

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

☒ A Variance from the following provisions of Section 5.3.4 of the Town of Lenox Zoning By-Law.

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

*For the professional practice of massage and bodywork, especially Watsu, a form of bodywork performed in warm water*

For premises:

Owner of Record William Geoffrey Wood  
Address 8 Barberrry Ln., Lenox, MA 01240  
Map and Parcel 44-6-0  
Zoned as R15  
Deed Reference Book 7006 Page 83

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

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

Address (Mailing Address) 8 Barberrry Ln., Lenox, MA 01240  
Telephone Number 845-391-1813  
Email address gwood08@yahoo.com  
Date 7/21/23

William Geoffrey Wood  
8 Barberry Lane, Lenox, MA. 01240  
Pool House Plans

To whom it may concern,

I am including a more detailed description here of the project and my intent for use.

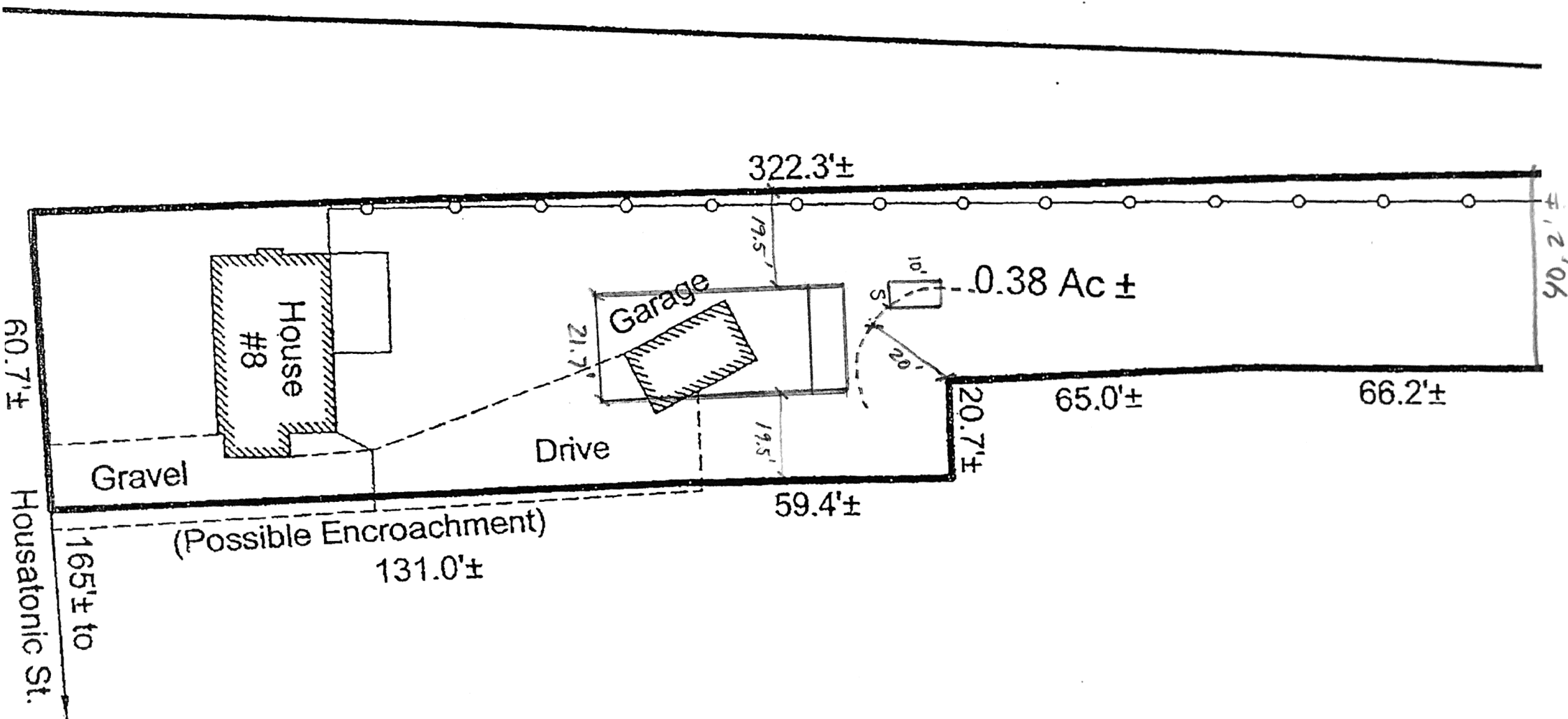
I have designed the pool house around a 15/15 ft pool, which is about the minimum size needed for the practice of Watsu, or 'Water Shiatsu', a form of therapeutic bodywork performed in warm water. It has long been a dream of mine to practice Watsu, in which I have been certified for many years, and I finally have the opportunity, having purchased this property two years ago, to make that dream a reality. The pool house design includes a front room to be used as a waiting room and for table or mat sessions, a bathroom, and a storage loft. I intend to see one client at a time, for an average of 25 hours a week; so the added traffic in the neighborhood will be minimal, and I do not intend to have employees. It will essentially be the same as having a home occupation for the practice of massage or bodywork, but my practice requires a large pool instead of just a massage table, and hence a larger space.

The property is naturally sloping, and I have used this feature to allow for the pool to sit three ft lower than the front rooms. I will build three ft wide decking around the south and east sides at the height of the top of the pool, allowing the pool to feel in-ground, even though it will be an above-ground, removable pool. The pool I am planning to install has a 1 ft edge around the entire top (see drawings); so, with the three ft of decking flush with the edge, it will create a 4 ft walkway around the east and south sides. This will provide ample space to walk around the pool to open windows and also for someone to exit the pool safely from three different sides.

I understand that the property is narrow and that the current house has a special variance for the setbacks, which are not a full 20 feet from the neighboring properties on either side. I designed the pool house to be as narrow as possible, in an attempt to meet the 20 foot setback requirements, but the design I arrived at will require a permit for 19.5 ft setbacks. Because I consider a 15/15 ft pool to be the minimum size needed for optimal Watsu practice, and because I would like to have a full 4 ft of decking around three sides of the pool for safety, and a usable room in the front of the house, I arrived at a width for the building of 21.7 ft. The property being 60.7 ft wide, I am therefore seeking permission for setbacks of 19.5 ft.

The pool will also require a 5/10 ft pool-equipment building, which I have been told by the building inspector must be 10 ft from the building, if it is not to be included as square footage. I would like the equipment room to be 10 ft away also for the reason of avoiding hearing the noise of the equipment while performing sessions. If you look at the plot plan map I have included, on which I have sketched the new building over the current garage, (which will be removed), you will see a small equipment house drawn there behind the pool house. I have shown that this pool house will also encroach on the setbacks by two or three feet, where the property juts in from the south side, behind the pool house. I cannot see a way to build the equipment room behind the pool house without needing a special permit for its setback as well.

Thank you for your consideration.  
Geoffrey Wood



ONLY

was prepared solely for the information of  
 arrier listed hereon. All certifications are  
 and certifications are not to be relied upon for  
 on or entity. Any other use, e.g. easements,  
 urred nor authorized by BEK Associates.

#### Notes

This plot is compiled from other plans, deed dimensions, other  
 sources of information and is based on taped measurements, with the result  
 measurements and features shown hereon are approximate and not to be

Key: 2037

## Town of LENOX - Fiscal Year 2023

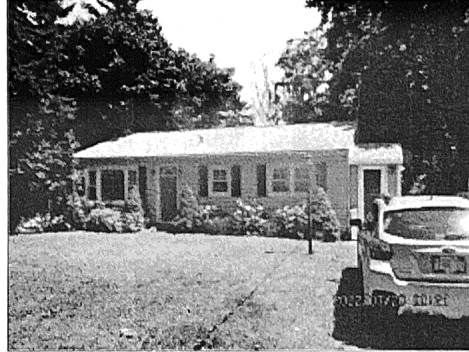
12/8/2022 6:17 pm SEQ #: 2,220

CURRENT OWNER						PARCEL ID				LOCATION				
WOOD WILLIAM GEOFFREY 8 BARBERRY LANE LENOX, MA 01240						44-6-0				8 BARBERRY LANE				
						TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
						WOOD WILLIAM GEOFFREY				09/10/2021	QS	411,000	7006-83	
						HERRICK SAMANTHA				07/09/2014	QS	250,000	5404-77	
						COSTA EDWARD W II				11/01/2010	QS	195,000	4552-3	
CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	LPI	VC	CREDIT AMT	ADJ VALUE		
100	S	21,069	7	1.00	A	1.00	A	1.00	181	1.00		93,470		

TOTAL	21,069 SF	ZONING	R15	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	Down Town	NOTE				LAND	93,500	74,100
Inf1	AVG					BUILDING	237,100	179,100
Inf2	AVG					DETACHED	12,900	11,700
						OTHER	0	0
						TOTAL	343,500	264,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	+	1.10	10 0.90	15 X 15	2012	225	63.60 12,900

PHOTO 07/19/2022



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/13/2007	CMB
MODEL	1		RESIDENTIAL	LIST	3/13/2007	EST
STYLE	1	1.00	RANCH [100%]	REVIEW	7/8/2014	SL
QUALITY	+	1.10	PLUS AVE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	864	DETAIL ADJ	1.000
SNLA(RCN)	\$305	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
TOT FIXTURES	3	\$2,640
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMPT SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		41.27	35,653
A	BAS	L	BASE AREA	864	1950	237.55	205,246
B	EPA	N	ENCLOSED PORCH	65		79.32	5,156
+	WDK	N	WOOD/COMP DECK	252		32.89	8,289
F11	O		FPL 1S 1OP	1		6,429.50	6,430

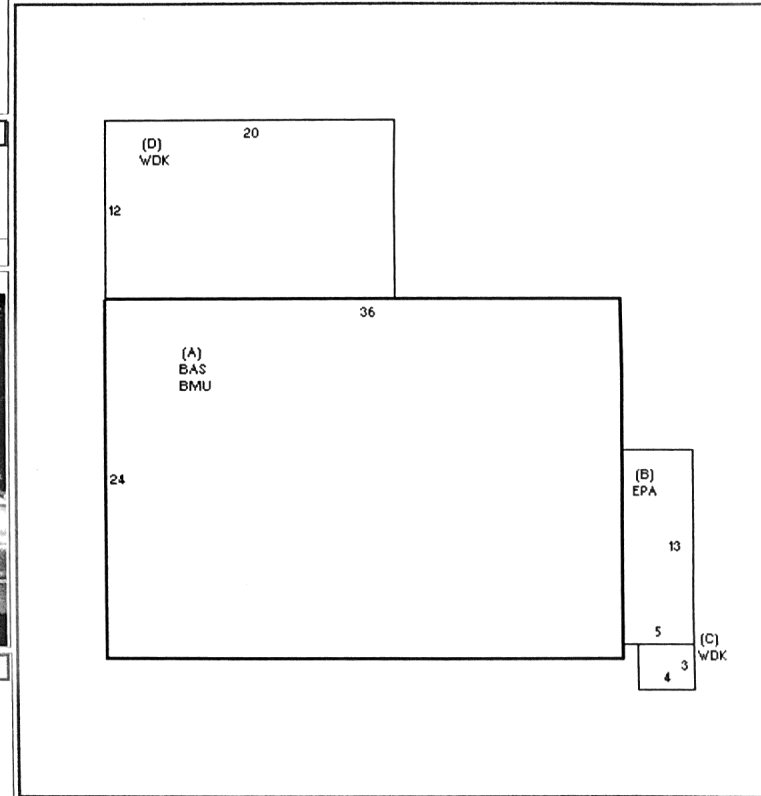
TOTAL RCN 263,413

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	E
KITCHEN	V
BATHS	V
HEAT	A
ELECT	U

EFF.YR/AGE 2011 / 10

COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90

RCNLD \$237,100



LEGAL

LAND

DETACHED

BUILDING