case # 22-2024

Date Application Filed: 9 July 2024

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

Owners/Applicants: John Mancini & Janet DiGregorio

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At a meeting held remotely via Zoom on Wednesday, 31 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 construction of a 14 x 30 in-ground pool and a 24 x 24 pool cabana on a preexisting, nonconforming .5-acre lot at 19 Sparrow Lane (Assr. Pcl. 10-63) in the R-60 Residential District.

The application was accompanied by a site plan dated 16 April 2024 from Schofield, Barbini & Hoehn and elevations and floor plans dated 12 June 2024 from Vision Design & Construction. 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 .5 acres. A conforming lot in the R-60 Residential District is 1.5 acres.
2. The property is located in a subdivision of .5 acre lots, all of which became nonconforming when zoning changed in the 1980s.
3. Many lots in the subdivision have been similarly developed with accessory structures.
4. The proposed pool and cabana meet 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. One direct abutter expressed support for both the pool and the cabana.
6. 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.

CONDITIONS:

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: 22-2024.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 1 August 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: _____