
Special Permit Application 6.3

Proposed House Reconstruction & Related Site Work

Property Location:

*23 Lime Kiln Road
Lenox, MA 01240*

Owner/Applicant:

Robert and Deborah Ezrapour
*23 Lime Kiln Road
Lenox, MA 01240*

Civil Engineer:

*Foresight Land Services, Inc.
1496 West Housatonic Street
Pittsfield, MA 01201*

August 2023

FORESIGHT
LAND SERVICES

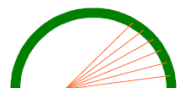


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*Supplemental Exhibits to a Special Permit Application
Submitted to the Lenox Zoning Board of Appeals
for Robert & Deborah Ezrapour
23 Lime Kiln Road, Lenox*

Application to the Zoning Board of Appeals

Attachment 1: Filing Fee

Exhibit A Project Narrative

Exhibit B Deed

Exhibit C L.10 Proposed Site Plan, Cudnohufsky Associates, Inc., 8/1/23

SP-1 Proposed Site Plan, Foresight Land Services, Inc.
Prepared for Robert & Deborah Ezrapour
23 Lime Kiln Road, Lenox, MA 01240

Plan of Land Prepared for Matthew J & Heather Wells
Heim, Taconic Land Consultants, 12/31/2002

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 6.3 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):

Request is for a Special permit for reconstruction of a single family house within the required 75 foot setback within the C-3A Zone.

The existing house has 55 foot front setback and the proposed structure is also proposed to have a 55 foot front

For premises:

Owner of Record Robert & Deborah Ezrapour

Address 23 Lime Kiln Road

Map and Parcel Map 27, Lot 10

Zoned as C-3A

Deed Reference Book 7171 Page 240

(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) 316 West 118 Street, New York, NY 10026

Telephone Number 917-841-9076

Email address robert@artimusnyc.com

Date _____

150.00

Middle Berkshire - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 8/9/2023 1:40:09 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
995183	DEED		07171/240	04/19/2022	772000.00
Property-Street Address and/or Description					
23 LIME KILN RD					
Grantors					
HOULDSWORTH JESSE G, HOULDSWORTH PAULINA M					
Grantees					
EZRAPOUR DEBORAH A TR, EZRAPOUR ROBERT TR, AMENDED & RESTATED DEBORAH EZRAPOUR TRUST					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

Berkshire Middle District Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 995183
Document Type	: DEED
Recorded Date	: April 19, 2022
Recorded Time	: 01:40:17 PM
Recorded Book and Page	: 07171 / 240
Number of Pages(including cover sheet)	: 4
Receipt Number	: 176272
Recording Fee (including excise)	: \$3,675.32

MASSACHUSETTS EXCISE TAX
Middle Berkshire ROD 001
Date: 04/19/2022 01:40 PM
Ctrl# 043261 17049 Doc# 00995183
Fee: \$3,520.32 Cons: \$772,000.00

Berkshire Middle District Registry of Deeds
Patricia M. Harris, Register
44 Bank Row
Pittsfield, MA 01201
413-443-7438
berkshiremiddledeeds.com

LOCUS: 23 Lime Kiln Road, Lenox, MA 01240

QUITCLAIM DEED

That WE, **JESSE G. HOULDSWORTH** and **PAULINA M. HOULDSWORTH**, husband and wife, of Lenox, MA, for consideration paid in the amount of **SEVEN HUNDRED SEVENTY-TWO THOUSAND DOLLARS AND NO/100 (\$772,000.00)** grant to **DEBORAH A. EZRAPOUR** and **ROBERT EZRAPOUR**, TRUSTEES of the **AMENDED AND RESTATED DEBORAH EZRAPOUR TRUST**, under Trust Agreement dated January 7, 2019 (See Trustee Certificate recorded herewith), with a mailing address of 350 West 245th Street, Bronx, NY 10471, with **QUITCLAIM COVENANTS**, the land with the buildings thereon situated in the Town of Lenox, County of Berkshire, Commonwealth of Massachusetts, bounded and described as follows:

Being Lot No. 4, containing 4.935 acres, and Lot No. 2, containing 8,735 square feet, as set forth on plan entitled "Survey of Land in Lenox, Massachusetts prepared for Matthew J. and Heather Wells Heim, December 31, 2002" Taconic Land Consultants, Land Surveyors and Geologists Environmental Consultants, 44 Imperial Street, Lanesborough, MA 01237, Scale 1" = 50' as recorded with Berkshire Middle District Registry of Deeds in Plat G, No. 71.

Together with all right, title and interest in and to that portion of said West Road lying between the lines shown on said plan as the supposed southerly lines of said West Road and the center lines of said West Road and which also lies between the extensions northerly of the easterly and westerly lines of the conveyed premises.

This conveyance is made subject to the rights of the public or any others to any portions of said West Road which may be included in the conveyed premises.

As per M.G.L. c 188 Sec 13, the Grantors, Jesse G. Houldsworth and Paulina M. Houldsworth, under oath and subject to the pains and penalties of perjury, do hereby depose, state and certify that (i) I release all rights of Homestead in the subject realty, (ii) that no spouse, no non-owner spouse, former spouse, or any other person resides in the home, and (iii) at the time of delivery of this deed, no spouse, former spouse or any other person is intitled to claim the benefit of an existing estate of homestead.

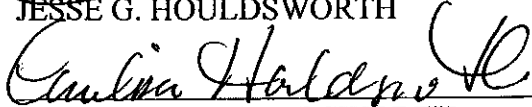
Being all and the same premises conveyed to the Grantors herein by Deed of Kyle Chambers and Elizabeth Peacock-Chambers dated June 26, 2020 and recorded on June 29, 2020 in the Berkshire Middle District Registry of Deeds in Book 6653, Page 341.

Real estate taxes for the current fiscal year have been apportioned between the parties thereto as of the date of delivery of this deed.

WITNESS our hands and seals this 15th day of April 2022.



JESSE G. HOULDSWORTH



PAULINA M. HOULDSWORTH

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS:

On this 15th day of April 2022, before me, the undersigned notary public, personally appeared Jesse G. Houldsworth and Paulina M. Houldsworth, who proved to me through satisfactory evidence of identification, being (*check whichever applies*):

- ☒ driver's license or other state or federal government document bearing a photographic image:
☐ oath or affirmation of a credible witness known to me who knows the above signatory; or
☐ my own personal knowledge of the identity of the signatory,

to be the persons whose names are signed on the preceding or attached document and acknowledged to me that they signed it voluntarily for its stated purpose and that the same is their free act and deed.



Notary Public: Lindsay D. DiSantis

My Commission Expires: 10/6/2028



Lindsay D. DiSantis
 NOTARY PUBLIC
 Commonwealth of
 Massachusetts
 My Commission Expires
 October 6, 2028

Key: 1043

Town of LENOX - Fiscal Year 2023

12/8/2022

6:17 pm

SEQ #: 1,176

CURRENT OWNER

PARCEL ID

LOCATION

DESCRIPTION

BN ID BN CARD

HOULDSWORTH JESSE G
C/O EZRAPOUR DEBORAH A
350 WEST 245th ST
BRONX, NY 10471

27-10-0

23 LIME KILN RD

TRANSFEE HISTORY

BN ID BN CARD

HOULDSWORTH JESSE G
CHAMBERS KYLE

04/19/2022 QS
06/29/2020 QS
06/20/2016 QS

712,000 7171-240
495,500 6653-341
425,500 5761-81

W18-0004
E18-0164
8-303
8-195
8-118

07/24/2019 RA 100 100
07/24/2019 RA 100 100
12/30/2008 RJM 100 100
12/30/2008 RJM 100 100
12/30/2008 RJM 100 100

CD	T	AC/SF/UN	Nbhd	Int1	Int2	ADJ BASE	SAF	Int3	LPI	VC	CREDIT AMT	ADJ VALUE
100	S	43,560	2	1.00	LO5	0.75	A	1.00	24	1.55		146,480
300	A	4,130	2	1.00	LO5	0.75	A	1.00	24	1.55		53,450
TOTAL												

Nbhd	Int1	Int2	Int3	LPI	VC	CREDIT AMT	ADJ VALUE
Northwest	LOC 25% BD						
Int1	AVG						
Int2							
TOTAL							

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPV	G	1.20	40	0.60	16 X 32 HEAT	512	39.28
FBN	A	1.00	50	0.50	12 X 20	240	31.46
LBN	A	1.00	50	0.50	18 X 20	360	35.64
FBN	A	1.00	50	0.50	12 X 20	240	31.46
PTD	A	1.00	40	0.60	POOL APRON	448	6.16
TOTAL							

MODEL	CD	ADJ	DESC	MEASURE	LIST	6/8/2006	CMB
QUALITY	A	1.00	AVERAGE (100%)	REVIEW	1/2/2009	RJM	
FRAME	1	1.00	WOOD FRAME (100%)				



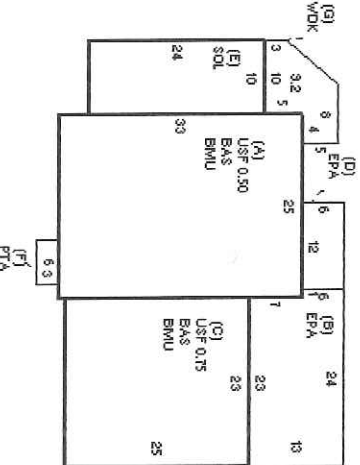
BLDG COMMENTS

YEAR BLT	1825	SIZE ADJ	1,000	ADJ	1,000	ADJ	1,000
NET AREA	2,484	DETAIL ADJ	1,060				
SML(RCN)	\$202	OVERALL	1,000				
CAPACITY							
STORIES	1.9	ADJ	1.00				
ROOMS	9	ADJ	1.00				
BEDROOMS	3	ADJ	1.00				
BATHROOMS	3	ADJ	1.00				
TOT FIXTURES	9	ADJ	1.00				
GARAGE SPACES	0	ADJ	1.00				
% BSMT FIN	0	ADJ	1.00				
# 1/2 BATHS	0	ADJ	1.00				
# OF UNITS	1	ADJ	1.00				

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP
W18-0004	10/24/2018	49	Solid Fuel	5,000	07/24/2019
E18-0164	10/03/2018	7	Other		07/24/2019
8-303	09/03/2008	3	Reno / Alter	4,500	12/30/2008
8-195	06/27/2008	5	Demolitions	1,000	12/30/2008
8-118	05/09/2008	3	Reno / Alter	19,000	12/30/2008

UNITS	YB	ADJ PRICE	RCN	TOTAL RCN
1,400	1825	33.79	47,307	501,440
1,400	1825	172.03	240,848	
844	1825	158.41	133,701	
377	1825	72.10	27,182	
240	1825	107.52	25,805	
18	1825	11.89	214	
99	1825	29.90	2,960	
1	1825	6,679.00	6,679	
1	1825	9,184.00	9,184	

COND	EFF YR/AGE	1989 / 32
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32 % GD	68
RCNLD		\$341,000



EXISTING CONDITIONS SITE PHOTOGRAPH
23 Lime Kiln Road, Lenox, MA



Exhibit B
Project Narrative

23 Lime Kiln Road
Proposed House Reconstruction and Related Sitework
Lenox, MA
Special Permit Request Under 6.3

This narrative is submitted on behalf of the applicants, Robert & Deborah Ezrapour, as a supplement to a Special Permit application that proposes the demolition of the existing house and construction of a new house within the C-3A front setback on Lime Kiln Road. The project proposes to replace/reconstruct the existing structure that is located 55 feet from the Lime Kiln Road Right of Way, front setback. The project is being submitted under zoning 6.3, Reduction of Street Setback in C-3A. The new structure is also proposed 55 feet from the Lime Kiln Road ROW and structure will not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The new structure will be a substantial improvement over the existing structure, including landscaping and beneficial to the neighborhood.

The plan is to replace the existing structure in substantially the same footprint as the existing structure. The proposed plan also calls for extensive landscaping of the front of the house including stonewalls and stone walkways. There is a new driveway entrance proposed to the west of the house and a parking area for two cars that has proposed and existing vegetative screening from Lime Kiln Road. The old driveway will be removed, and the area landscaped. There are no signs proposed for the site as this is a single-family structure.

The proposed plan integrates into the existing and proposed landscape. There are numerous existing evergreens along Lime Kiln Road and additional proposed vegetative landscaping proposed to buffer the proposed house and pool house/pool area. To the applicant's knowledge there are no Scenic Views or unique features to the property. There are also no sensitive or historic features. To the extent possible, existing vegetation is being preserved and enhanced by the proposed additional landscaping. The parcel has 4.1 acres of property abutting Kenndey Park on its southern boundary. Of the 4.1 acres approximately 3 acres are proposed to be left as shrubs and woods in the rear of the property. The proposed plan proposes to leave a majority of the existing evergreen screening in place along the front property lines and proposes additional vegetation screening of proposed structures and site features from Lime Kiln Road and abutting properties.

The new structure will not be substantially more detrimental than the existing nonconforming structure to the neighborhood and will be a substantial improvement, including proposed landscaping and therefore be beneficial to the neighborhood.