

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 _____ of the Town of Lenox Zoning By-Law.

☒ A Variance from the following provisions of Section 6.1.1 of the Town of Lenox Zoning By-Law.

To permit the following use or activity (describe proposed use or activity):

For premises:

Owner of Record 17 Main Cottage LLC / Susan Nicole Filbos
 Address 17 Main Street Lenox MA 01240
 Map and Parcel ~~6880~~ 43 / parcel 18
 Zoned as Commercial / Boarding House
 Deed Reference Book 6880 Page 105

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

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

Address (Mailing Address) P.O. Box 762 Lenox, MA 01240
 Telephone Number 404.784.4444
 Email address susan@twinhouse.com
 Date 6 March 2024

Petition for Variance

17 Main Street
Lenox, MA

Black Squirrel Cottage

Registered 17 Main Cottage, LLC
Susan Nicole Gibbs

06 March 2024



17 Main Cottage, dba *Black Squirrel Cottage*, (formerly The Summer White House) is seeking a variance for construction/placement of three (3) structures to better suit the needs of the property. The property is currently zoned commercial and will be utilized as a "boarding house" with 5 guest suites available for seasonal rental.

The dwelling is situated on a narrow track of land on Main Street between the Adams Community Bank and the Berkshire Bank (which shares the driveway) leading to bank parking and access as well municipal parking in the far rear of property. The Berkshire Bank holds ownership of half of the driveway and the town of Lenox owns the half closest to the 17 Main Street property.

The variance is to request permission to utilize the back property towards three (3) improvements:

1. New **back deck** to accommodate entry into new back kitchen door entrance.
2. Move current **single-car garage structure** to back NW corner of property to be re-purposed as a garden shed.
3. Build a **5-car parking pavilion** to accommodate overnight guests + alleviate guest parking in municipal lot.

***A large-format color print of sketch has been included for easier viewing.*

1. Back deck

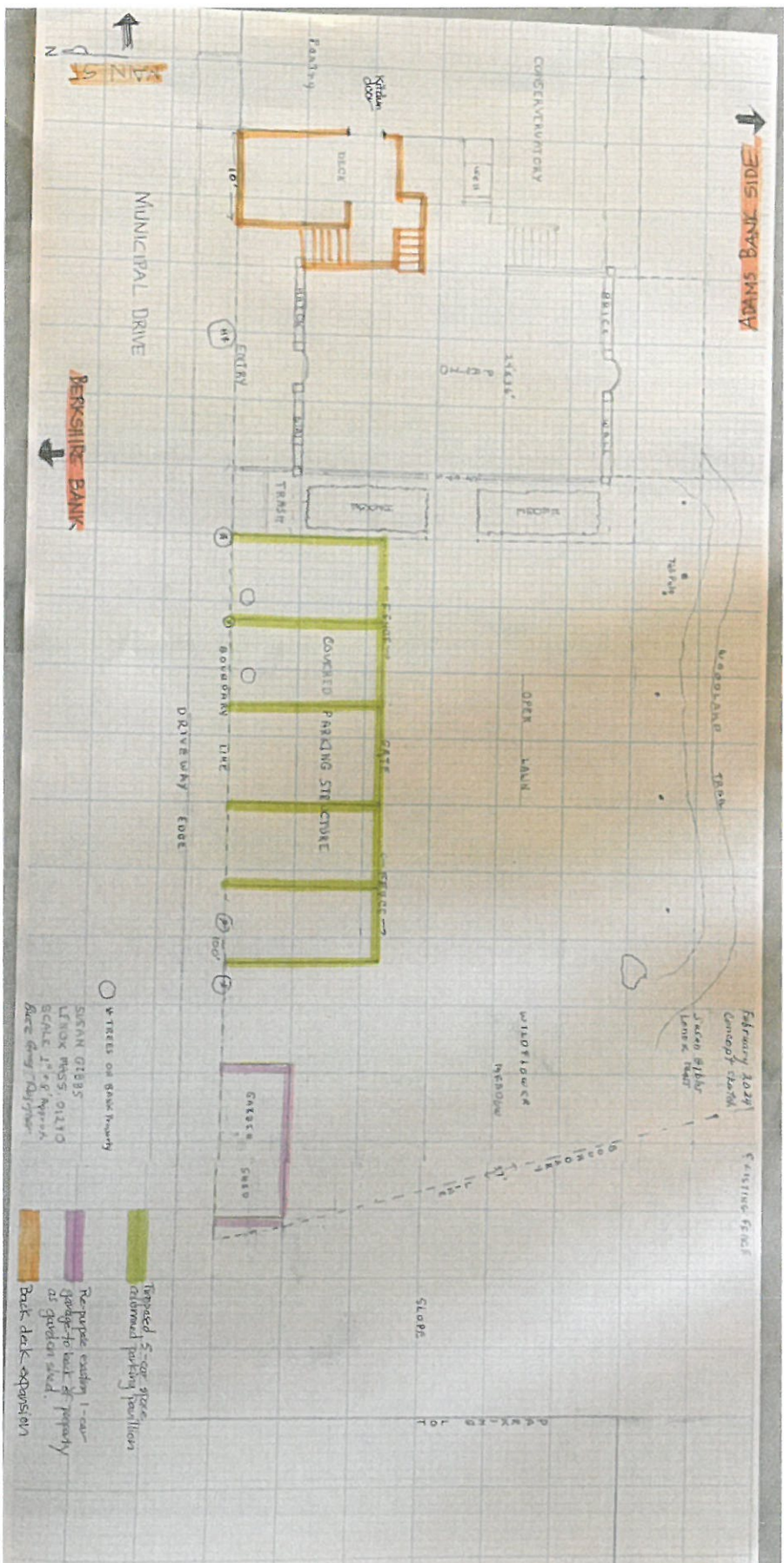


***Note highlighted area on sketch in Orange

The property, when acquired, had no kitchen door and all entry took place through a back porch into a common room. A back door and back deck was previously permitted and petitioner requests expansion of the back deck to have its border meet the corner edge of house at driveway.

The chimney as seen in photo has been removed due to extreme instability.

Please note proposed boundary + configuration of deck on design sketch on next page.



2. Relocate existing single-car garage structure

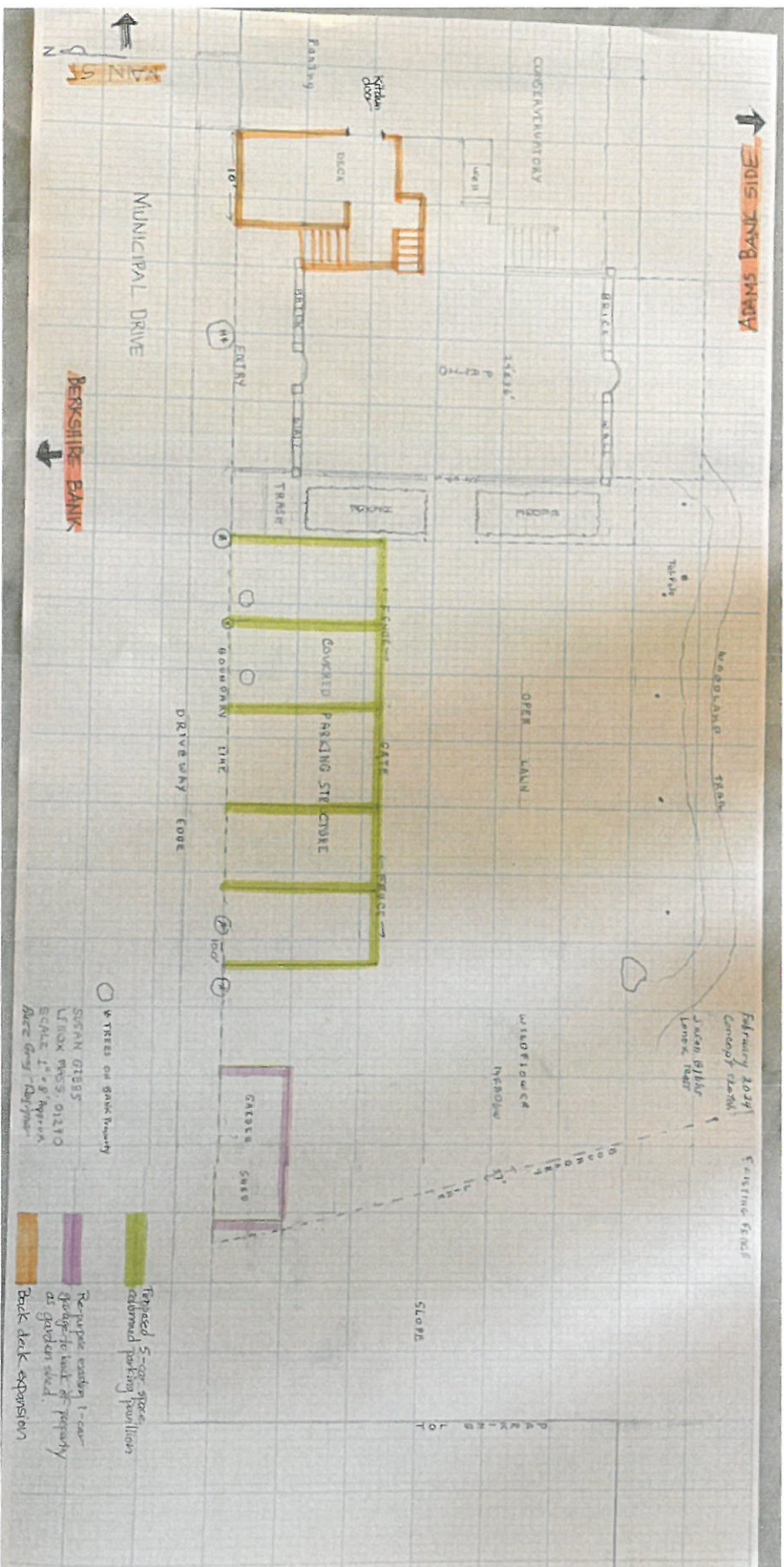


*** Note highlighted area on sketch in PURPLE

The current single car garage remains a solid and well-built structure. Petitioner requests a variance to the set back requirements to relocate the structure parallel to the municipal driveway to the back NE corner of the property just inside the property lines. Structure will be repurposed as a garden shed.

Shed will be freshly painted to match house color and repaired as needed.

See sketch design for proposed placement of garden shed.



3. Five (5)-Car parking pavillion

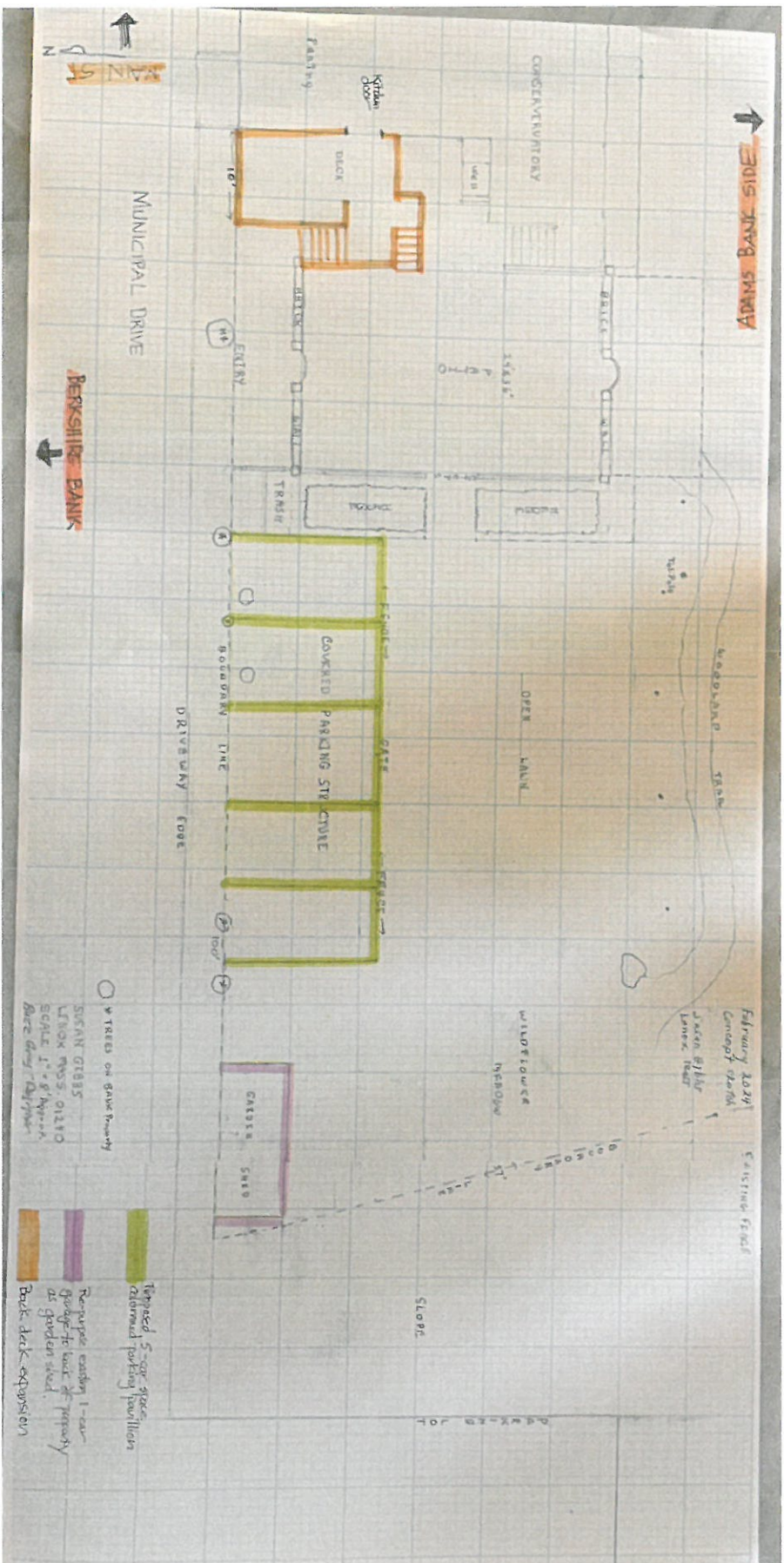


*** Note highlighted area on sketch in Green

Petitioner request a variance of set back along municipal driveway boundary to construct a 5-car parking pavilion, measuring 18' deep and 54' wide. The design will be similar to image presented, with intent to maintain historical style + character of the 1880-built main house. Placement of pavilion will provide easy turn in/back out access to municipal drive.

The structure will include 3 post on each side and 6 post across front/back. Trusses will be constructed to provide maximum stability while post will be anchored in ground with concrete.

The five spaces designated for guests will alleviate an equal number of spaces in the municipal lot for daily parking needs.





Plot Map-detail:

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 _____ of the Town of Lenox Zoning By-Law.
- ☒ A Variance from the following provisions of Section 6.1.1 of the Town of Lenox Zoning By-Law.

To permit the following use or activity (describe proposed use or activity):

For premises:

Owner of Record 17 Main Cottage LLC / Susan Nadeau

Address 17 Main Street Lenox MA 01240

Map and Parcel ~~43~~ 43 / Parcel 18

Zoned as Commercial / Boarding House

Deed Reference Book 6880

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

Petitioner Susan Nadeau

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

Address (Mailing Address) P.O. Box 762 Lenox, MA 01240

Telephone Number 404.789.4444

Email address susan@twinhouse.com

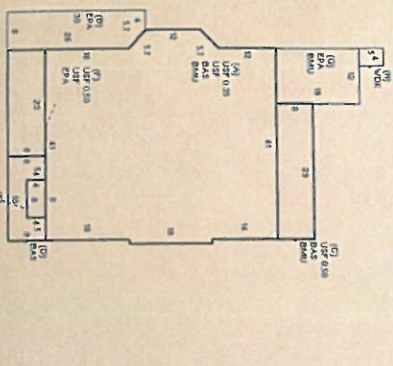
Date 6 March 2024

06182009 rev.

Key: 1844
Town of LENOX - Fiscal Year 2023

CURRENT OWNER		PARCEL ID		LOCATION		CLASS		DESCRIPTION		12/31/2022		5/1/2023		5/1/2023	
17 MAIN COTTAGE LLC		4318-0		17 MAIN ST		0310		MULTICOMMERCIAL							
PO BOX 762		TRANSFER HISTORY		DOS		PART NO		PART DT		TY		DESC		AMOUNT	
LENOX, MA 01246		17 MAIN COTTAGE LLC		04/09/2021		C-21-0081		11/14/2021		3		Reno / Alter		177,000	
		GIBBS SUSAN N		02/28/2021		C-21-78		10/28/2021		3		Reno / Alter		40,000	
		NEWTON FRANK		10/09/1992		T-150		06/15/2007		3		Reno / Alter		660	
		ADJ BASE		SAFE		07/17/2002				3		Reno / Alter		1,000	
		ADJ VALUE		205,700											

TOTAL		ZONING		COM		FRONT		0		ASSESSED		CURRENT		PREVIOUS	
11,931 SF		N IN HISTORIC DISTRICT/HIGH VISIBILITY		N IN HISTORIC DISTRICT/HIGH VISIBILITY		LAND		265,700		265,700		265,700		265,700	
DOWN TOWN		LOC 150%		LOC 150%		BUILDING		519,800		519,800		519,800		519,800	
AVG		E		E		DEMOGRAPHIC		2,800		2,800		2,800		2,800	
TOTAL		TOTAL		TOTAL		OTHER		0		0		0		0	
788,400		788,400		788,400		TOTAL		788,400		788,400		788,400		788,400	



MODEL	3	44	1.19	BAMBIN 100%	LIST	9/29/2019	WAS	3RD FLOORING COO (2 REDDY PUL BATHS)	REVIEW	10/9/2019	WAS	2ND FLOORING COO (2 REDDY PUL BATHS)	ELEMENT	QT	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	CONDITION	ELEM	CD	
QUALITY <td>4</td> <td>1.10</td> <td>GOOD 100%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	4	1.10	GOOD 100%																										
FRAME <td>1</td> <td>1.00</td> <td>WOOD FRAME 100%</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	1	1.00	WOOD FRAME 100%																										
YEARS BLT <td></td> <td>1880</td> <td>SIZE ADJ<td>0.93</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td>		1880	SIZE ADJ <td>0.93</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	0.93																									
NET AREA <td></td> <td>5,810</td> <td>DETAILED ADJ<td>1.00</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td>		5,810	DETAILED ADJ <td>1.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	1.00																									
SUALLORIN <td></td> <td>3,183</td> <td>OVERALL<td>1,000</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td>		3,183	OVERALL <td>1,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	1,000																									
CAPACITY <td></td> <td></td> <td>UNITS<td>ADJ<td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td></td>			UNITS <td>ADJ<td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td>	ADJ <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>																									
STORIES <td></td> <td>2.39</td> <td></td> <td>1.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		2.39		1.00																									
% HEATED <td></td> <td>100</td> <td></td> <td>1.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		100		1.00																									
% AIR COND <td></td> <td>0</td> <td></td> <td>1.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		0		1.00																									
% SPRINKLER <td></td> <td>0</td> <td></td> <td>1.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		0		1.00																									
				NAF																									

TOTAL RCN		CONDITION		ELEM		CD	
138,669		EXTERIOR		A		A	
32,420		INTERIOR		A		A	
359,886		CDNAPP		A		A	
14,200		TOTAL		1,000,000		1,000,000	

All work to be executed by local contractors and all materials sourced in The Berkshires

Thank you for your consideration

Susan Nicole Gibbs, Owner
Buzz Gray, Design and Project Lead