

**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 \_\_\_\_\_ of the Town of Lenox Zoning By-Law.

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

Demolition of existing attached garage, and replacement with 2-story addition and full basement totaling approx 1180sf above grade. Existing home and garage were built in 1937, and garage is non-conforming to current 20' side setback rules. Footprint for new addition will not conform to current side setbacks and will sit approx 9-10' from side property line, maintaining essentially the same line as the existing garage.

For premises:

Owner of Record Brian M. and Kimberly C. Duval

Address 41 Tucker Street, Lenox MA 01240

Map and Parcel 44, Lot 18

Zoned as R-15

Deed Reference Book 5171 Page 209

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

Petitioner Kim Duval

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

Address (Mailing Address) 41 Tucker Street, Lenox, MA 01240

Telephone Number 413 276-5378

Email address kimberlyjchristine@gmail.com

Date 04 June 2020

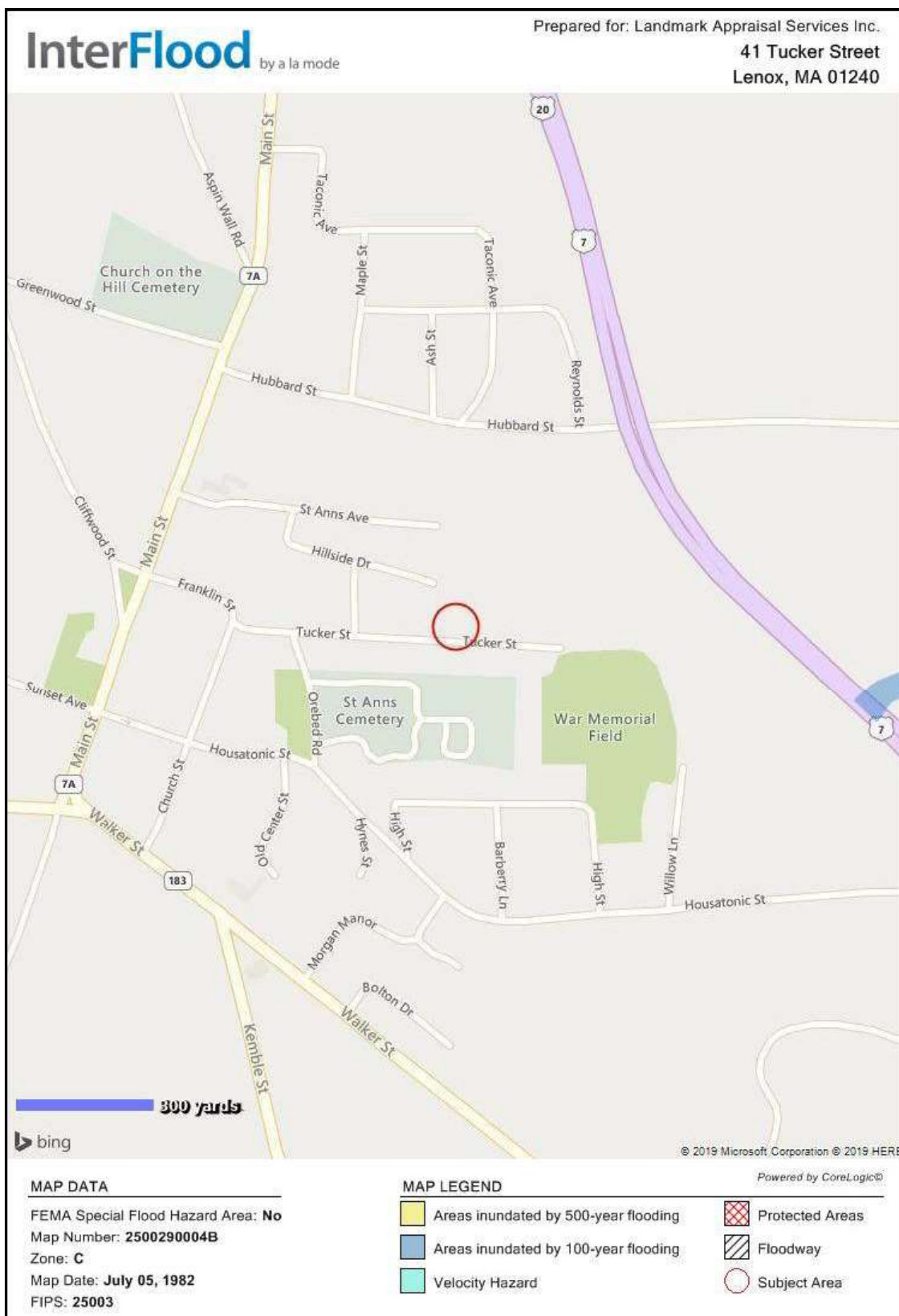
## Tax Assessors Map

Client	Greylock Federal Credit Union				
Property Address	41 Tucker St				
City	Lenox	County	Berkshire	State	MA Zip Code 01240
Borrower	Brian M. & Kimberly C. Duval				



## Flood Map

Client	Greylock Federal Credit Union				
Property Address	41 Tucker St				
City	Lenox	County	Berkshire	State	MA Zip Code 01240
Borrower	Brian M. & Kimberly C. Duval				



## Legal Description

Client	Greylock Federal Credit Union				
Property Address	41 Tucker St				
City	Lenox	County	Berkshire	State	MA Zip Code 01240
Borrower	Brian M. & Kimberly C. Duval				



2013 00836226  
 Bk: 5171 Pg: 209 Doc: DEED  
 Page: 1 of 2 04/12/2013 01:46 PM

KNOW ALL MEN BY THESE PRESENTS:

PADRAIC J. WINSTON, Administrator of the Estate of CAROL FIELDING WINSTON a/k/a/ CAROL F. WINSTON, a/k/a CAROL J. WINSTON by power conferred by a Decree of Sale of Real Estate, (see Berkshire Probate Court docket BE13P0212EA), dated April 11, 2013, and every other power, for consideration paid in the amount of ONE HUNDRED AND EIGHTY FIVE THOUSAND FIVE HUNDRED (\$185,500.00) DOLLARS, grant to BRIAN M. DUVAL AND KIMBERLY C. DUVAL, husband and wife, to hold as Tenants by the Entirety, and whose post office and residence address is 6 Broomfield Street, Watertown, MA 02472, the land situated in the Town of Lenox, Berkshire County, Commonwealth of Massachusetts, bounded and described as follows:

41 Tucker Street  
 Lenox, MA 01240

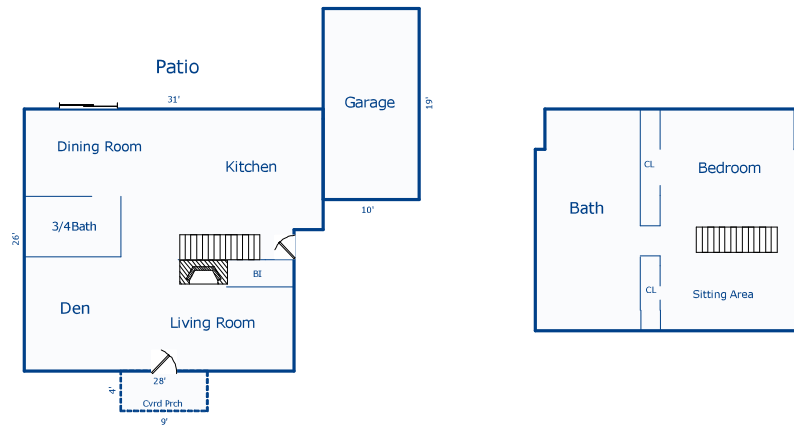
Beginning at a point on the northerly side of Tucker Street four hundred and thirty (430) feet easterly from its intersection with the easterly side of Fairview Street and running from thence northerly at right angles with said Tucker Street two hundred forty-eight and 2/10 (248.2) feet; thence South 73 degrees 40 minutes East sixty-one and 5/10 (61.5) feet; thence southerly in a line at right angles with said Tucker Street two hundred thirty-four (234) feet to the northerly side of said Tucker Street; thence westerly on said Tucker Street sixty (60) feet to the point of beginning, hereby intending to convey lots number thirty (30) and fifty-one (51) as shown on a Plan of Lots recorded in the Berkshire Middle District Registry of Deeds in Pittsfield in said Berkshire County in Book 313, Page 644, to which plan and the record thereof reference is hereby made for a more particular description.

Said lots are conveyed subject to the restriction that no building shall be put upon Lot 30 nearer than twenty (20) feet to the northerly side of said Tucker Street.

Being the same premises conveyed to CAROL F. WINSTON, a/k/a CAROL J. WINSTON, a/k/a CAROL FIELDING WINSTON, by deed dated September 4, 2005, and recorded in said Registry of Deeds in Book 3324, Page 46.

## Building Sketch

Client	Greylock Federal Credit Union			
Property Address	41 Tucker St			
City	Lenox	County	Berkshire	State MA Zip Code 01240
Borrower	Brian M. & Kimberly C. Duval			



Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	764.00	764.00
GLA2	Second Floor	608.00	608.00
GAR	Garage	190.00	190.00
P/P	Covered Porch	36.00	36.00
Net LIVABLE Area		(rounded)	1372

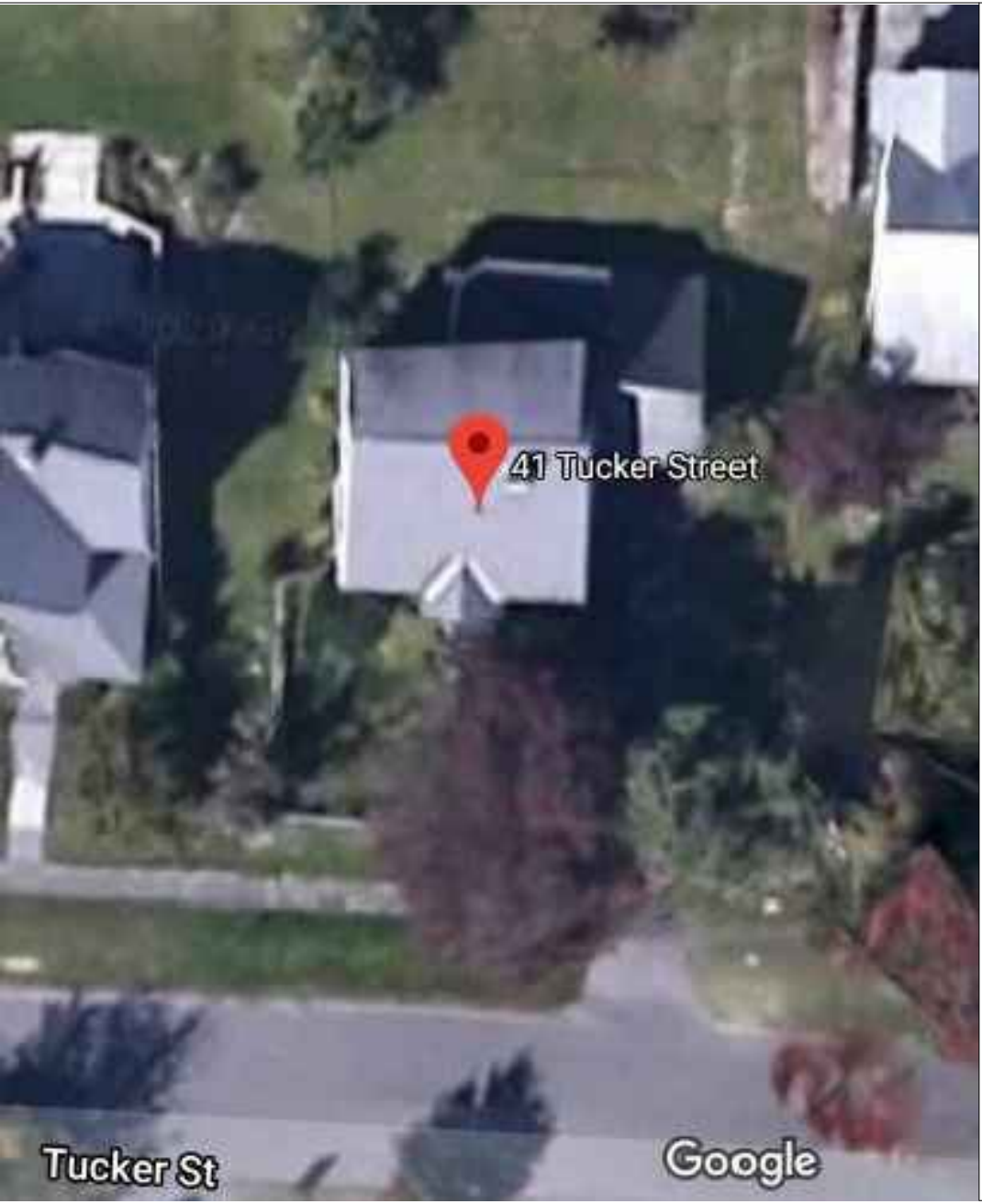
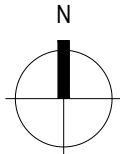
LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
14.0	x	28.0	392.00
12.0	x	31.0	372.00
Second Floor			
26.0	x	4.0	104.00
28.0	x	18.0	504.00
4 Items			(rounded) 1372





SHEET SET		
SHEET	NAME	REVISION
A0	COVER SHEET	3/22/2020
A1	SITE PLANS	3/22/2020
A2	DEMOLITION PLANS	3/22/2020
A3	CONSTRUCTION PLANS	3/22/2020
A4	FURNITURE + FINISH PLANS	3/22/2020
A5	CEILING PLANS	3/22/2020
A6	ROOF PLAN	3/22/2020
A7	EXTERIOR ELEVATIONS	3/22/2020
A8	INTERIOR ELEVATIONS	3/22/2020
A9	SECTIONS + DETAILS	3/22/2020
S1	FRAMING + STRUCTURAL DETAILS	3/22/2020
M1	MECHANICAL + PLUMBING PLANS	3/23/2020
E1	POWER + LIGHTING PLANS	3/23/2020

- Pricing Notes:
1. ALL INFORMATION REPRESENTED IS CONCEPTUAL AND MUST BE VERIFIED AGAINST EXISTING CONDITIONS
  2. New construction shall match existing, including all fit and finishes and details.
  3. GC responsible for code-compliance in all instances.
  4. Existing side yard setbacks are non-compliant; site survey and variance required
  5. Install new HVAC Zone for basement
  6. Extend Zones for 1st and 2nd Floors or install new system for addition
  7. Extend existing ductwork and rework to accommodate new construction
  8. Extend power and utilities to support new construction
  9. Tie-in new plumbing to existing system
  10. 8" Insulated concrete foundation
  11. Provide testing and balancing for complete HVAC system
  12. GC TO SUBMIT PHYSICAL SAMPLES AND/OR CUTSHEETS FOR ALL PROPOSED NEW FINISHES AND EQUIPMENT FOR OWNER APPROVAL PRIOR TO ORDER



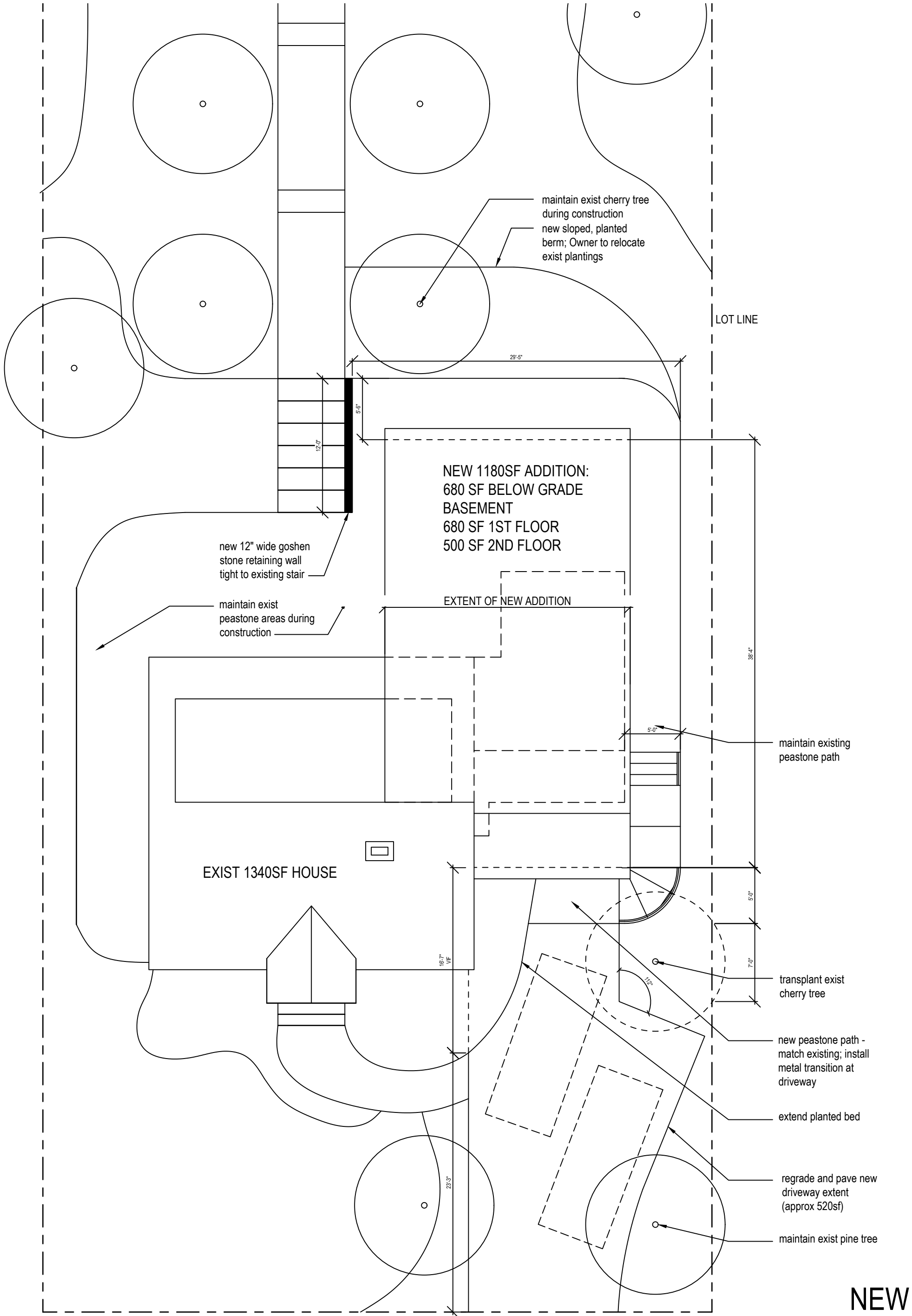
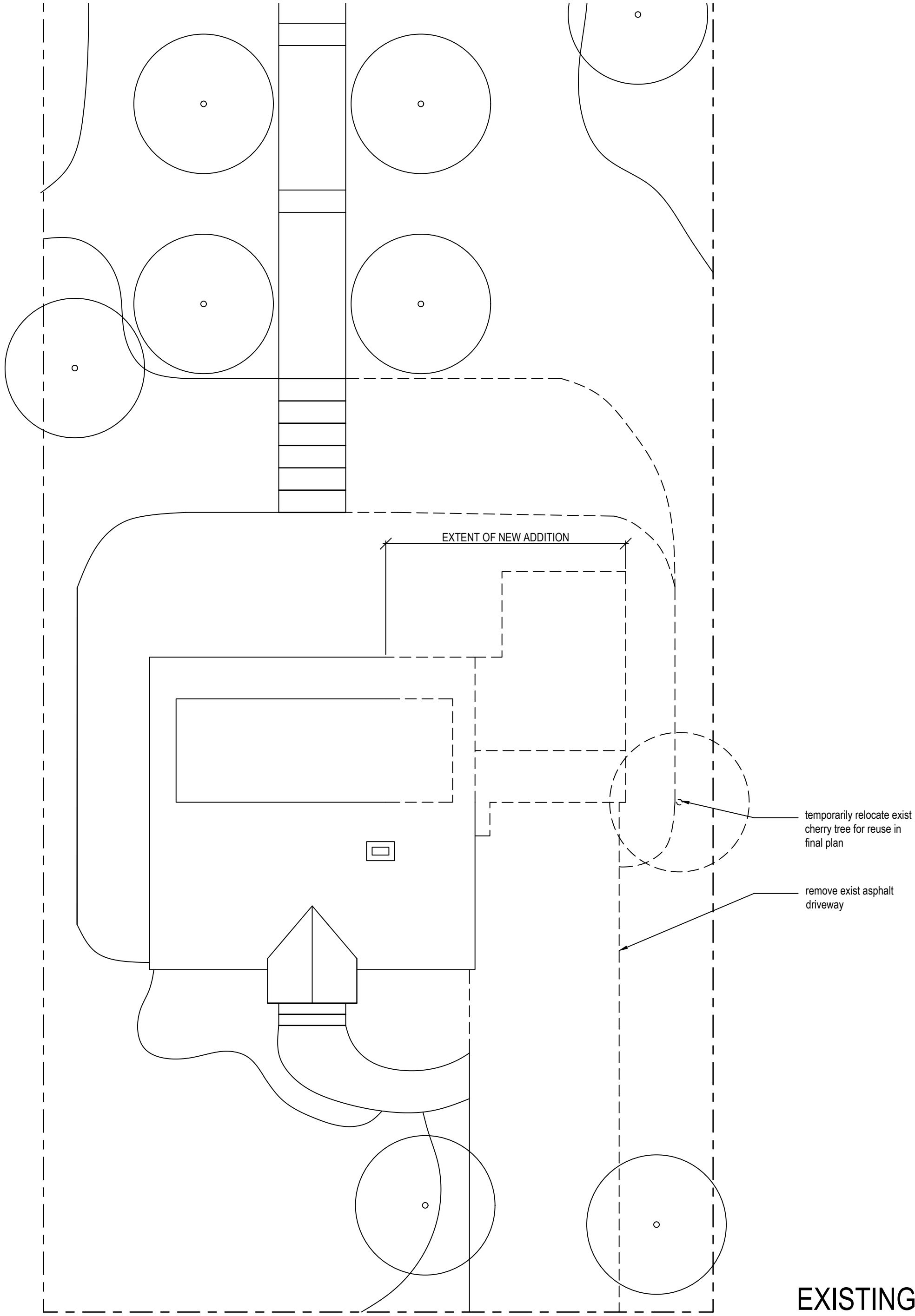
# Duval Addition Pricing Set

22 Mar 2020

Prepared For:  
Brian and Kimberly Duval

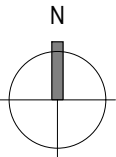
41 Tucker Street  
Lenox, MA 01240

kimberlyjchristine@gmail.com  
917 319-7832



- SHEET NOTES
1. PROTECT ALL EXISTING LANDSCAPING INCLUDING PLANTS, TREES, SHRUBS PATHWAYS AND DRAINAGE - DURING CONSTRUCTION
  2. RELOCATION OF SMALL SHRUBS BY OWNER. RELOCATION OF CHERRY TREE BY GC
  3. REMOVE EXISTING GARAGE AND DRIVEWAY ENTIRELY
  4. RELOCATE AND RECONNECT EXISTING FRENCH DRAIN SYSTEM AS REQUIRED FOR NEW LAYOUT. MAINTAIN AND PROTECT EXISTING DRYWELL DURING CONSTRUCTION.
  5. CONFIRM GRADING AND ALL DIMENSIONS, INCLUDING LOT LINES

Duval Addition  
41 Tucker Street  
Lenox, MA 01240

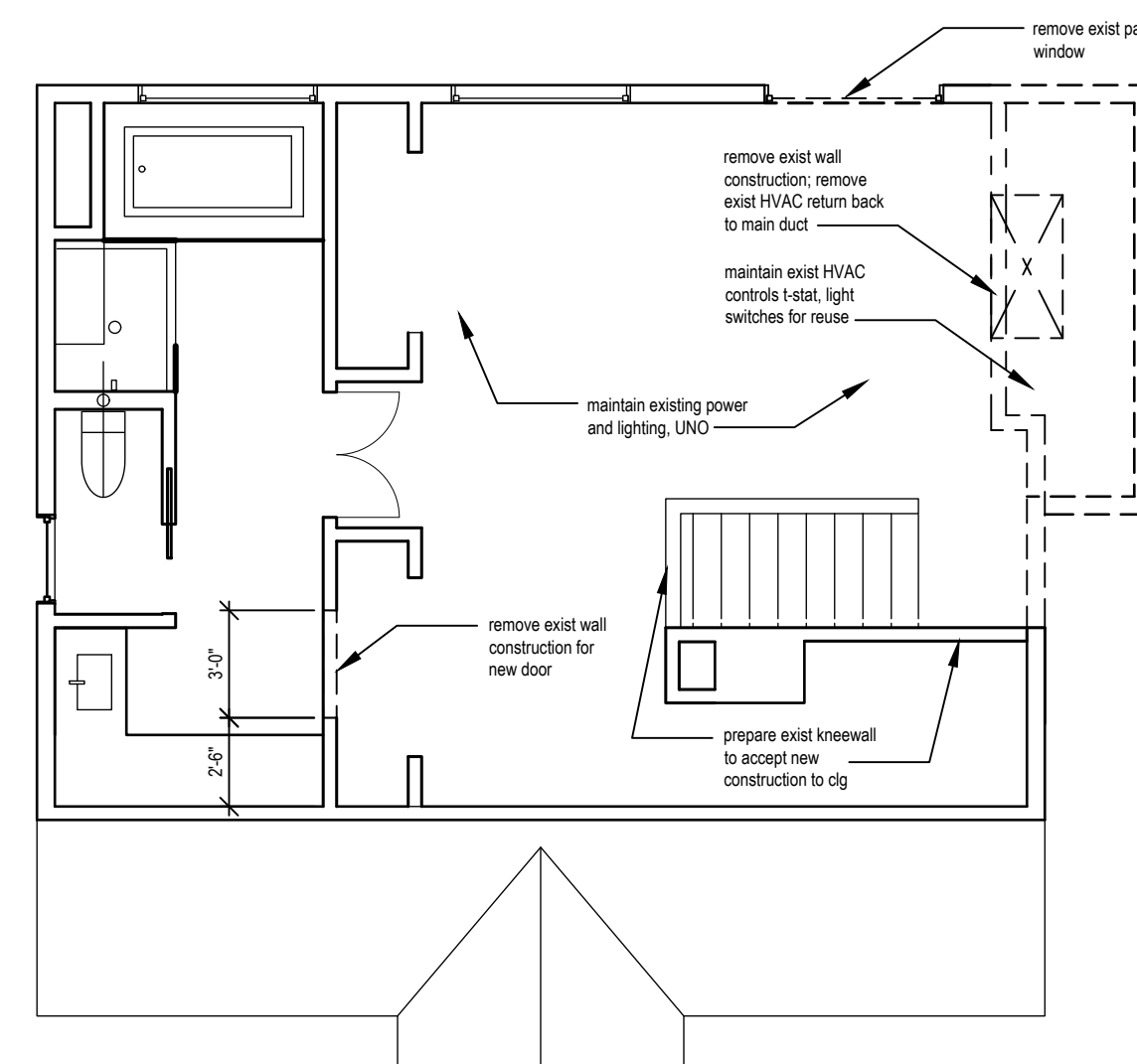
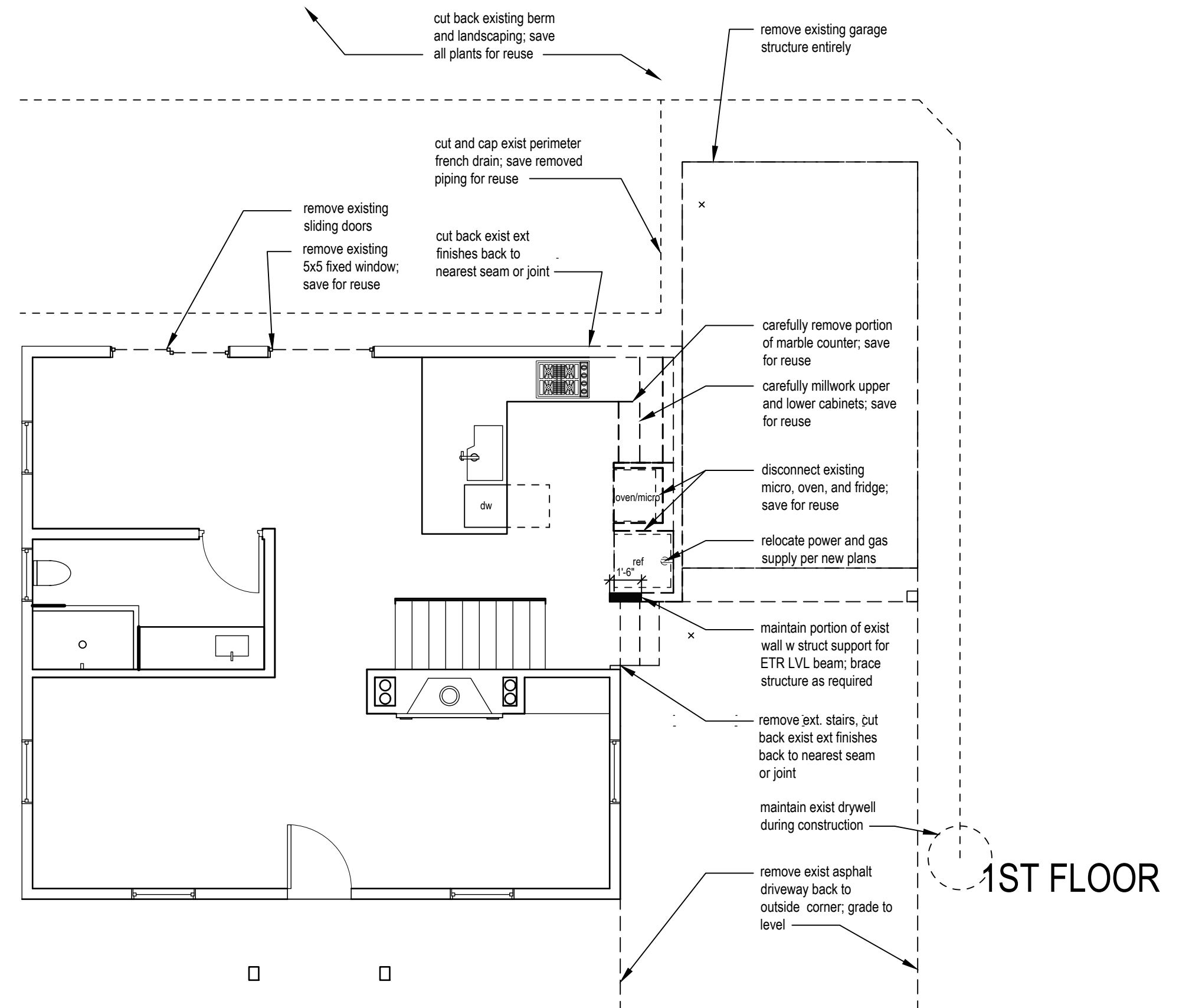
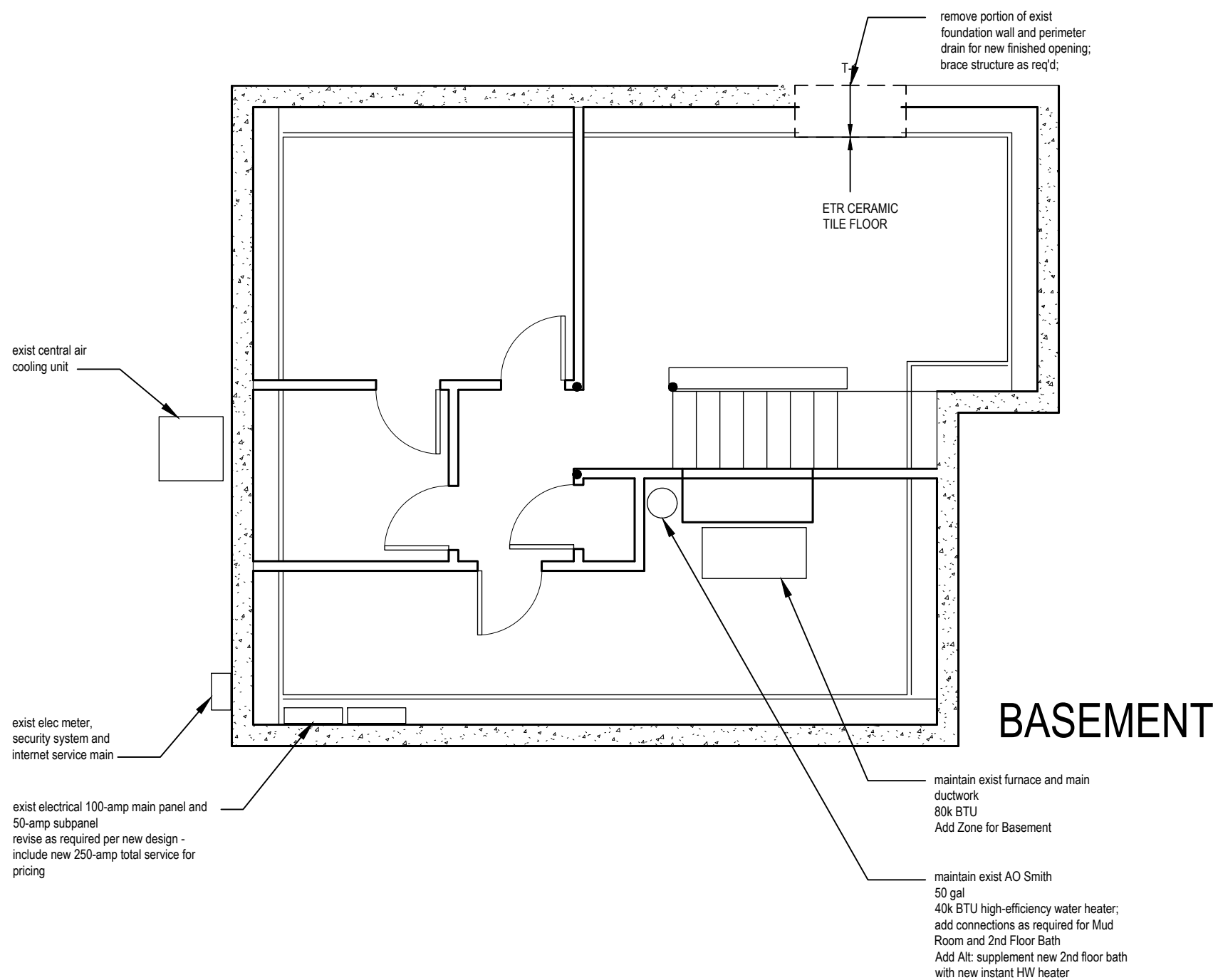


DRAWING

## SITE PLANS

DATE	3/22/2020
REV	0
ISSUED FOR	PRICING
SCALE	$\frac{3}{16}$ " = 1'-0"

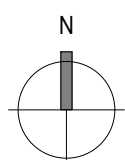
A1



#### SHEET NOTES

1. MAINTAIN ALL EXISTING FINISHES, FIXTURES AND EQUIPMENT UNLESS OTHERWISE NOTED
2. EXTEND AND/OR MODIFY SERVICE FOR MECHANICAL, ELECTRICAL AND PLUMBING WHERE POSSIBLE
3. PROPERLY CUT AND CAP ALL ABANDONED UTILITIES
4. REMOVE EXISTING GARAGE AND DRIVEWAY ENTIRELY
5. RELOCATE AND RECONNECT EXISTING FRENCH DRAIN SYSTEM AS REQUIRED FOR NEW LAYOUT. MAINTAIN AND PROTECT EXISTING DRYWELL DURING CONSTRUCTION.

**Duval Addition**  
**41 Tucker Street**  
**Lenox, MA 01240**



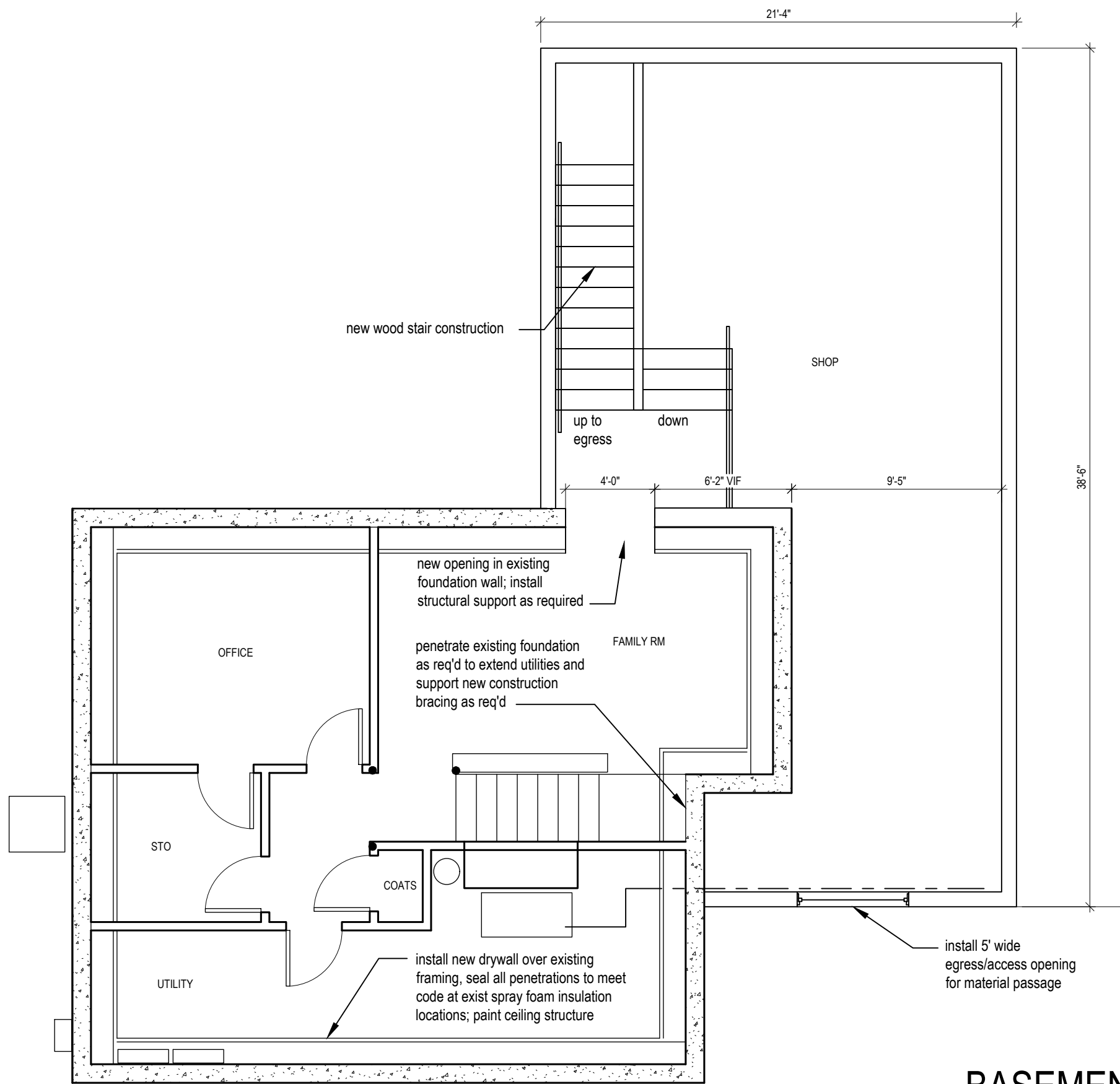
DRAWING

## DEMOLITION PLANS

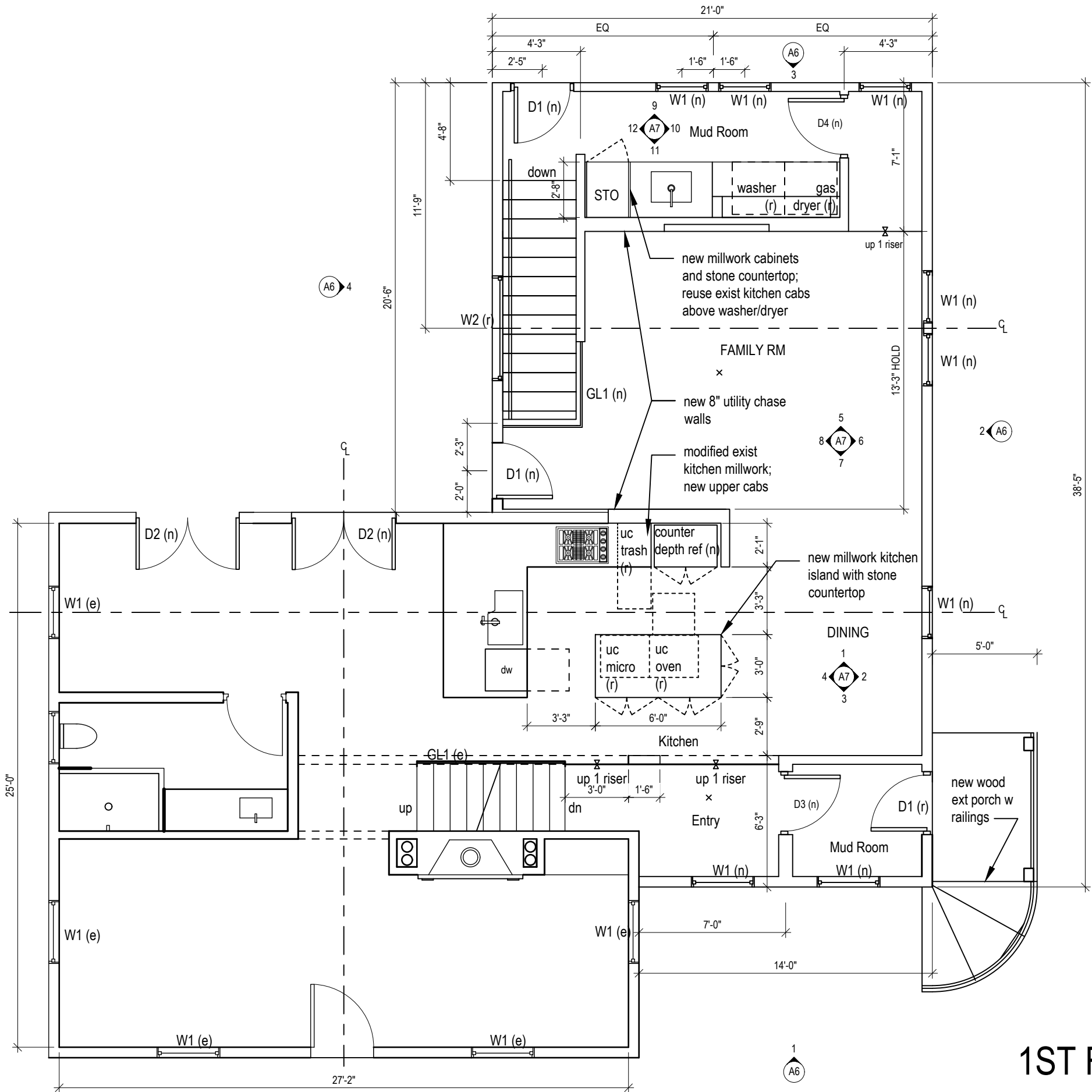
DATE	3/22/2020
REV	0
ISSUED FOR	PRICING
SCALE	$\frac{3}{16}'' = 1'-0''$

**A2**





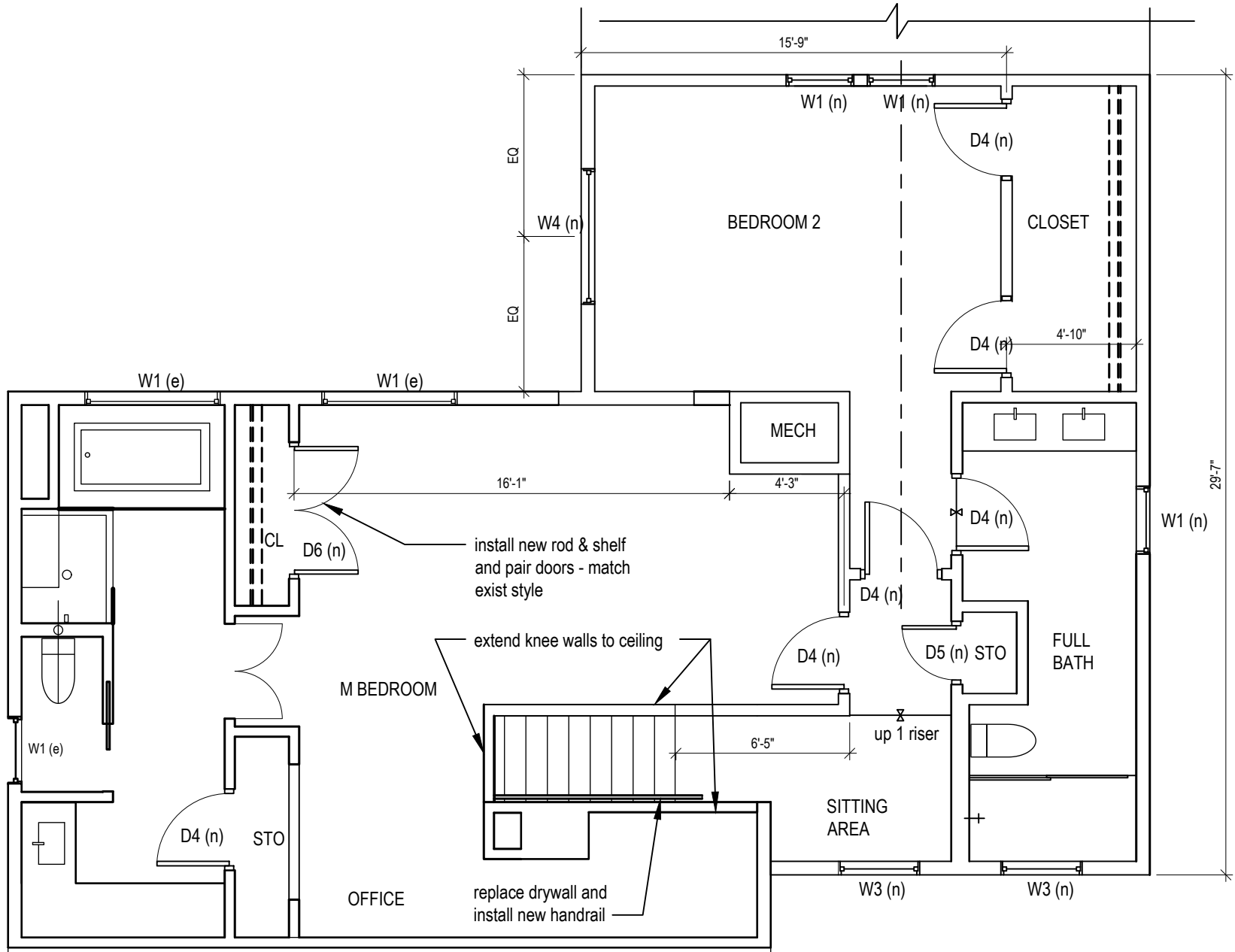
BASEMENT



1ST FLOOR

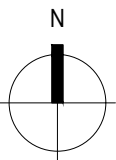
DOOR, WINDOW AND GLAZING SCHEDULE					
NAME	TYPE	OA DIM	COLOR	DETAILS	NOTES
W1	WINDOW	MATCH EXIST	INT: BLACK EXT: ANNAPOLIS GREY	FIXED DIVIDED LITE MATCH EXIST INT, EXT TRIM	ALT: SINGLE-HUNG
W2	WINDOW	MATCH EXIST	INT: BLACK EXT:ANNAPOLIS GREY	FIXED DIVIDED LITE MATCH EXIST INT, EXT TRIM	ALT: SINGLE HUNG
W3	WINDOW	2ND FL	INT: BLACK EXT: ANNAPOLIS GREY	FIXED DIVIDED LITE MATCH EXIST INT, EXT TRIM	ALT: SINGLE HUNG
W4	WINDOW	2' WIDE	INT: BLACK EXT: ANNAPOLIS GREY		
D1	EXTERIOR DOOR	MATCH EXIST	INT: BLACK EXT: ANNAPOLIS GREY	FRENCH DIVIDED LITE	N/A
D2	EXTERIOR DOOR		INT: BLACK EXT: ANNAPOLIS GREY	FRENCH DIVIDED LITE	N/A
D3	INTERIOR DOOR	MATCH EXIST	INT: BLACK EXT: ANNAPOLIS GREY	5-PANEL SOLID CORE PRIMED	N/A
D4	BASEMENT HATCH		INT: BLACK EXT: ANNAPOLIS GREY	TBD	N/A
GL1	INTERIOR NON-STRUCTURAL GLAZING	MATCH EXIST	FRAMELESS		BY OWNER

- SHEET NOTES
- NEW 8" INSULATED CONCRETE FOUNDATION
  - WOOD FRAME CONSTRUCTION ABOVE GRADE - SPRAY FOAM INSULATION FULL CAVITY DEPTH
  - PAIN T ALL SPACES, INCLUDING EXISTING TO REMAIN AREAS OF RELOCATION OF SMALL SHRUBS BY OWNER. RELOCATION OF CHERRY TREE BY GC
  - FINISH ALL WOOD FLOORS, INCLUDING REFINISH OF EXISTING FLOORS IN AREAS TO REMAIN
  - RELOCATE AND RECONNECT EXISTING FRENCH DRAIN SYSTEM AS REQUIRED FOR NEW LAYOUT. MAINTAIN AND PROTECT EXISTING DRYWELL DURING CONSTRUCTION.



2ND FLOOR

Duval Addition  
41 Tucker Street  
Lenox, MA 01240

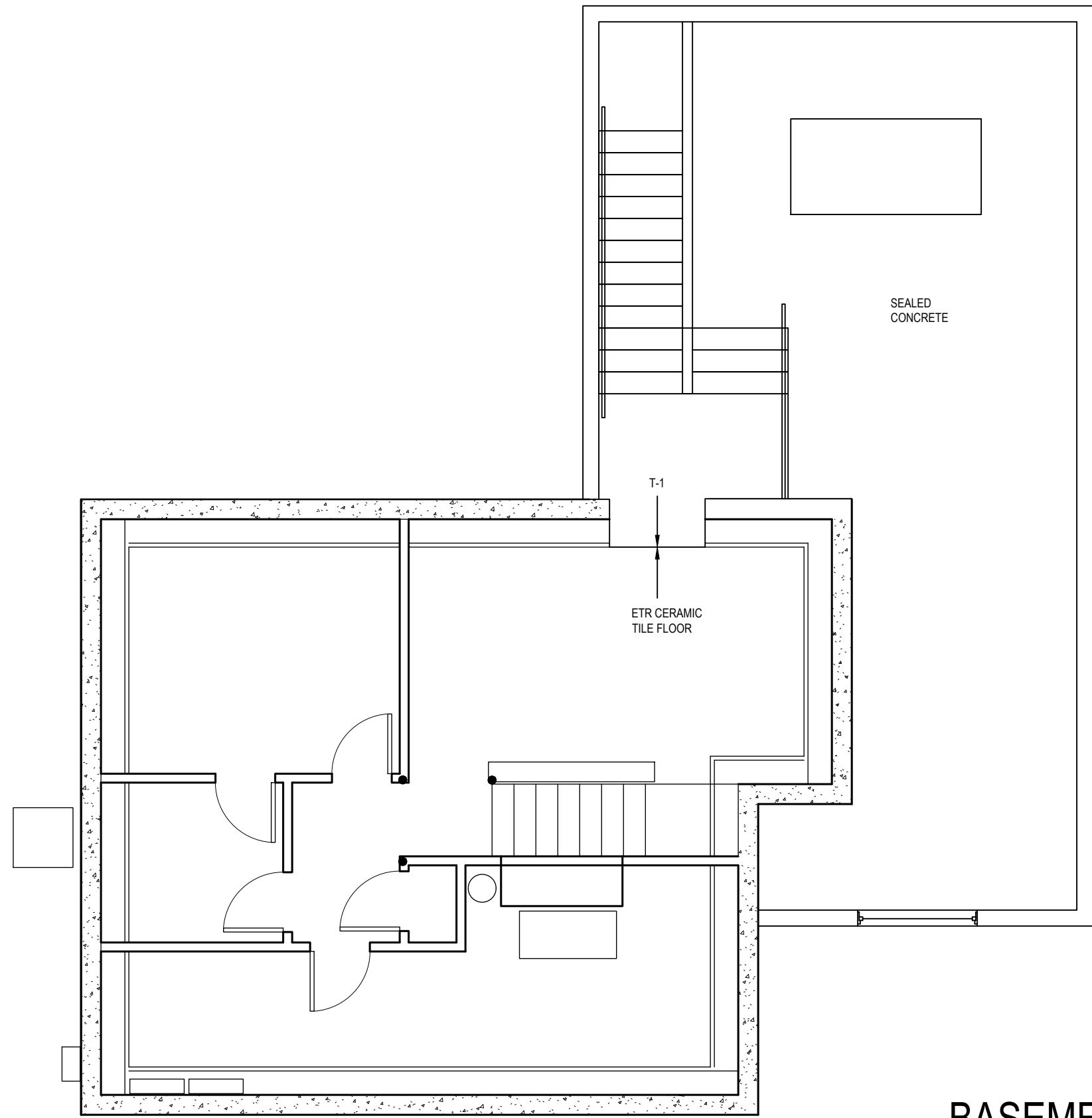


DRAWING

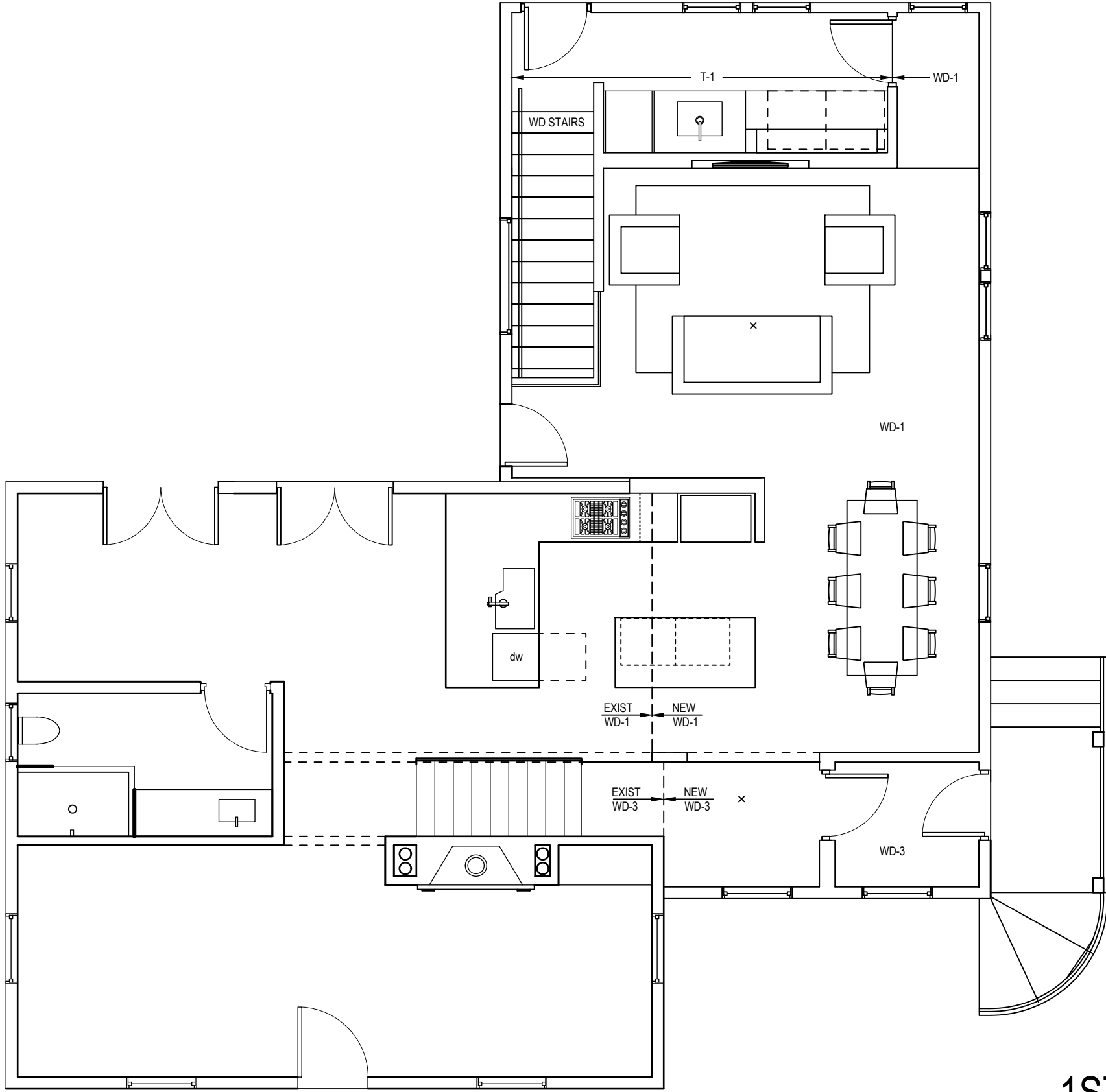
# CONSTRUCTION PLANS

DATE	3/1/2020
REV	0
ISSUED FOR	PRICING
SCALE	$\frac{3}{16}'' = 1'-0''$

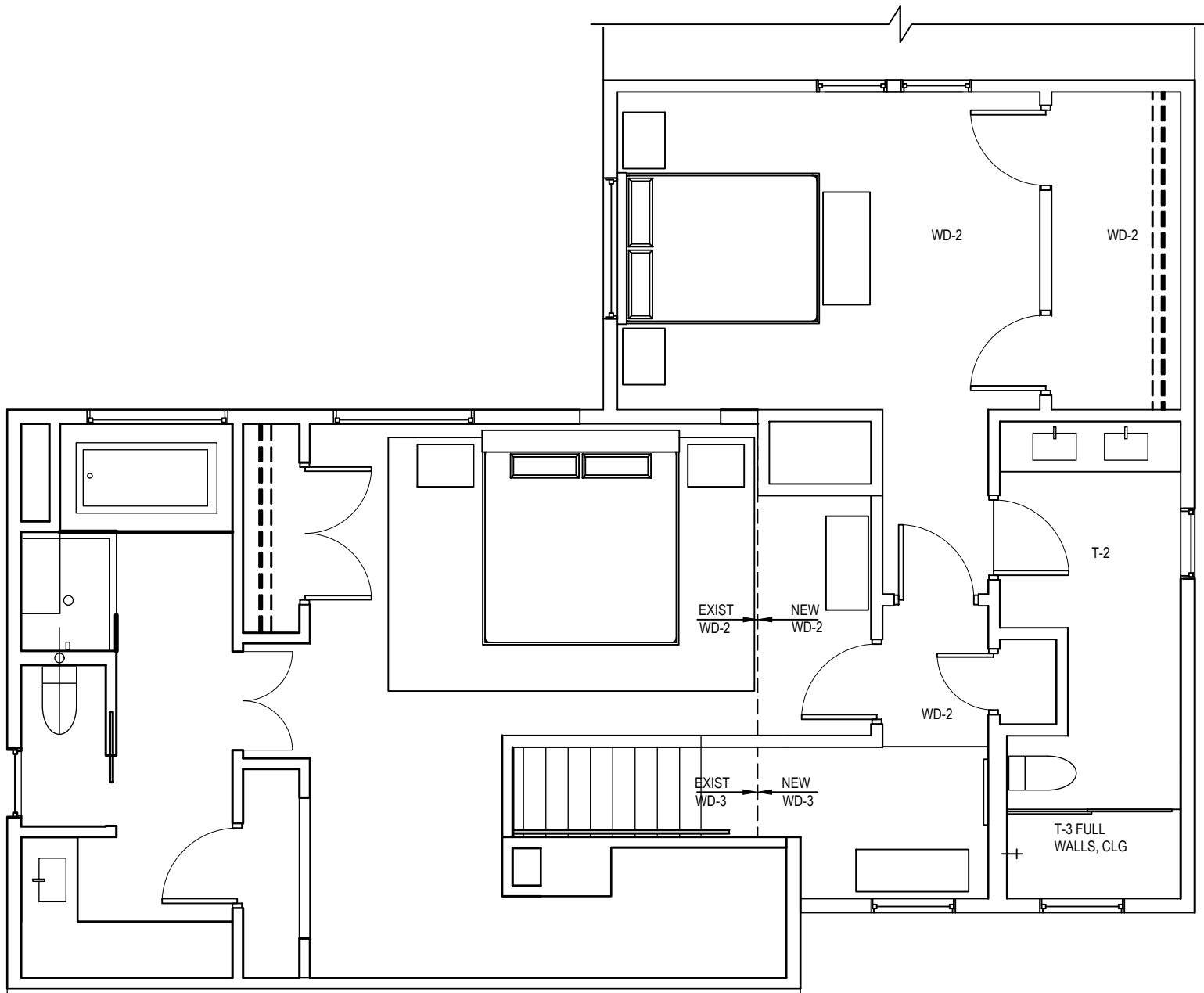
A3



BASEMENT



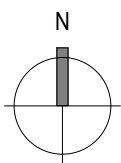
1ST FLOOR

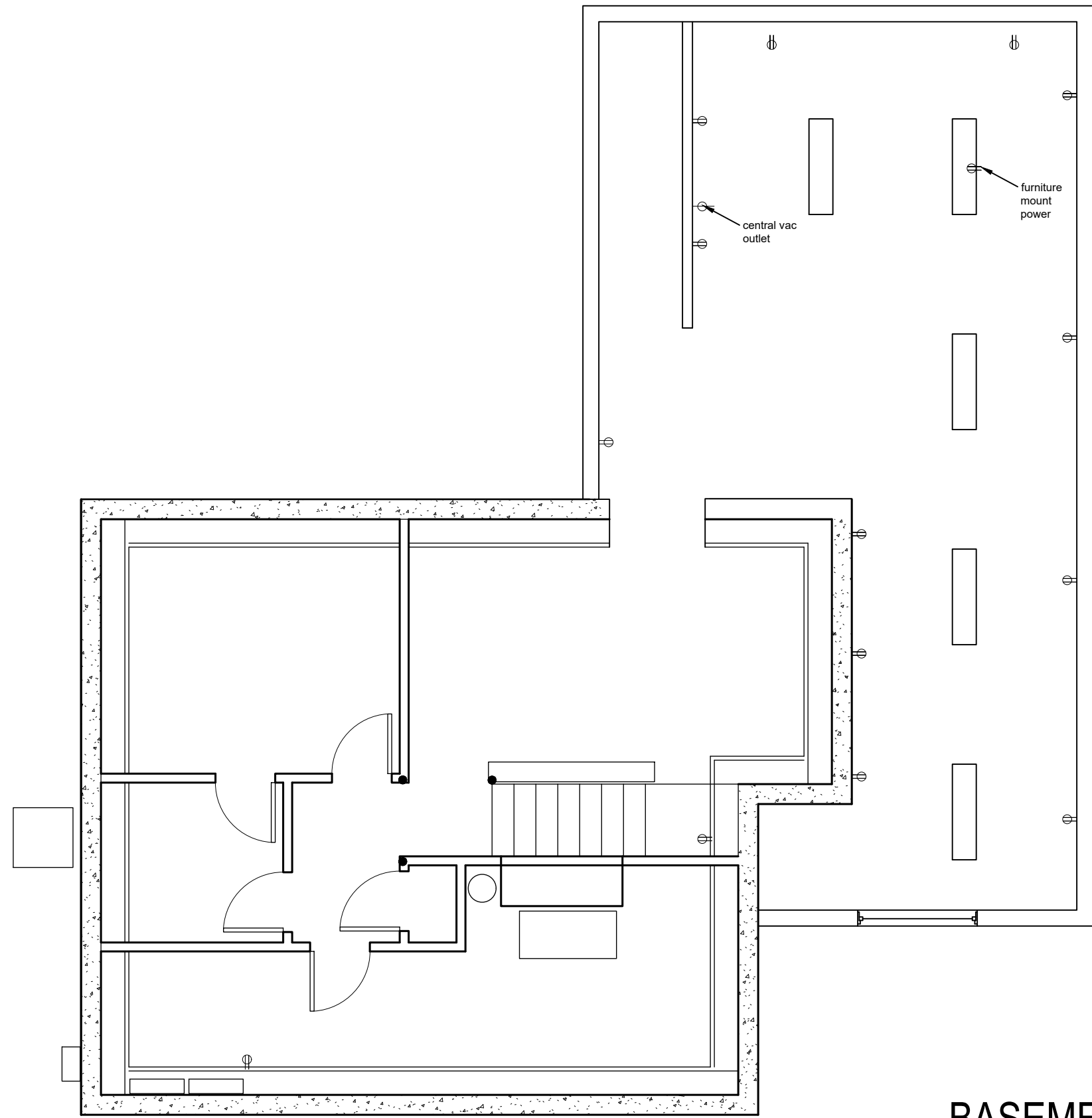


2ND FLOOR

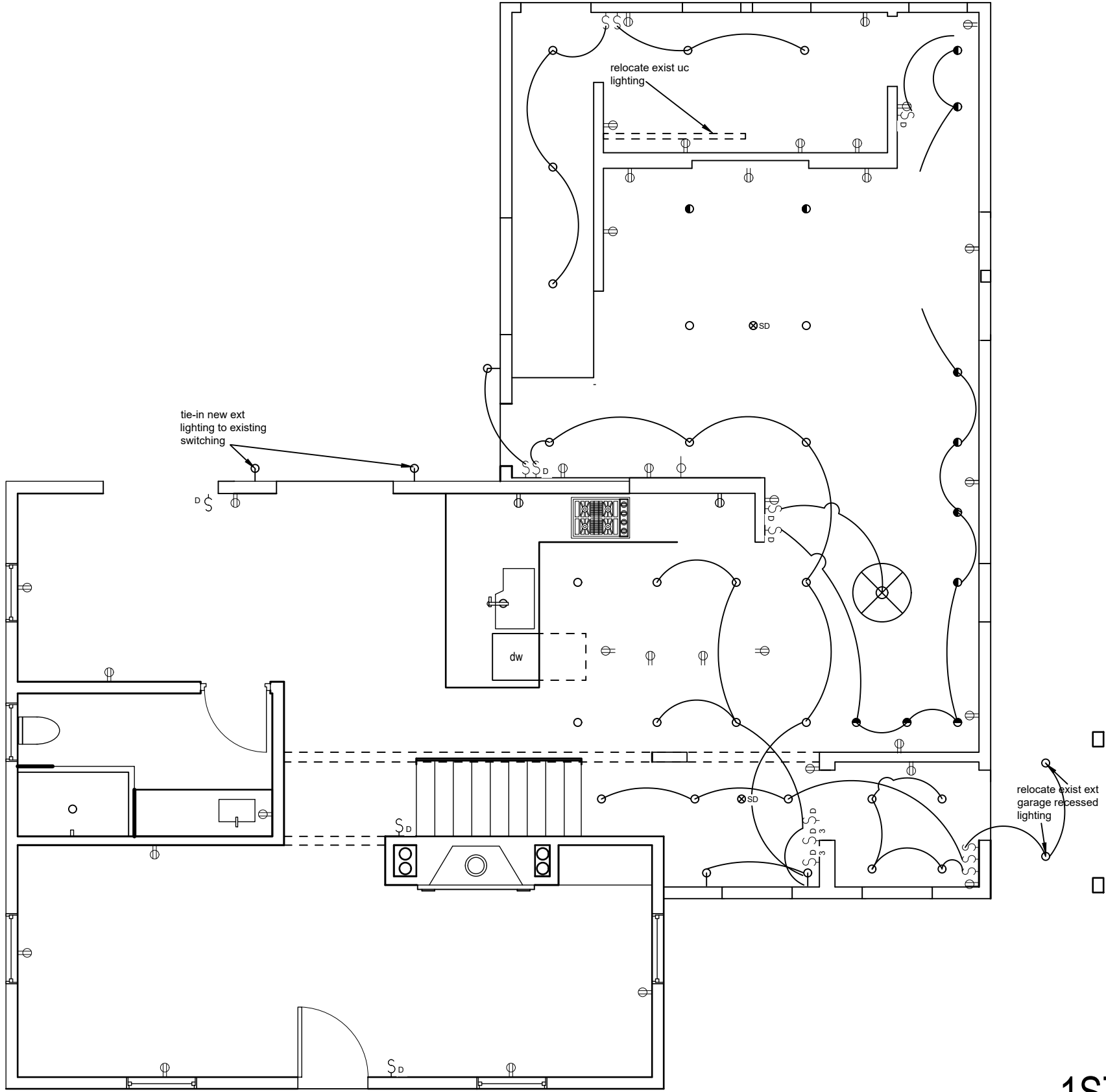
FINISH SCHEDULE			
NAME	TYPE	DETAILS	NOTES
WD-1	WOOD FLOOR	MATCH EXISTING HEART PINE; HIGH - GLOSS POLY FINISH	MATCH EXIST
WD-2	WOOD FLOOR	MATCH EXISTING 2 1/4" RANDOM SPECIES - HIGH GLOSS POLY FINISH	MATCH EXIST
WD-3	WOOD FLOOR	MATCH EXISTING PTD OAK - BLACK EXTERIOR DECK PAINT	MATCH EXIST
T-1	LAUNDRY FLOOR TILE	PLANK CERAMIC FLOOR TILE - STYLE TBD	NEW
T-2	BATHROOM FLOOR TILE	CERAMIC OR PORCELAIN FLOOR TILE - STYLE TBD	NEW
T-3	BATHROOM WALL TILE	WHITE SUBWAY TILE WITH MARBLE MOSAIC INSET - MATCH EXISTING	MATCH EXIST
PT-1	WALL PAINT	MATCH EXISTING EGGSHELL - WHITE	MATCH EXIST
PT-2	TRIM PAINT	MATCH EXISTING HIGH-GLOSS - WHITE	MATCH EXIST

- SHEET NOTES
1. MATCH EXISTING FINISHES THROUGHOUT NEW CONSTRUCTION
  2. REFINISH FLOORS IN EXISTING SPACES TO MATCH NEW ADJACENT FINISH LEVEL
  3. PAINT ALL WALLS, CEILINGS AND TRIM - INCLUDING EXISTING AREAS
  4. ASSUME 10 LF TOTAL OF 12" HIGH TILE BACKSPLASH - AT KITCHEN, LAUNDRY AND BATHROOM

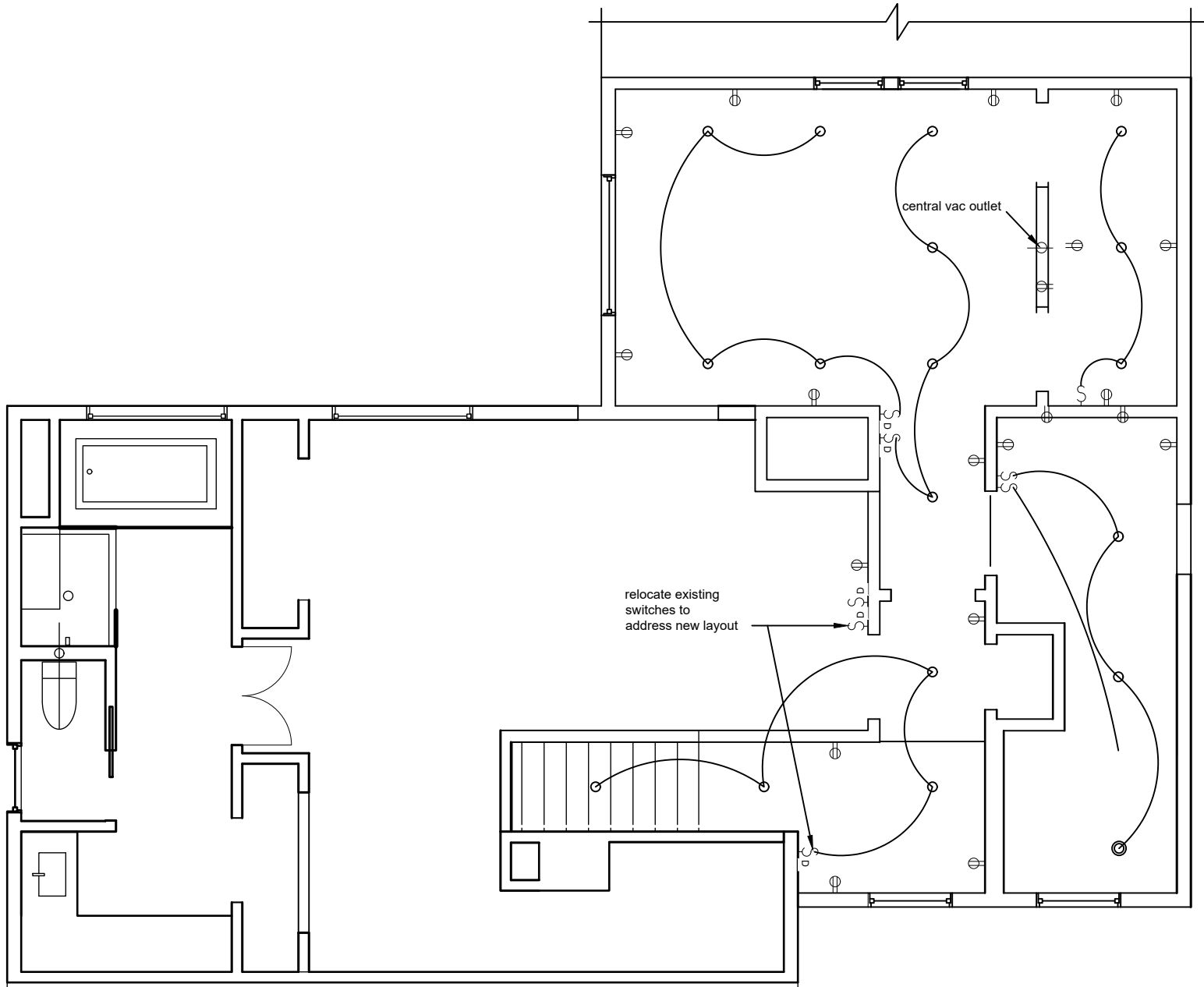




BASEMENT



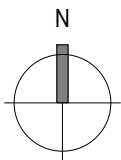
1ST FLOOR



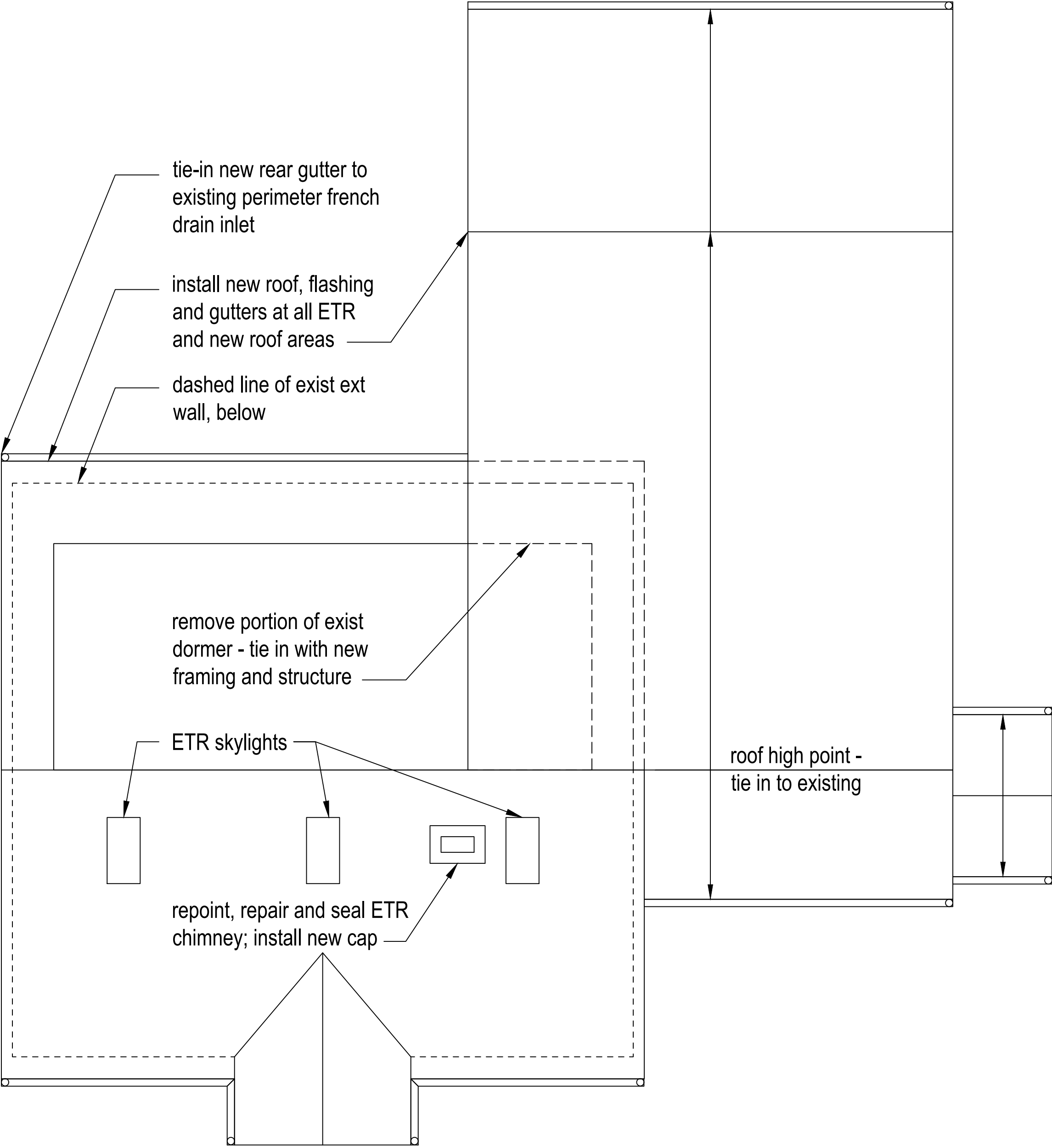
2ND FLOOR

LIGHT FIXTURE SCHEDULE		
NAME	TYPE	DETAILS
L1	RECESSED DOWNLIGHT	MATCH EXIST
L2	RECESSED WALLWASH	MATCH EXIST
L3	RECESSED WET LOCATION	
L4	RECESSED EXTERIOR	MATCH EXIST
L5	WALL-MOUNT EXTERIOR	
L6	UTILITY	MATCH EXIST
L7	UNDER CABINET	
L8	TBD	MATCH EXIST

SHEET NOTES  
1. UNLESS OTHERWISE NOTED, ALL FIXTURES AND EQUIPMENT SHALL MATCH EXISTING.



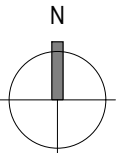
DATE	3/22/2020
REV	0
ISSUED FOR	PRICING
SCALE	$\frac{3}{16}'' = 1'-0''$



SHEET NOTES

1. FURNISH AND INSTALL NEW ROOF WITH COPPER FLASHINGS - ENTIRE STRUCTURE
2. FURNISH AND INSTALL NEW GUTTERS - ENTIRE STRUCTURE
3. REPOINT, REPAIR AND SEAL EXIST CHIMNEY AND INSTALL NEW ARCHITECTURAL CAP

Duval Addition  
41 Tucker Street  
Lenox, MA 01240



DRAWING

ROOF PLAN

DATE	3/22/2020
REV	0
ISSUED FOR	PRICING
SCALE	$\frac{1}{4}" = 1'-0"$

A6



3 | REAR / NORTH



4 | SIDE / WEST



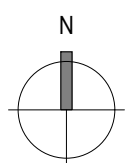
1 | FRONT / SOUTH



2 | SIDE / EAST

SHEET NOTES

Duval Addition  
41 Tucker Street  
Lenox, MA 01240



DRAWING

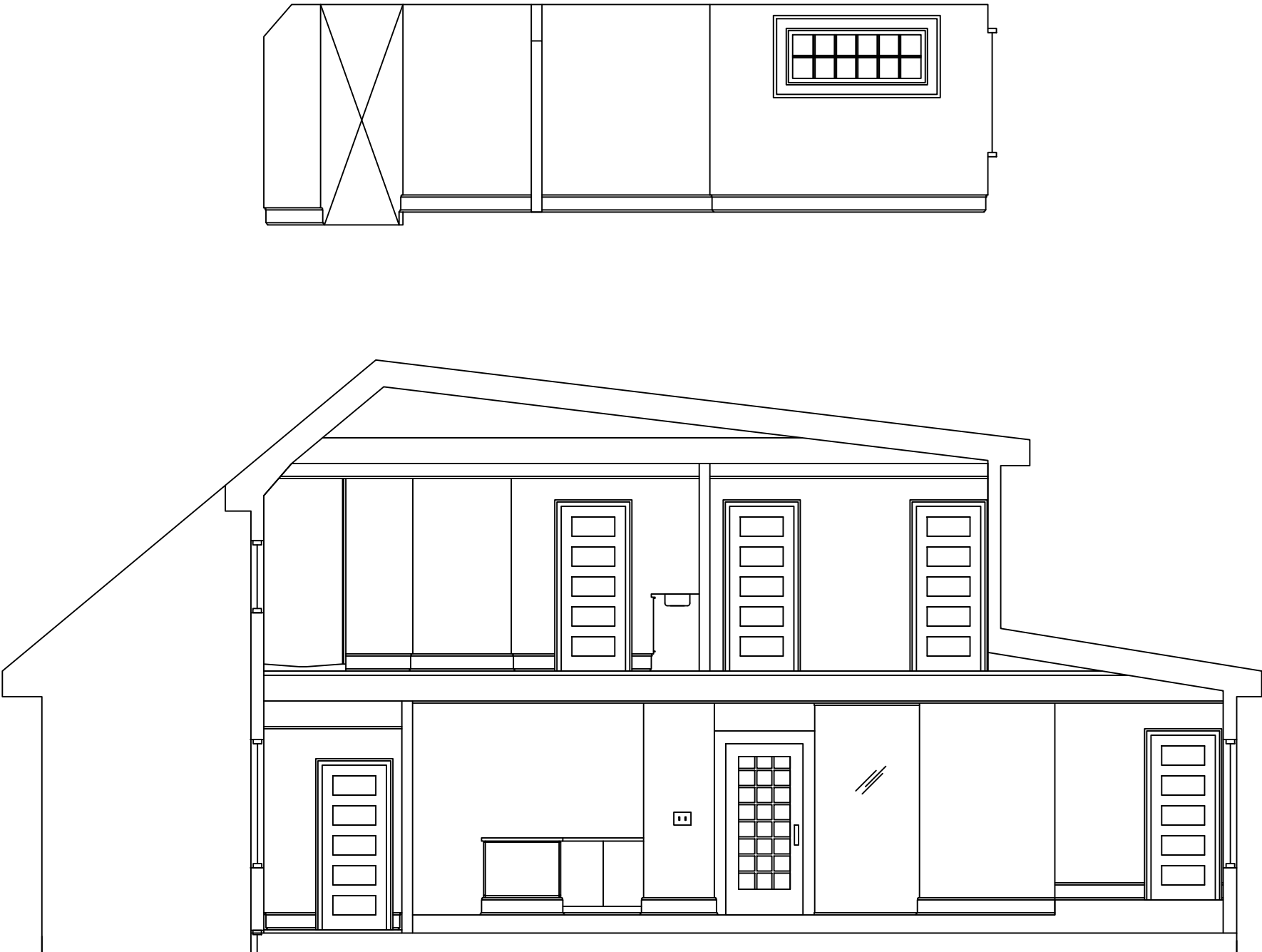
## EXTERIOR ELEVATIONS

DATE	3/22/2020
REV	0
ISSUED FOR	PRICING
SCALE	$\frac{3}{16}" = 1'-0"$

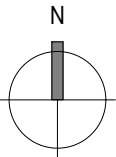
A7



SHEET NOTES



Duval Addition  
41 Tucker Street  
Lenox, MA 01240



DRAWING

INTERIOR ELEVATIONS

DATE	3/22/2020
REV	0
ISSUED FOR	PRICING
SCALE	$\frac{3}{16}" = 1'-0"$

A8



3 | REAR / NORTH



4 | SIDE / WEST



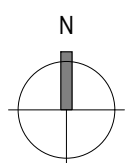
1 | FRONT / SOUTH



2 | SIDE / EAST

SHEET NOTES

Duval Addition  
41 Tucker Street  
Lenox, MA 01240

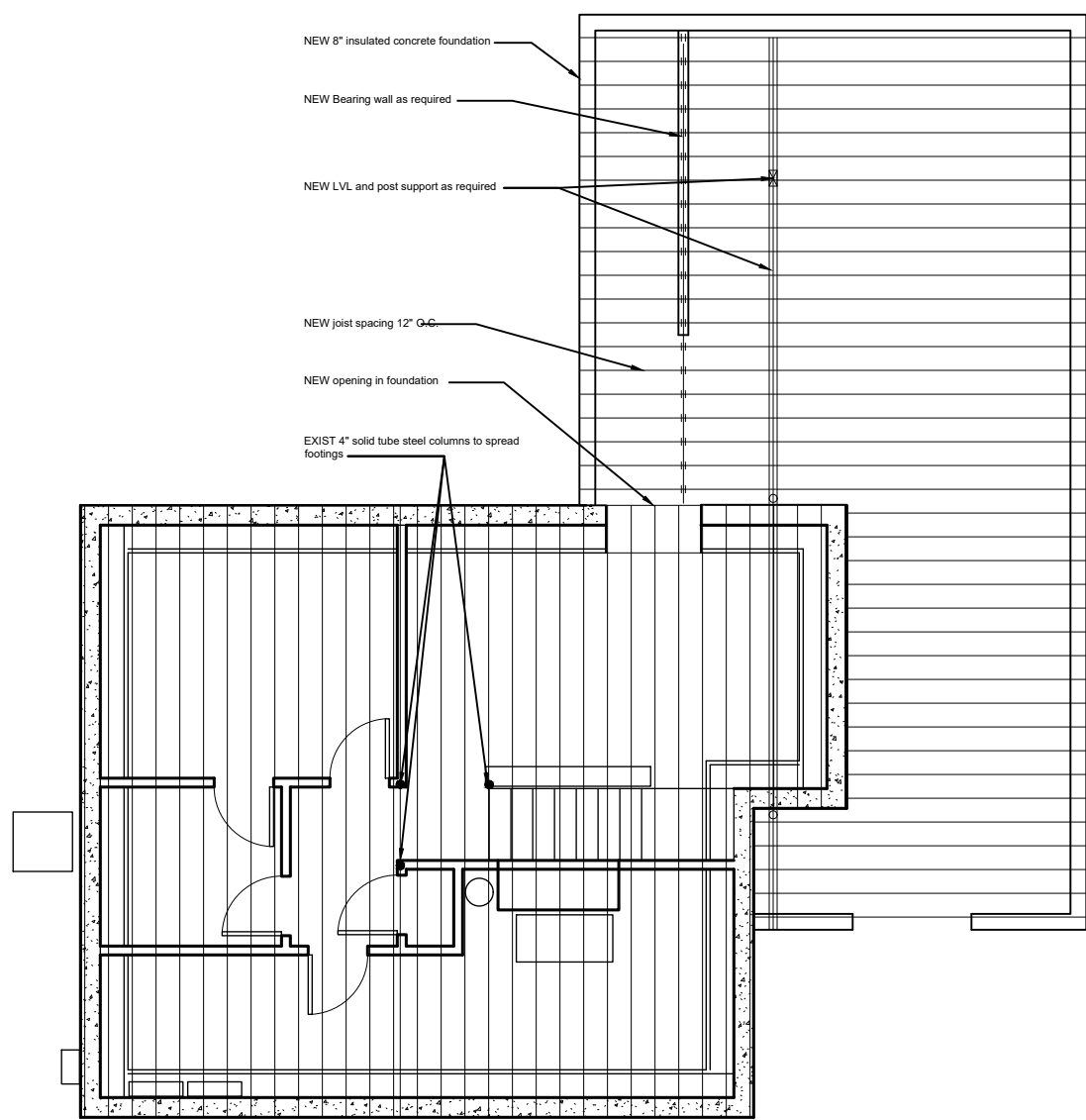


DRAWING

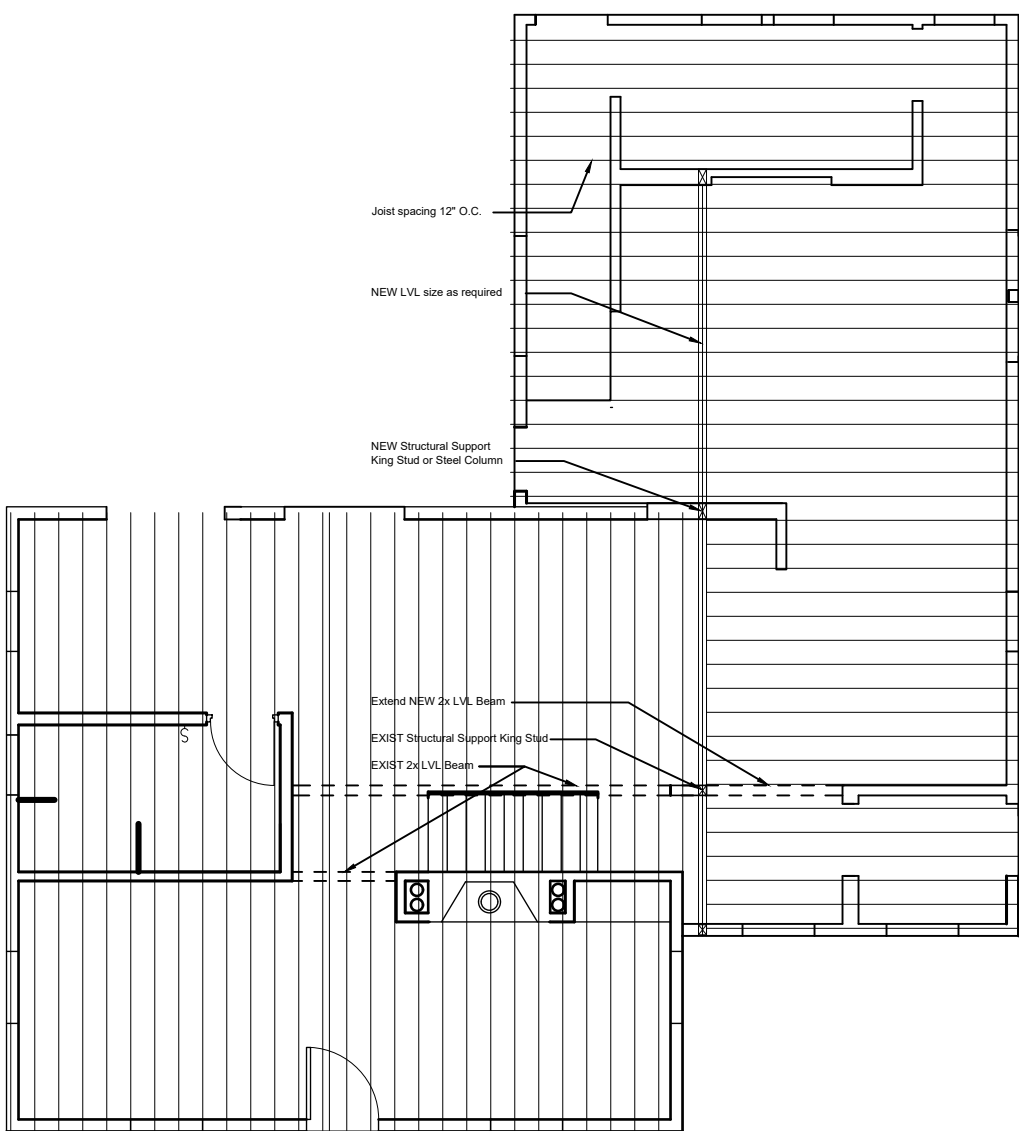
## SECTIONS + DETAILS

DATE	3/22/2020
REV	0
ISSUED FOR	PRICING
SCALE	$\frac{3}{16}'' = 1'-0''$

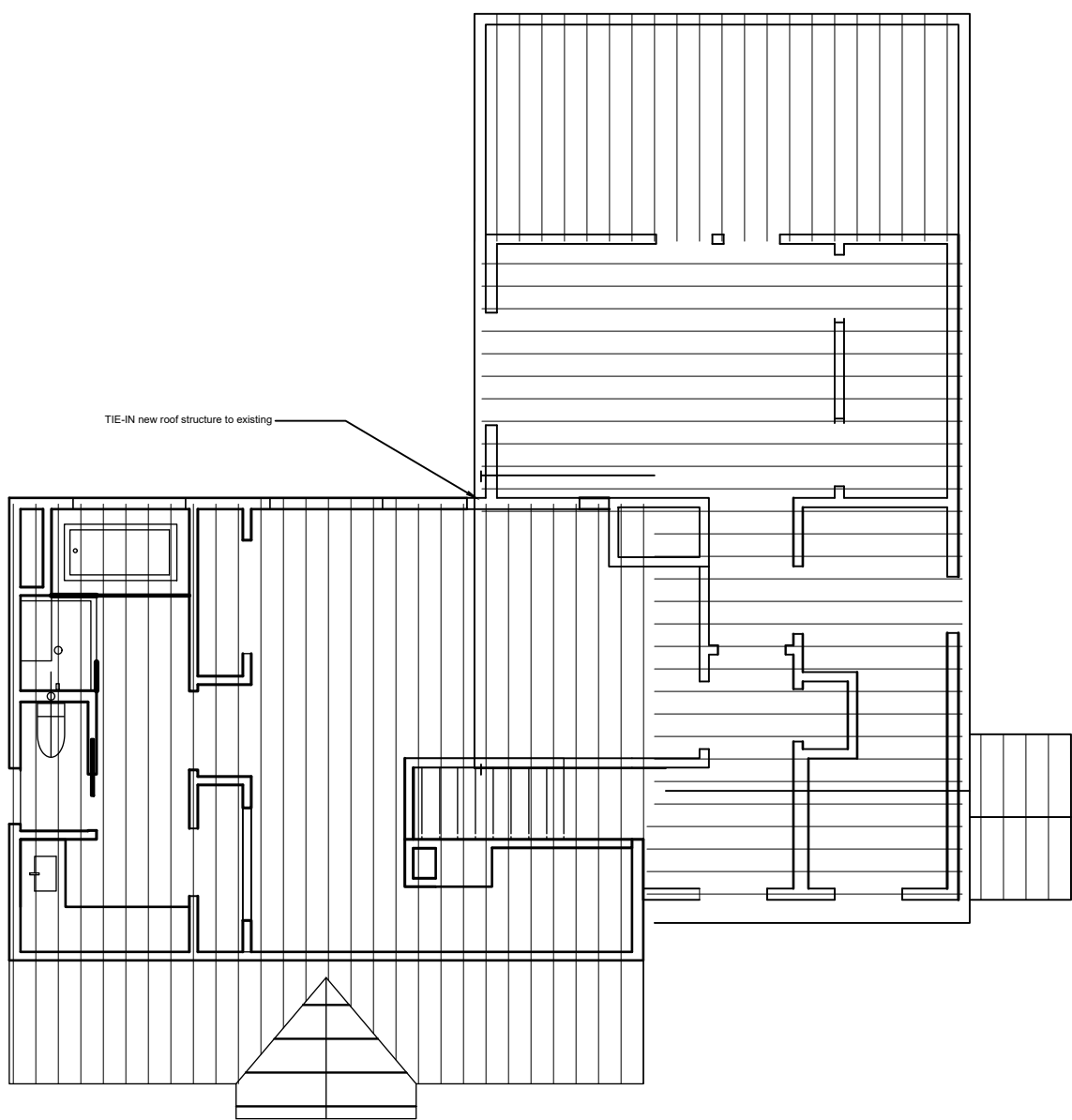
A9



BASEMENT



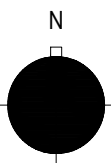
1ST FLOOR



2ND FLOOR

- SHEET NOTES
- GC TO PROVIDE FULL SET ENGINEERED STRUCTURAL DRAWINGS BY LICENSED STRUCTURAL ENGINEER
  - LOADS AND SUPPORTS AS SHOWN ARE SCHEMATIC

Duval Addition  
41 Tucker Street  
Lenox, MA 01240

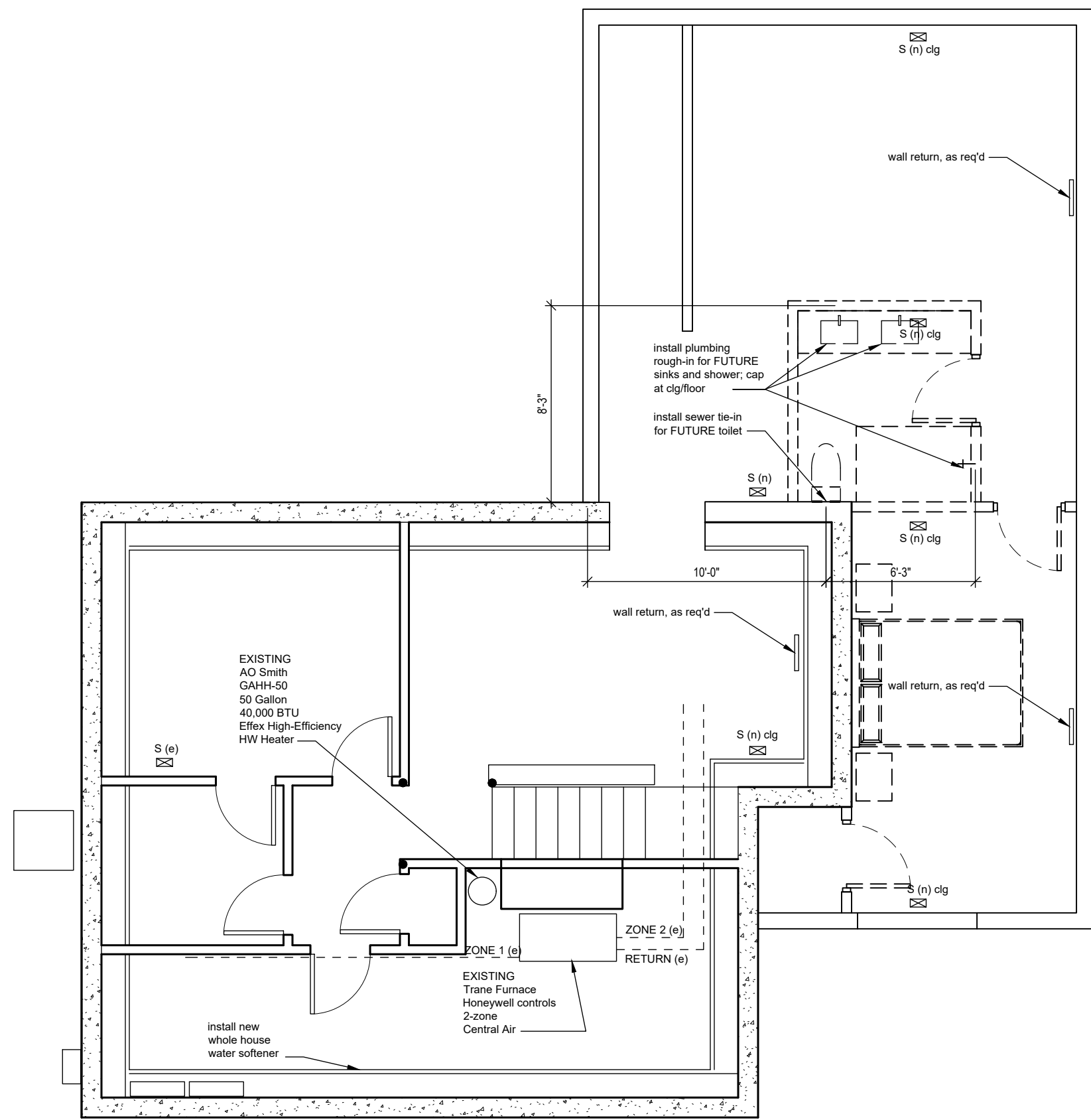


DRAWING

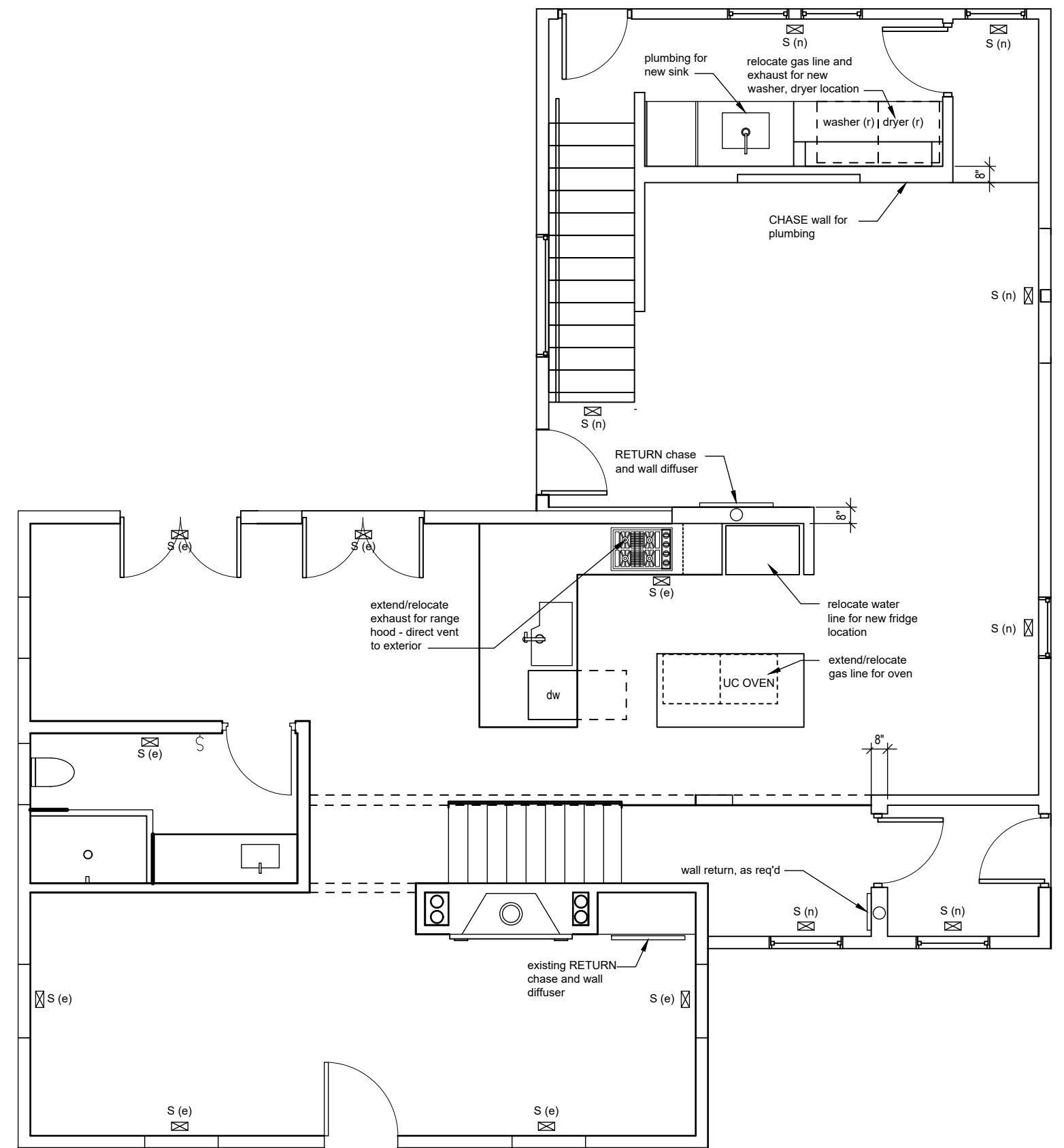
FRAMING + STRUCTURAL DETAILS

DATE	3/22/2020
REV	0
ISSUED FOR	PRICING
SCALE	$\frac{1}{8}" = 1'-0"$

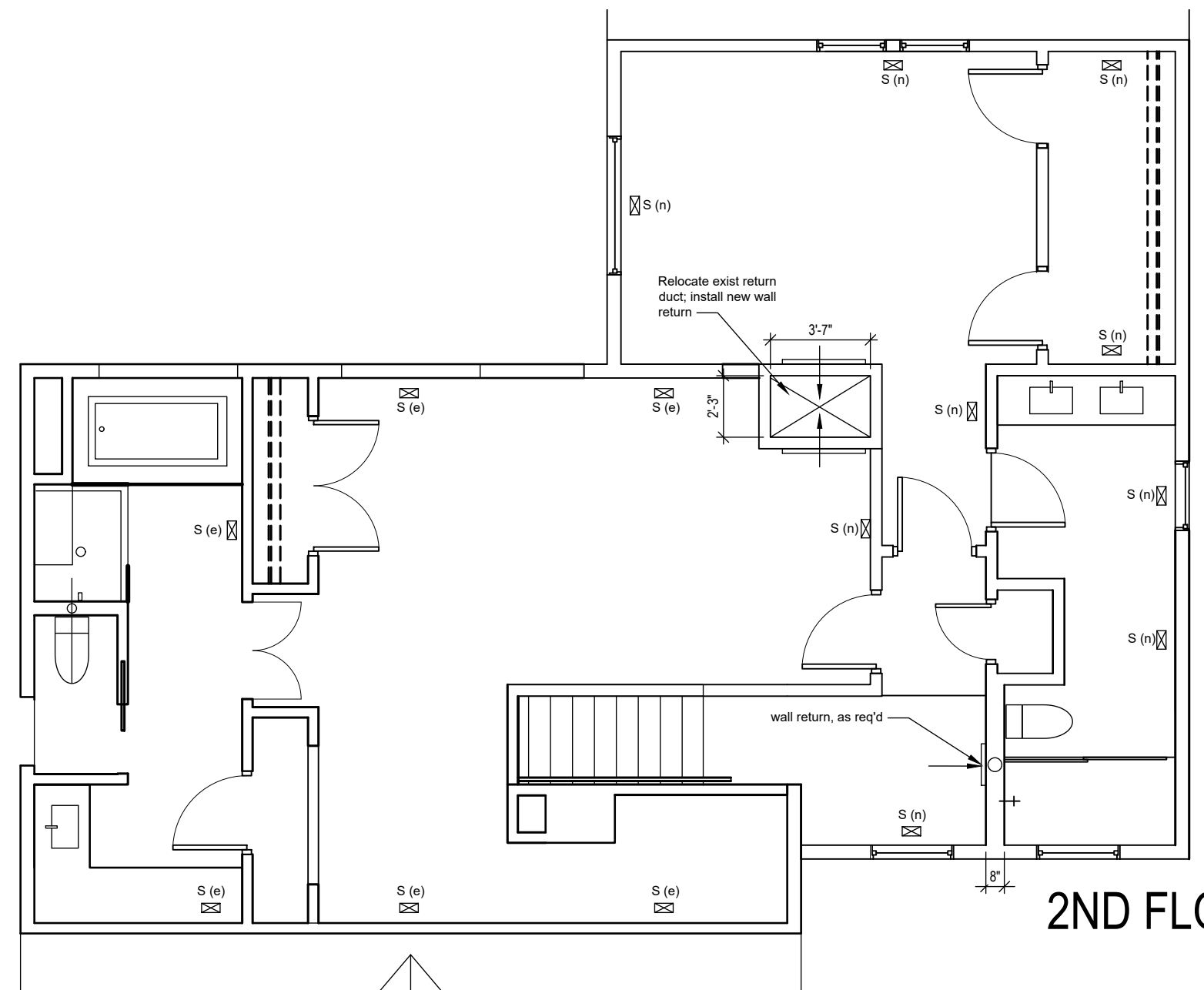
S1



BASEMENT



1ST FLOOR

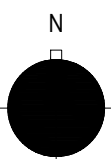


2ND FLOOR

SHEET NOTES

1. UNLESS NOTED OTHERWISE, ALL FIXTURES AND FINISHES SHALL MATCH EXISTING
2. RELOCATE CENTRAL VAC EQUIPMENT AND EXTEND SYSTEM AS REQUIRED BY NEW LAYOUT
3. EXTEND FORCED HOT AIR AND COOLING SYSTEM TO NEW ADDITION; PROVIDE PROPOSAL FOR NEW ZONING
4. EXTEND GAS LINES AND INSTALL NEW PLUMBING AS REQUIRED BY NEW LAYOUT
5. INSTALL NEW WHOLE HOUSE WATER SOFTENER SYSTEM
6. FLOOR DIFFUSERS, UNLESS NOTED OTHERWISE

Duval Addition  
41 Tucker Street  
Lenox, MA 01240

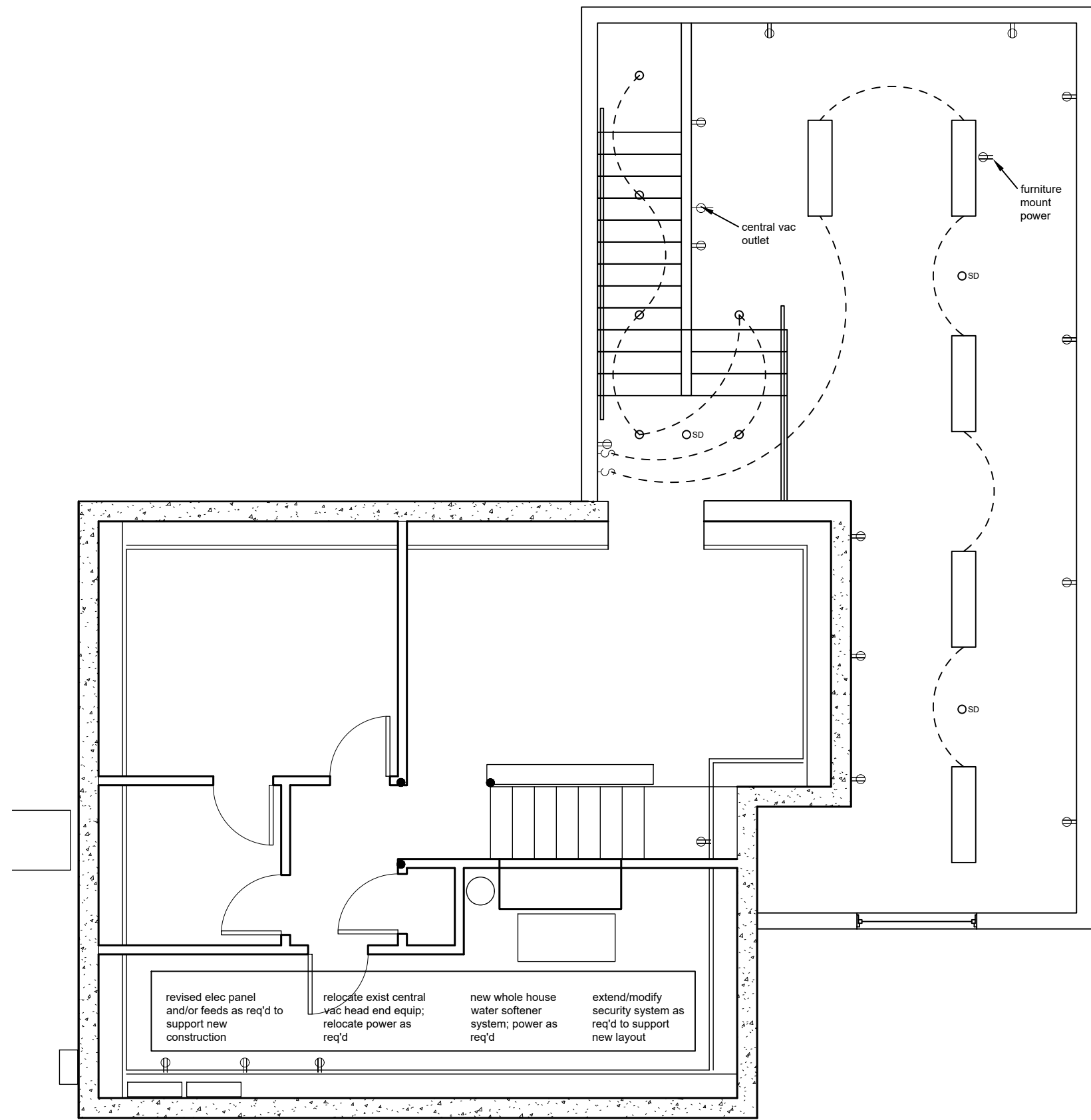


DRAWING

MECHANICAL + PLUMBING PLANS

DATE	3/23/2020
REV	0
ISSUED FOR	PRICING
SCALE	$\frac{3}{16}'' = 1'-0''$

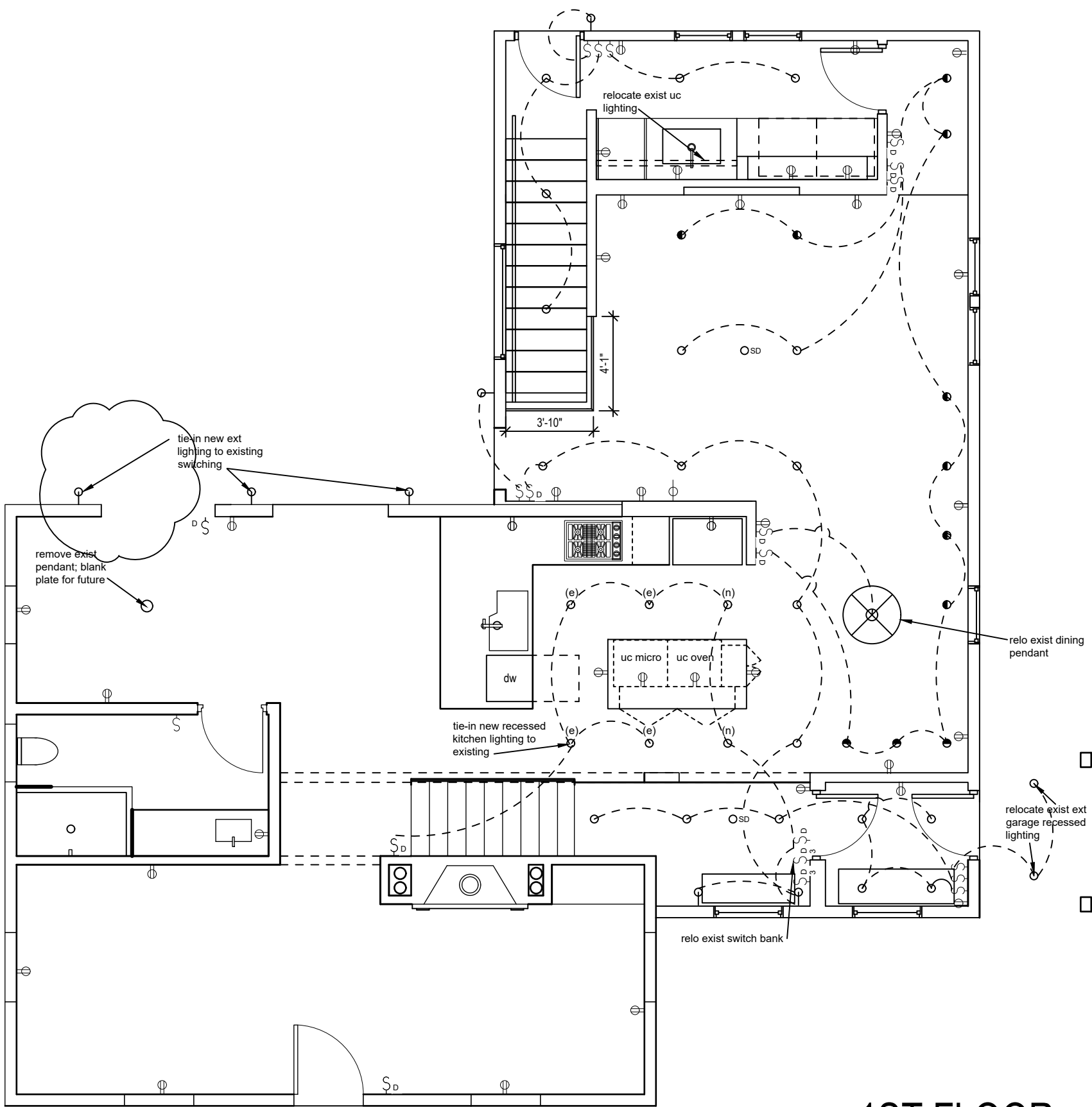
M1



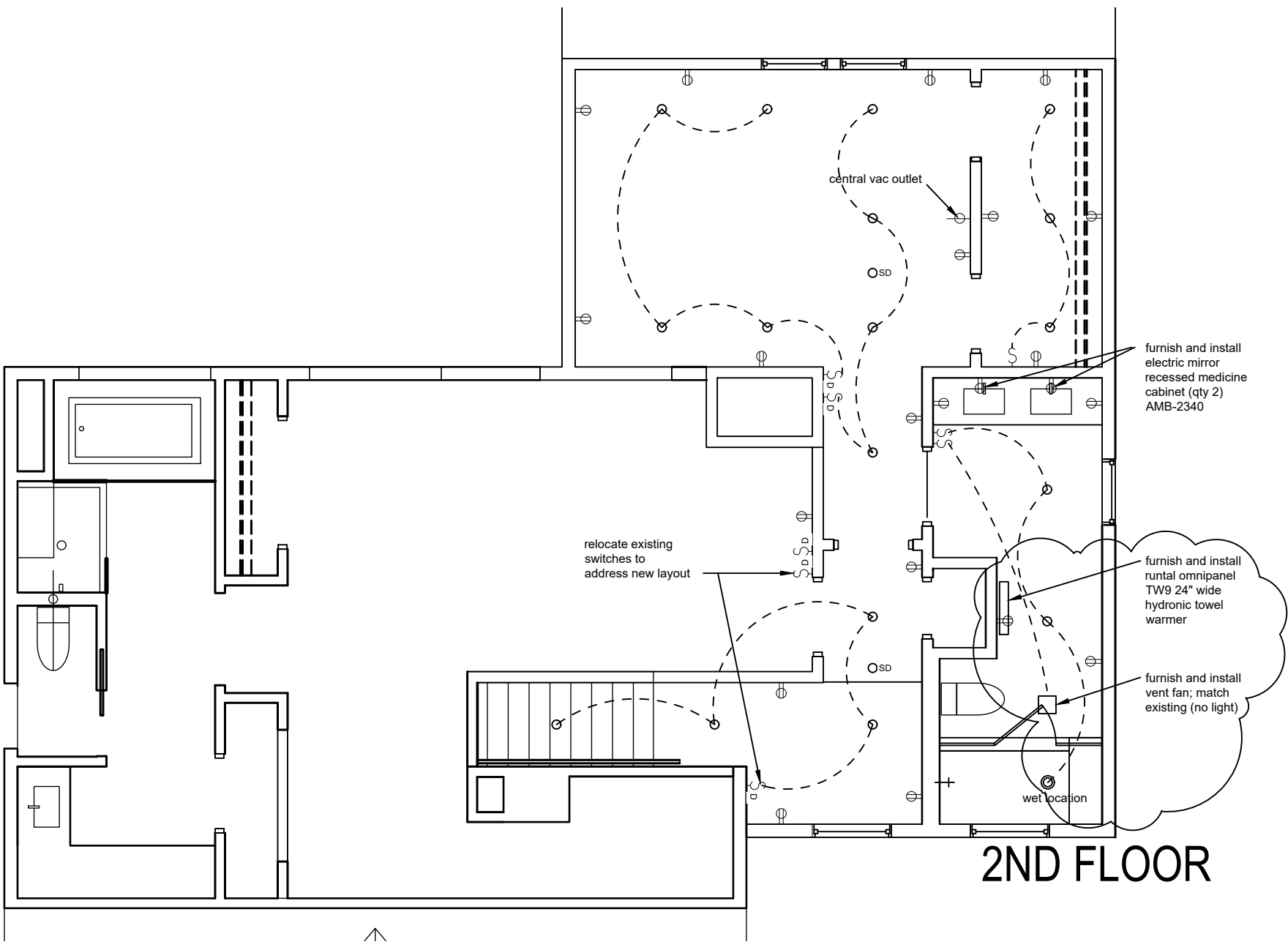
BASEMENT

LIGHT FIXTURE SCHEDULE		
NAME	TYPE	DETAILS
L1	RECESSED DOWNLIGHT	MATCH EXIST
L2	RECESSED WALLWASH	MATCH EXIST
L3	RECESSED WET LOCATION	
L4	RECESSED EXTERIOR	MATCH EXIST
L5	WALL-MOUNT EXTERIOR	
L6	UTILITY	MATCH EXIST
L7	UNDER CABINET	
L8	TBD	MATCH EXIST

FIXTURE SCHEDULE		
NAME	TYPE	DETAILS
TOWEL WARMER	RUNTAL	24" OMNIPANEL HYDRONIC TOWEL WARMER TW9 - WHITE
MIRROR MEDICINE CABINET	ELECTRIC MIRROR	AMB 2340



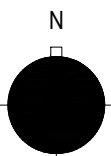
1ST FLOOR



2ND FLOOR

- SHEET NOTES
1. MATCH EXISTING FIXTURE SPECS; LED LIGHTING THROUGHOUT
  2. LEGRANDE ADORNE SERIES WITH WHISPER DIMMING AT ALL POWER AND SWITCH LOCATIONS
  3. CENTER AND ALIGN ALL FIXTURES PER PLANS
  4. EXTEND EXIST CENTRAL VAC SYSTEM PER PLANS; RELOCATE HEAD END EQUIPMENT TO EXIST BASEMENT
  5. EXTEND/MODIFY EXIST SECURITY SYSTEM TO MEET NEW ENTRY LOCATIONS
  6. INSTALL POWER TO SUPPORT ADDITION, INCLUDING FURNACE, CENTRAL VAC, WATER SOFTENER SYSTEM AS REQUIRED

Duval Addition  
41 Tucker Street  
Lenox, MA 01240



DRAWING

POWER + LIGHTING PLANS

DATE	3/23/2020
REV	1
ISSUED FOR	PRICING
SCALE	$\frac{3}{16}'' = 1'-0''$

E1