

**Lenox Zoning Board of Appeals
Meeting Minutes
August 21, 2019
Land Use Meeting Room**

Members present: Robert Fuster (RF); Robert Fuster Jr. (RFJr); Albert harper (AH); Shawn Leary Considine (SLC); Cliff Snyder (CS)

Staff Present: Land Use Assistant, Jessica Cote (JC)

Other Members of Public:

RF opened the meeting at 7:04pm. The meeting was recorded by the ZBA.

7:00 PM 54 Tucker Street (Map 44, Parcel 25) Special Permit (Section 5.3.5 of the Lenox Zoning Bylaw), to allow the reconstruction, renovation and addition of a non-conforming home destroyed by fire in 2018.

- Jeffrey Lynch representing the applicant. Explained house suffered fire during renovation in 2018. After review the house needed to be razed down to foundation.
- The lot is non-conforming. Lot has only 14446 square feet in the R15 zone.
- The current house (foundation) is already non-conforming in relation to sideline setback.
- Applicant would like to build closer to the property line. Currently 13 feet from property line. Driveway 2 feet from property line. Applicant would like to build garage which would end up being 3 feet from property line. Driveway will stay the same at 2 feet from property line.
- AH asked applicant if she has spoken to her neighbors about the building.
- Applicant spoke with neighbors before designing the house and neighbors are in support of rebuild. Applicant provided documentation of neighbors approving plans.
- RFJr moved to close the public meeting for this petition and SLC seconded.
- RFJr moved to approve Special Permit as applied. AH seconds. Board discussed Special Permit. All in favor 5-0.

Other Business:

Approve Minutes:

July 17, 2019 – Approved by consensus

RFJr moves to close the meeting. AH seconds. All in favor 5-0. Meeting closed at 7:30pm.