

The Commonwealth of Massachusetts
TOWN OF LENOX

Filing fee is due with the petition. If hearing expenses exceed this amount the Zoning Board of Appeals will bill the petitioner.

The undersigned hereby petitions the Town of Lenox Zoning Board of Appeals for:

☒ A Special Permit for exception under the provisions of Section 8.4.4 of the Town of Lenox Zoning By-Law.

☐ A Variance from the following provisions of Section _____ of the Town of Lenox Zoning By-Law.

To permit the following use or activity (describe proposed use or activity): **We are requesting a special permit for 35 additional Short Term Rental days for calendar year 2023 for our property at 188 E. Dugway Road, Lenox, MA 01240**

For premises:

Owner of Record: **Douglas and Jane Warnock**

Address: **188 E. Dugway Road, Lenox, MA 01240**

Map and Parcel: **ID 18-14-**

Zoned as: **R1A**

Deed Reference **Book: 2308 Page:309**

(This information is available from the Assessor's Office or townoflenox.com in the Property Assessments-Online Database section.)

Petitioner: **Jane and Douglas Warnock**

(Your signature here also acknowledges that you agree to pay all hearing expenses relative to this petition.)

Address (Mailing Address): **425 S. 7th Avenue, Pocatello, ID 83201**

Telephone Number: **208-244-1253**

Email address: **janewarnock@gmail.com Date: January, 23, 2023**

OFFICE USE ONLY

☐ Rental of Rooms ☐ Accessory Dwelling Unit
☐ Entire Dwelling Unit

Registration Number: _____



Town of Lenox

Short Term Rental Registration Application

Rental Property Address: 188 E. Dugway RoadCity: Lenox State: MA Zip: 01240Property Owner Name: Douglas and Jane WarnockProperty Owner Mailing Address: 425 S. 7th AvenueCity: Pocatello State: ID Zip: 83201Property Owner Telephone Number: (208) 244 - 1253Property Owner Email Address: janewarnock@gmail.comMA Department of Revenue Certificate Number: CO385841520

Please fill out the following if the property owner does not reside within Berkshire County, Massachusetts.

Local Contact Name: Sharon Hoff O'MearaLocal Contact Address: PO Box 565City: Stockbridge State: MA Zip: 01262Local Contact Primary Telephone number: (413) 446 - 3084Local Contact Secondary Telephone Number: (413) 298 - 3706Local Contact Email Address: sharono215@verizon.netIs "Local" contact the primary contact: ☐

01.23.2023

Owner Signature: Douglas and Jane WarnockDate: 8/15/2022

Property owner attests and affirms that they are familiar with their obligation to comply with the State Sanitary Code, Federal, State and Local housing regulations, and all other regulations applicable to residential dwellings, and that they intend to comply with said regulations.

Please return completed form to Lenox Town Clerk, ksullivan@townoflenox.com or mail to 6 Walker Street, Lenox MA 01240.

Registration Number: LNx-STR-050-LC3



Town of Lenox
Short Term Rental Registration Certificate

This is to certify that Douglas & Jonel Warnock has filed with me a Short Term Rental
Registration Application for the property at:

188 East Dugway Rd.

Kerry L Sullivan

Lenox Town Clerk

Aug 31, 2022

Date

WARNOCK RESIDENCE
188 E. DUGWAY RD
LENOX, MA

SUPPORT DOCUMENTS FOR STR SPECIAL PERMIT APPLICATION
ALLOWING AN ADDITIONAL 35 DAYS PER YEAR

MAY 17, 2023

Thank you for considering our special permit application for the additional 35 STR days. Attached please find the area location map of our property, photos of the property, reviews from some of the Airbnb guests, and the Airbnb SuperHost announcement that we received for being a five-star host property, in early April 2023.

Jane Stevens Warnock was born in Lenox in 1960 and grew up on Hubbard Street. (Pauline and Bob Stevens). When Jane graduated from college she returned home for the summer and met Doug Warnock in July 1982. Doug had purchased the Jaynes house on E. Dugway Rd in 1980 and had begun renovating it at that time. He was a sculptor from CA/NYC who wanted a small studio in the Berkshires, as his loft in NYC was unbearably hot in the summers. We have owned this property for 43 years, and plan to spend more time in Lenox every year as Doug will be retired from teaching college in Idaho this May.

For many years we lived in NYC and would drive to Lenox on the weekends to visit Jane's folks and work on the house. When Doug started teaching college in Florida, Kansas and now Idaho, we rented our house to various long-term tenants for 35 years. They typically took good care of things however the last tenant absolutely destroyed the house and the property. He had substance abuse issues, and the neighbors were all extremely uncomfortable with him. Because of Covid we could not evict him, so had to wait until his lease expired in April 2022. The house was literally uninhabitable. After a total rehab of every surface, carpet, appliances, furniture, and yard, we decided to rent to the BSO last summer; and in September we applied for the permit to use it as an Airbnb so we could preserve it, and not let it get destroyed by another long-term tenant. We also wanted to be able to come and go and continue to invest in the property. It has a new Title 5 septic system and will have a new roof this May. We also plan to do extensive landscaping during the next few years as we spend more time in Lenox.

We are in total compliance with the Lenox bylaw of 75 STR days, we are registered with the State, the Town of Lenox, and we have Colleen Casucci and Sharon Hoff O'Mera as our local property managers. We have had a consistent 5 Star rating, and we do not overcharge our guests. We always recommend to our guests to dine and shop in Lenox, so our STR is having a positive impact on Lenox, and the local economy.

We have followed the news about the SRT issues and concerns of the residents of Lenox and understand that people from out of the area are purchasing investment properties and are not in compliance with the bylaws. We are not those people. We consider ourselves Lenox natives and have always called Lenox home. We pay property taxes, hire local people to clean, do landscaping, plowing, handyman work, etc. We will be renting to the BSO again this summer and are hopeful for the additional 35 STR days so the house does not sit empty during the months of November and December. Our last STR guest reservation is in mid October, which max's out our 75 day allowance.

Jane will be attending the ZBA meeting on May 17th to introduce herself to you, and answer questions about our property.

Thank you, Jane and Doug Warnock



Town of Lenox, MA

warnock



Next >

Parcel #: 18_14_0



Documents

[BuildingPhoto \(3\)](#)

[Town_Property_Card](#)

[Assess...](#) [BldgDet](#) [Building](#) [Charact...](#) [Detach...](#) [LandDe...](#) [Sales](#)

ID : 795

PropertyAddress : 188 EAST DUGWAY RD

PropertyStreet : EAST DUGWAY RD

MapSheet : 18

OwnerName : WARNOCK DOUGLAS JAMES

CoOwnerName : WARNOCK JANE STEVENS

OwnerAddress : 425 SOUTH SEVENTH AVE

OwnerAddress2 :

OwnerCity : POCATELLO

OwnerState : ID

OwnerZip : 83201

ParcelNumber : 18_14_0

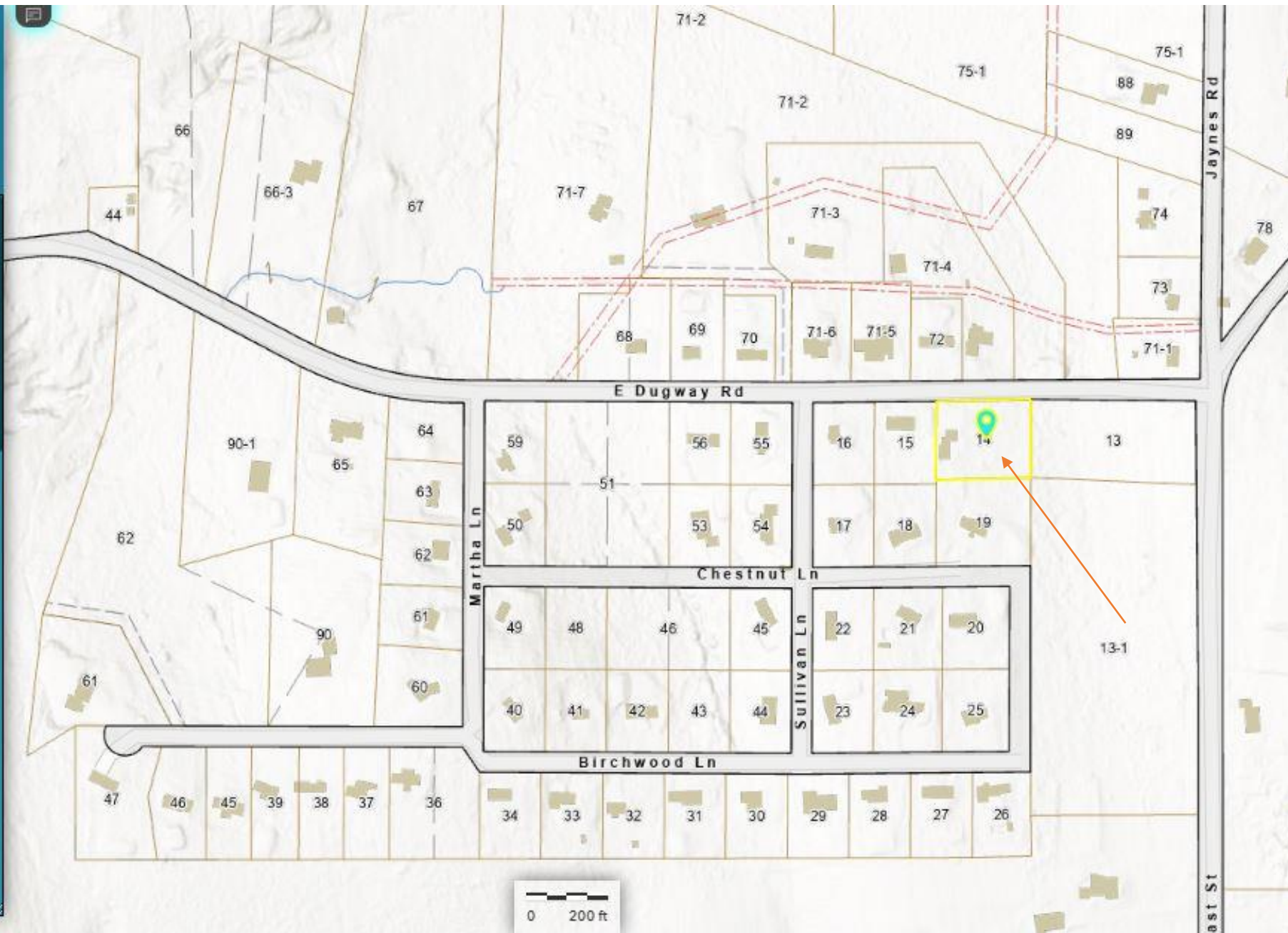
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CamaFullNumber : 18_14_0

PID :

Key : 816

Year : 2023









VERY PRIVATE

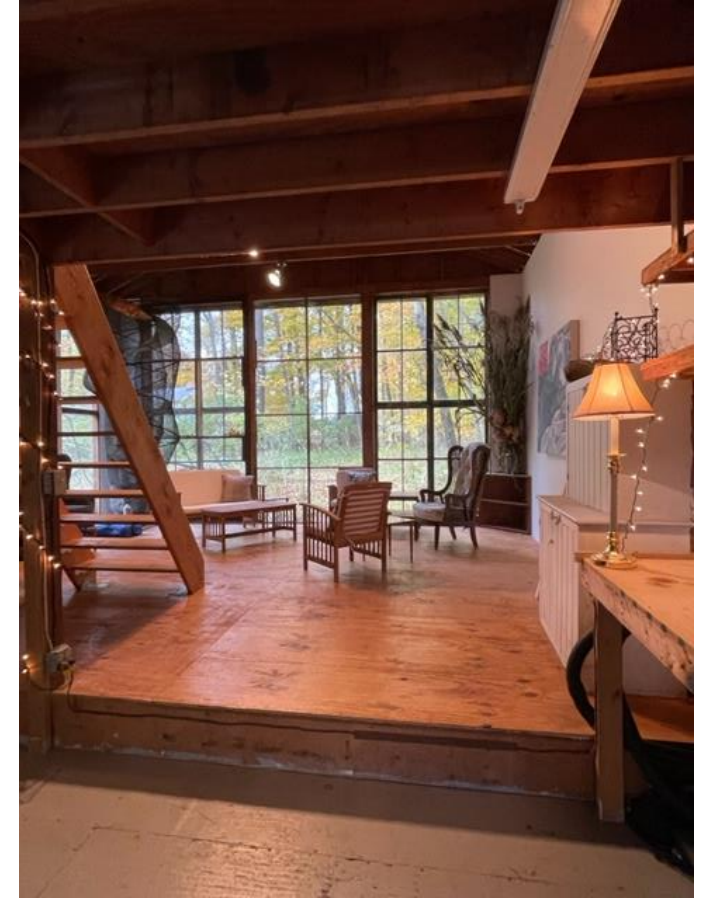












ATTACHED STUDIO BUILDING THAT IS NOT PART OF THE STR BUT IS WELL MAINTAINED AND A WONDERFUL PLACE TO HANG OUT WHEN OUR FAMILY IS IN TOWN. OUR NIECE HAD HER PREWEDDING PARTY HERE IN OCTOBER. HER WEDDING WAS AT SEVEN HILLS RESORT THE FOLLOWING DAY.

A FUN FACT ABOUT THIS PROPERTY IS THE **COEN BROTHERS** WROTE THEIR SCREENPLAY FOR ***MILLERS CROSSING*** HERE IN THE LATE 80'S. THEY SPENT THE SUMMER AT OUR HOUSE/STUDIO WITH FRANCIS MCDORMAND AND HAD A FABULOUS TIME.




3:36 LTE


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★ 5.0 · 23 reviews


Q Search reviews

 **Russ**
January 2023


What a beautiful and charming space Jane has created! My boyfriend and I fell in love with the cottage the moment we stepped inside. Close to everything that the Berkshires has to offer! We cannot wait to come back and stay again!

 **Response from Jane**
January 2023


Thank you so much Russ! I am Thrilled that you had such a wonderful time. Please come back again sometime! All the best to you and your partner!

 **Rona**
December 2022

We had such a nice time at Jane's place. It was warm and cozy and perfect for a winter getaway. Being so close to Lenox afforded us great meals and activities. We'd love to return!

 **Response from Jane**
December 2022

Rona,
I am so happy that your stay was warm and cozy! We hope to see you again.
Happy New Year!


 **Matthew**
November 2022

3:36 LTE


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★ 5.0 · 23 reviews


Q Search reviews

 **Rami**
March 2023


My stay with Jane was nothing short of comfortable, relaxing, attentive and enjoyable. Jane is incredibly kind, attentive, and proactive with communication. Also a very special shoutout to Colleen who helped me deal with the snowy conditions. The place exactly as described - but be reassured it promises to an inspiring retreat. I have another stay booked and looking forward to it already. Thank you!

 **Response from Jane**
March 2023

We are so looking forward to your next stay with us. Thank you!!

 **Peter**
February 2023

We enjoyed a four night stay during President's weekend. We did some skiing at nearby Jiminy Peak which has done a surprisingly good job of keeping snow during a warm winter. The house is cozy and clean, just ride for our family of three

 **Response from Jane**
February 2023

Thank you, Peter. You were terrific guests. You left the

3:36

LTE



★ 5.0 · 23 reviews

Search reviews

**Erik**

January 2023

We had such a nice stay at Jane's listing. It was only a few minutes away from town, and there were a bunch of activities only a short drive away. Would definitely recommend!

**Response from Jane**

January 2023

Thank you, Erik! It was a pleasure to have you as a guest. Please be sure to come back again!

**Janine**

January 2023

We had a lovely weekend here. The house is so charming and comfortable! A 5 minute drive to downtown Lenox. We will definitely be back!

**Response from Jane**

January 2023

Janine,
I am so happy that you enjoyed your stay. Yes, the location so close to town! I hope you were able to eat in some of the wonderful restaurants, and do a little shopping!
Please come back again!
Thank you!!
Jane

3:36

LTE



★ 5.0 · 23 reviews

Search reviews

**Jesse**

February 2023

Jaynes place was perfect for our little getaway. Great location, very friendly neighbors, and lots to do around the area. Tons of hiking to be done near by and a couple small towns to walk around as well. The house was extremely clean and Jayne was very responsive and gave us great recommendations. (The old heritage tavern is a great place to grab a bite)

I would recommend Jaynes place to anyone. Whether you want to do some hiking/exploring or if you want to have a lazy getaway at the house. We would love to come back one day!
Thanks for having us!

**Response from Jane**

February 2023

Thank you, Jesse! Please come back and stay again! All the best!

**Matthew**

January 2023

Warm, charming, and comfortable. Great location. Quick and easy communication with Jane. The pictures & the description are very accurate. Would definitely return.

**Response from Jane**

January 2023

3:36

LTE



★ 5.0 · 23 reviews

Search reviews

**Jacob**

January 2023

This is a quiet retreat, nestled among the beautiful Berkshires. The house feels like a piece of the local history. Close to Lenox and neighboring towns, easy to get provisions, access restaurants and cultural attractions. Awesome stay, would come again in a heartbeat!

**Response from Jane**

January 2023

Jacob I am so happy that you enjoyed your stay! You left the house in great condition. Please come back and stay another time.
Thank you!

**Gabrielle**

January 2023

Must stay! Jane's place is amazing! The beautiful big windows with the sun shining through. The loft was perfect and the mattresses were comfortable. Jane was so helpful and had great recommendations. She made us feel welcome and comfortable. We wished we could of stayed longer just to enjoy the house more. The kitchen is fully stocked with anything you may need. The charm of the house is unmatched. Can't wait to be back!

**Response from Jane**

January 2023

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LTE



★ 5.0 · 23 reviews

Search reviews

**Tracey**

February 2023

My family and I had a lovely stay at Jane's cottage! It was quaint and clean and in nature but also close to town. We enjoyed the beautiful views and relaxing in the cottage as well as exploring local attractions. We went snowtubing at Bosquet and visited the lovely toy stores in Great Barrington and Lenox and also ordered take out from Frankie's. We took a drive to Lake Mansfield. On our way home, we drove up to North Adams to visit the Mass MoCA. It was our first trip to the Berkshires and will definitely be back. Such a lovely cottage to have as a home base! Jane was very friendly and responsive and we all had a great time! Thank you for a wonderful stay! We hope to return some day! Highly recommend!

**Response from Jane**

February 2023

Thank you Tracey! Your trip sounds amazing!! You are welcome back any time!!
Thank you!!

**John**

February 2023

Nice place in the middle of Berkshires. Host was great. Quiet, pleasant spot.

**Response from Jane**

February 2023