

SPECIAL PERMIT APPLICATION

Prepared for:
Richard and Kathleen Leitermann
8 Brunell Avenue
Map 42 Parcel 38
Lenox, MA 01240



Front Elevation

Prepared By:

CSB Architecture & Design, LLC
Cam Brown - Architect
413-446-4114

February 15, 2022
Job #-CB-64

List of Materials Submitted with this Application

1. Lenox Zoning Board of Appeals Petition
2. Project Narrative
3. Assessors Map
4. Property Record Card
5. Plans
 - a. CX101 - Existing Condition Site Plan 02/15/22
 - b. C-101 - Proposed Site Plan Rev A – 02/15/22
 - c. Architectural Drawings to follow (if requested by ZBA board members)

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 5.3.3 & 5.3.5 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):

Removal of the existing garage in it's entirety including foundation. Reconstruct the garage and mudroom to incorporate an additional 10'x 24' addition on the front.

The existing structure is currently nonconforming based upon an encroachment into the east side setback. The proposed addition is not intended to encroach more that the existing building on the south or east side.

For premises:

Owner of Record Richard and Kathleen Leitermann
Address 8 Brunell Ave, Lenox, MA 01240
Map and Parcel Map 42 - Parcel 38
Zoned as R-15
Deed Reference Book 02623 Page 61

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

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

Address (Mailing Address) 5 Edith Street, Arlington, MA 02474

Telephone Number 508-965-2851

Email address: rel389@yahoo.com

Date 02-15-22

Project Narrative

Lenox Zoning Board of Appeals

Building Addition at 8 Brunell Avenue

Project Location: The existing single-family home is located at 8 Brunell Avenue and is identified on Lenox Assessors Maps as; Map 42 Parcel 38.

Application Basis: The existing lot is zoned R-15 and will require a Special Permit from the Lenox Zoning Board of Appeals for the proposed building addition to the existing structure. The proposed work is covered in Section 5 of the Lenox Zoning By-Laws; “*Use Regulations*”. Specifically under section 5.3.3. Nonconforming Structures: “*The Board of Appeals may grant to reconstruct, extend, alter, or change a nonconforming structure in accordance with this section, only if it determines that such reconstruction, extension, alteration or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood*” and under section 5.3.5. Nonconforming Single-Family Residential Structures: “*If the Building commissioner determines that the nonconforming nature of such structure would be increased by the proposed reconstruction, extension, alteration or change, the Board of Appeals may, by special permit, allow such reconstruction, extension, alteration or change where it determines the proposed modification will not be more detrimental than the existing nonconforming structure to the neighborhood*”.

Table 6.1.1 – Table of Dimensional Requirements

<u>LENOX ZONING ANALYSIS</u>			
<u>R15 - RESIDENTIAL</u>			
	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED</u>
LOT AREA (S.F.)	15,000 S.F.	24,572 S.F.	NO CHANGE
MIN LOT FRONTAGE TACONIC AVENUE	85 FEET	100± FEET	NO CHANGE
MINIMUM STREET LINE SETBACK (BRUNELL AVE)	35 FEET	34.9± FEET	NO CHANGE
MINIMUM LOT LINE (WEST)	20 FEET	25± FEET	NO CHANGE
MINIMUM LOT LINE (EAST)	20 FEET	8.77± FEET	NO CHANGE
MINIMUM LOT LINE (NORTH)	20 FEET	175± FEET	NO CHANGE
MAX LOT COVERAGE (%)	20%	8.30%	9.25%
MAXIMUM BUILDING HEIGHT (FT)	(2) STORIES 35 FEET	(1) STORY	NO CHANGE

Conclusion: Having gone through similar applications with the Town of Lenox and Don Fitzgerald, the proposed reconstruction/addition would require us to apply for a special permit. The current structure sits within the front and side property setbacks. The side yard dimensions measures less than the 20’-0” that is required (Currently 8.77” on the east and 34.9’ on the south). The building addition will not increase the nonconformity on either side of the house. The project will not increase traffic flow to the area, nor will it affect the adequacy of utilities or any other public services. The character of the neighborhood will not change as a result of the addition/reconstruction of the garage, as it appears the adjacent single-family homes on Brunell Ave are also nonconforming with required setbacks.



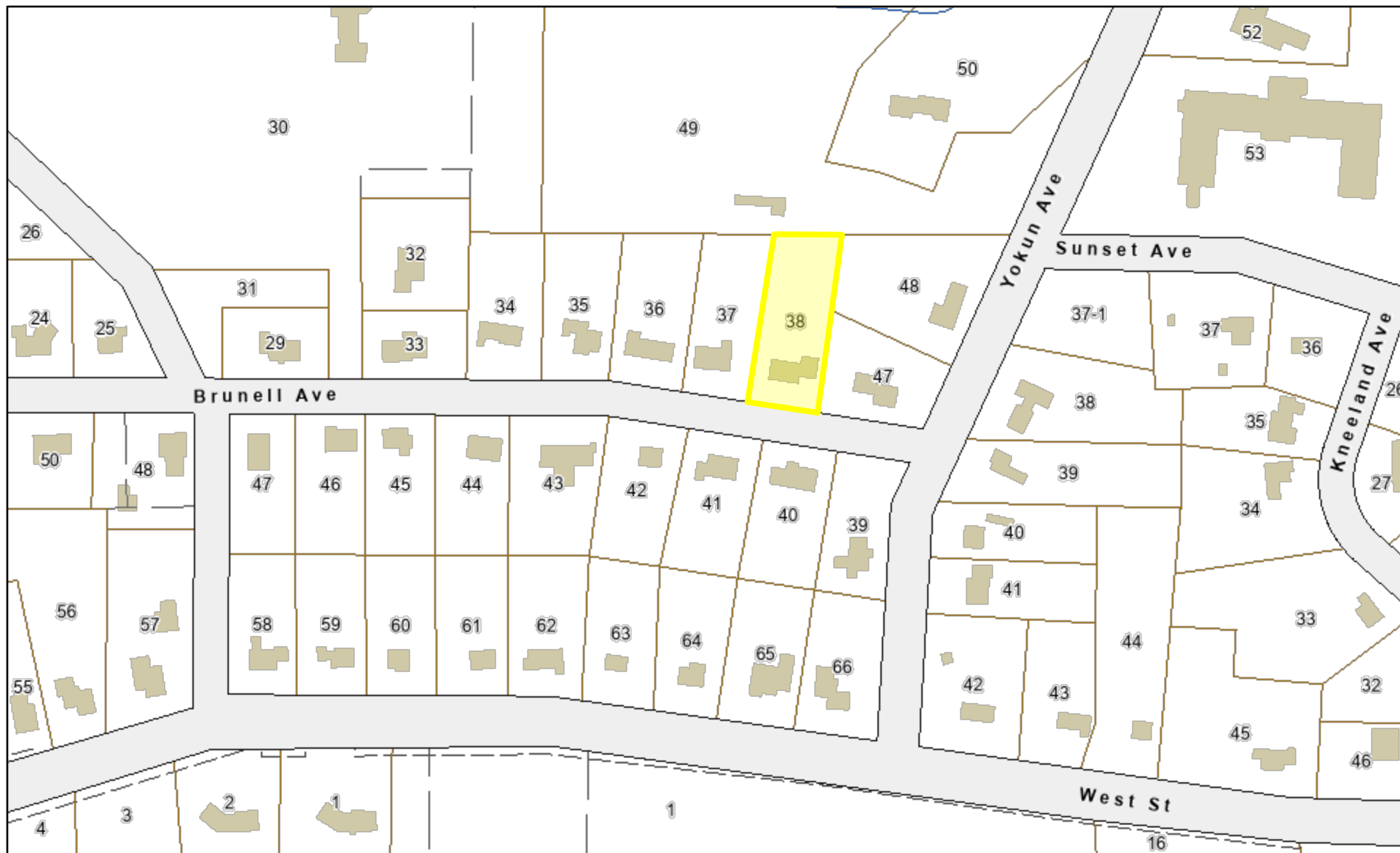
Lenox, MA

1 inch = 200 Feet



February 16, 2022

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Key: 1798

Town of LENOX - Fiscal Year 2022

12/8/2021 3:20 pm SEQ #: 1.978

LEGALS

Table with columns: CURRENT OWNER, PARCEL ID, LOCATION, TRANSFER HISTORY, DOS, T, SALE PRICE, BK-PG (Cert). Includes owner names and transfer dates.

Table with columns: CLASS, CLASS%, DESCRIPTION, BN ID, BN, CARD. Includes assessment details for 1010 class.

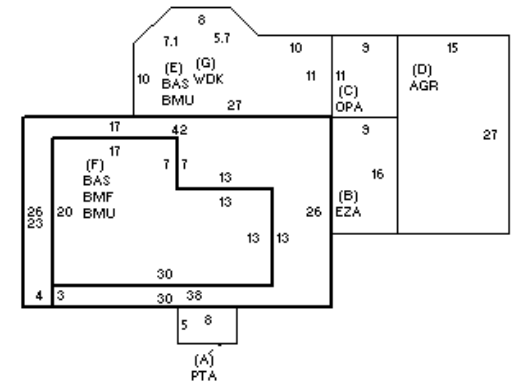
LAND

Table with columns: CD, T, AC/SF/UN, Nbhd, Inf1, Inf2, ADJ BASE, SAF, Inf3, LPI, VC, CREDIT AMT, ADJ VALUE. Includes land area and value information.

Table with columns: TOTAL, ZONING, FRNT, ASSESSED, CURRENT, PREVIOUS. Includes zoning (R15) and assessed values.

DETACHED

Table with columns: TY, QUAL, COND, DIM/NOTE, YB, UNITS, ADJ PRICE, RCNLD. Includes property characteristics.



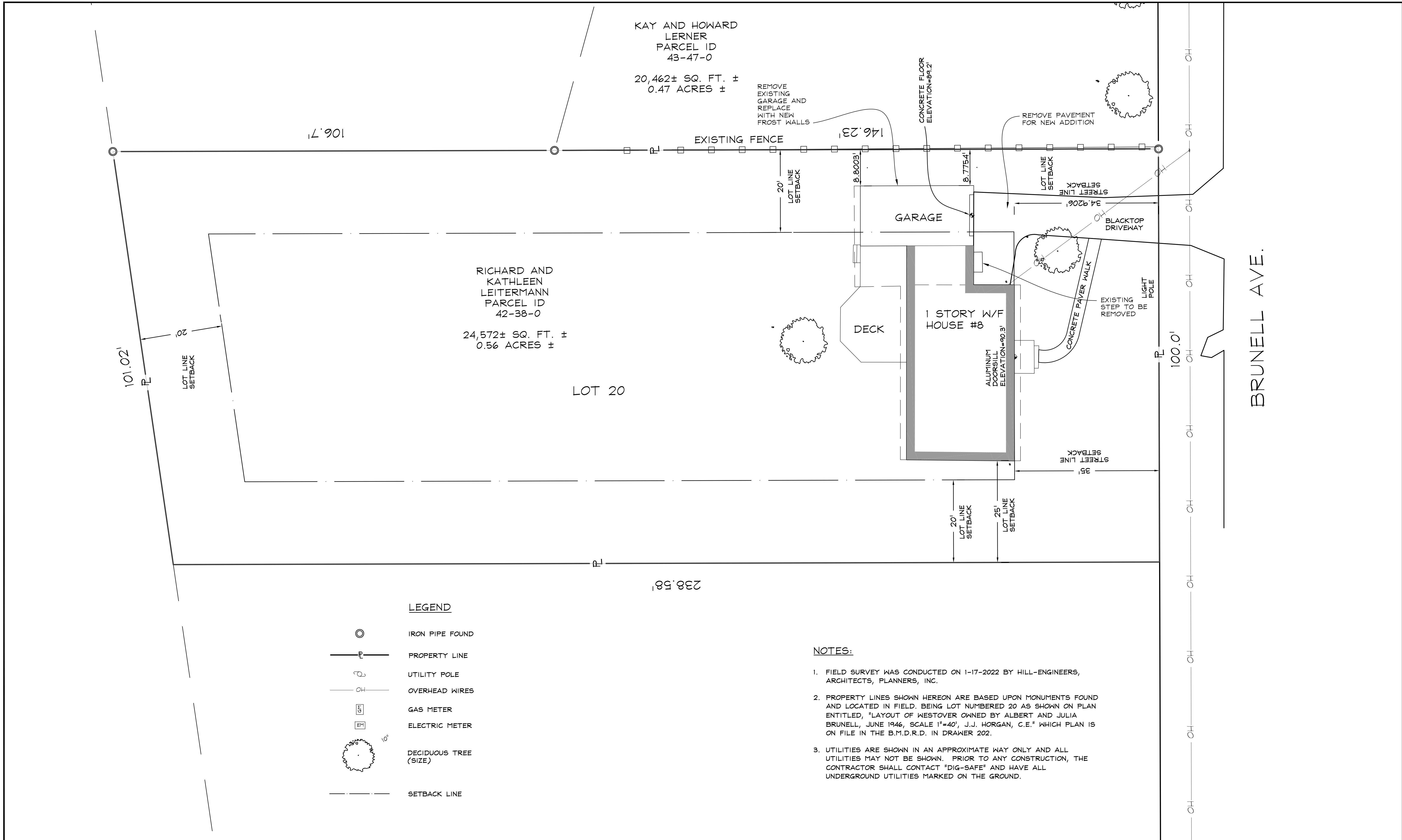
BUILDING

Table with columns: BUILDING, CD, ADJ, DESC, MEASURE, 6/20/2007, CMB. Includes building details and review dates.

Table with columns: BLDG COMMENTS. Includes note: WOOD STOVE.

INDING

Large summary table with columns: YEAR BLT, NET AREA, \$NLA(RCN), CAPACITY, ELEMENT, CD, DESCRIPTION, ADJ, S, BAT, T, DESCRIPTION, UNITS, YB, ADJ PRICE, RCN, TOTAL RCN, CONDITION ELEM, CD, EFF. YR/AGE, COND, FUNC, ECON, DEPR, RCNLD. Includes detailed breakdown of building components and costs.



KAY AND HOWARD
LERNER
PARCEL ID
43-47-0

20,462± SQ. FT. ±
0.47 ACRES ±

RICHARD AND
KATHLEEN
LEITERMANN
PARCEL ID
42-38-0

24,572± SQ. FT. ±
0.56 ACRES ±

LOT 20

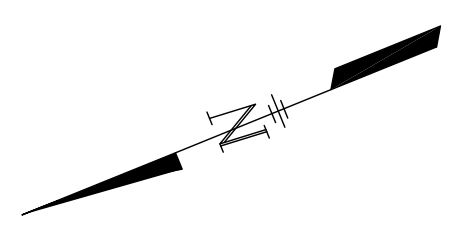
BRUNELL AVE.

LEGEND

- IRON PIPE FOUND
- PROPERTY LINE
- UTILITY POLE
- OVERHEAD WIRES
- GAS METER
- ELECTRIC METER
- DECIDUOUS TREE (SIZE)
- SETBACK LINE

NOTES:

1. FIELD SURVEY WAS CONDUCTED ON 1-17-2022 BY HILL-ENGINEERS, ARCHITECTS, PLANNERS, INC.
2. PROPERTY LINES SHOWN HEREON ARE BASED UPON MONUMENTS FOUND AND LOCATED IN FIELD. BEING LOT NUMBERED 20 AS SHOWN ON PLAN ENTITLED, "LAYOUT OF WESTOVER OWNED BY ALBERT AND JULIA BRUNELL, JUNE 1946, SCALE 1"=40', J.J. HORGAN, C.E." WHICH PLAN IS ON FILE IN THE B.M.D.R.D. IN DRAWER 202.
3. UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "DIG-SAFE" AND HAVE ALL UNDERGROUND UTILITIES MARKED ON THE GROUND.



PRELIMINARY NOT TO BE USED FOR CONSTRUCTION	PROJECT # - CSB-64		DRAWING NUMBER CX101	RICHARD LEITERMANN 8 BRUNELL AVE LENOX, MA 01240															
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DESCRIPTION</th> <th>DRN' CK'D</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ISSUED FOR ZBA REVIEW</td> <td>CSB</td> <td>02-15-22</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DESCRIPTION	DRN' CK'D		DATE	A	ISSUED FOR ZBA REVIEW	CSB	02-15-22									DRAWN BY: CSB DATE DWN: 02/15/22
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					REV: A														

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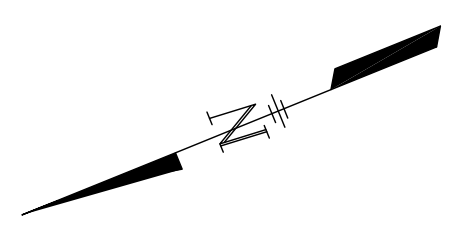
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LOT 20

LEGEND

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