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March 16, 2021

Town of Lenox
Zoning Board of Appeals
6 Walker Street
Lenox, MA 01240

RE: 194 Pittsfield Road

Dear Members of the Zoning Board of Appeals:

Please accept a filing to supplement the Special Permit Application and Site Plan review pending before your Board. The supplement includes additional detail on the project's parking and for consideration a second special permit application pursuant to Section 7.1.7. We have provided clarification of the project's parking requirements and are confident the parking provided meets all codes and standards.

To further explain, the Applicant, Ross Group Development, LLC, would like to construct a building addition to house the lobby. This new construction will not include a restaurant but will include a bar area and lobby areas for guests to congregate. The bar area has 22 seats, (which if separately parked would require 7 additional parking spaces). The remaining areas are the hotel's lobby. The revised plan fully parks the hotel including the bar as if it were treated as a standalone restaurant.

However, as an added measure, in the event the parking is still questioned, we have filed the Special Permit application as a mechanism to reduce the amount of required parking spaces, if applicable. Along with this application is an updated site plan showing one additional parking space, and a new parking calculation table.

Sincerely,



Jeffrey R. Lynch

Village Center | 68 Main Street
PO Box 1787 | Lenox, MA 01240
p. 413.637.1300 | f. 866.230.7304

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:
 x A Special Permit for exception under the provisions of Section 7.1.7 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):

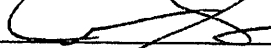
To the extent deemed required for Applicant's proposed renovation of the hotel operations at 194 Pittsfield Road the Applicant seeks a special permit to reduce the minimum parking requirements because 74 parking spaces are adequate for the needs of the parcel.

For premises:

Owner of Record Lalji, Inc.
Address 194 Pittsfield Road
Map and Parcel 22-28-0 and 22-29-0
Zoned as C3A

Deed Reference Book 1646 Page 1039

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

Petitioner  Charles Snyder for Ross Group Development LLC
(Your signature here also acknowledges that you agree to pay all hearing expenses relative to this petition.)

Address (Mailing Address) c/o Lynch Scrimo PO Box 1787, Lenox, MA 01240
Telephone Number 413-637-1300
Email address Lynch@lenoxattorney.com
Date 03-11-2021

DIMENSIONAL REQUIREMENTS: Table 4.1.1

CATEGORIES	REQUIRED	ACTUAL	SATISFIED?
Min Lot Size	3 Acres	5.091	Yes
Min Lot Frontage	300'	500' +/-	Yes
Min. Lot Width at Building	300'	Greater than 300'	Yes
Street Line	75'	140' +/-	Yes
Min Setbacks	30'	85'+/-	Yes
Parking Area Setback	30'	31' +/-	Yes
Max. Building Height	35'	26' +/-	Yes
Max Lot Coverage	20%	Less than 20%	Yes

2. Parking and Loading Requirements

PARKING REQUIREMENTS: SECTION 7.1

PARKING SPACES REQUIRED	EXISTING	REQUIRED	PROPOSED
1 space for each sleeping room plus 2 spaces for employees. Additional 1 space per 250 sq. ft. of floor space for public functions	65	67	75

LOADING REQUIREMENTS: SECTION 7.1

Loading Space/Standard: To be located in the northwest corner of the parcel which will allow for adequate maneuvering without substantially interfering with internal traffic flow

3. Special Regulations

Applicable Special Regulations in this matter are found at Zoning Bylaw Section 8.1, Motels, Inns, Hotels. As outlined in the chart below, Ross Group will satisfy all the applicable requirements of Rule 8.1.

2.0 ZONING REGULATIONS

The following section describes the project in regard to several specific sections of the Zoning Bylaw.

3.5. SITE PLAN APPROVAL IN THE C-1A AND C-3A ZONES

3.5.2 Projects Requiring Site Plan Review

The site is located within a C-3A zone and includes construction and alteration of the exterior of the structure and thus requires a site plan review by the Zoning Board of Appeals (ZBA) per section 3.5.2. SKDG has been in contact with Mr. Donald Fitzgerald, Lenox Building Inspector, and agrees that a site plan review is required.

3.5.5 Contents of Site Plan

Included with this submission are several sets of plans providing the information as required per this section of the zoning by-laws. The plans include:

- Architectural Building Plans
- Landscaping Plans
- Civil Site Plans
- Survey Plan

14. Traffic

Within this section of the by-law there is a requirement for a traffic study. It includes four specific items as follows.

- a. The site plans show the proposed traffic flow, entrances, loading areas, and curb cuts.
- b. Traffic impact: A traffic impact letter has been prepared by Fuss & O'Neill. Please see Attachment A.
- c. Traffic Pattern: The proposed traffic pattern is shown on the attached site plans. The primary driveway curbcut at Pittsfield Road will remain unchanged, with one entrance and one exit lane. The vehicle pattern at the new lobby entrance will include two-way traffic and around the building the traffic will be a one-way clockwise pattern.
- d. Traffic impact: The project will result in a slight increase of proposed traffic. Fuss & O'Neill has prepared a traffic evaluation and (see Attachment A). SKDG has contacted Mass DOT and it was determined that an access permit is not required.

Additional information about the project is listed in the following table

Description	Existing Use	Proposed Use
Area of building	21,000 s.f.	24,320 s.f.
Number of employees	3	16 full time equivalent
Seating capacity	n/a	n/a
Parking required	61	67
Parking Provided	65	75