

The Commonwealth of Massachusetts
TOWN OF LENOX

TOWN CLERK 2020 MAR 10

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

LENOX 3/10/20 10:53:06

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

☒ A Special Permit for exception under the provisions of Section 8.4.4.2 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):

35 day STR extension

For premises:

Owner of Record MICHAEL & CHRISTINE COONEY

Address 46 SARAGENT BROOK RD LENOX.

Map and Parcel 1-27

Zoned as R1A

Deed Reference Book R1A Page _____

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

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

Address (Mailing Address) P.O. Box 1927 LENOX

Telephone Number 413 207-2135

Email address mjcooney5@gmail.com

Date 3/10/20

Application for special permit for Cooney, 46 Sargent Brook Rd.

We are applying for a special permit to rent our property for an additional 35 days. We would like the extension because it will help us afford to keep this property, which has been in our family for over 40 years. We believe that the benefits to the town of the additional days far outweigh any potential negative impacts.

To address the criteria in section 3.4.2

1. Community needs served: bringing visitors to Lenox is a benefit to the local economy and the income supports a working Lenox family.
2. We have a private driveway and parking area, and all renters are limited in our rental agreement to a total of two vehicles.
3. Our rental is a two bedroom cottage and the rental agreement limits occupancy to four people, so does not put an undue strain on water, septic, etc.
4. Our property is on Laurel Lake where most of the neighbors are seasonal visitors. The majority of our renters are repeat renters, some have been coming for more than 10 years. Some of these folks have formed friendships with the neighbors and stay in touch with them throughout the year. In the rental agreement, we limit large gatherings or parties.
5. The additional 35 days would not create any negative impacts on the natural environment.
6. The potential economic and fiscal impact to the town is completely positive. The people who rent our property are here to visit Lenox and the surrounding area. They eat in local restaurants, shop in our stores and visit the cultural institutions, spending money to support our town economy and local employment. They also pay local room tax that benefits the town. The use of other town services is no greater than it would be if this was a primary residence for a couple or small family.