

Case # 25-2024

Date Application Filed: 15 October 2024

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

Owners/Applicants: Susan C. Freedman Revocable Trust, Joel & Susan C. Freedman, Trs.

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At a meeting held remotely via Zoom on Wednesday, 6 November 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 an addition to an existing residence, namely by adding a second floor to the existing attached garage. The property is located on a preexisting, nonconforming .63-acre lot at 16 Bay Lot Circle (Assr. Pcl. 51-34) in the R-60 Residential District.

The application was accompanied by a site plan, elevations, and floor plans – all dated 15 October 2024. 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 .63-acres. A conforming lot in the R-60 Residential District is 1.5 acres.
2. Many structures in the immediate neighborhood have been either renovated or rebuilt with substantial residences and outbuildings.
3. The proposed addition does not alter the footprint of the existing structure and meets 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 total number of bedrooms on the property will remain at four.
6. A small bedroom on the first floor will be converted to office space.
7. Along with this decision, the applicant will file a deed restriction in the Registry of Deeds stipulating that the new office will not be used as sleeping space.
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.

CONDITION:

As stated above, applicants will file a deed restriction along with this decision prior to applying for a building 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: 25-2024.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 13 November 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: \_\_\_\_\_