

Lenox Zoning Board of Appeals Minutes
June 5, 2019
Land Use Meeting Room

Members present: Robert Fuster (RF); Robert Fuster Jr. (RFJr); Cliff Snyder (CS); Ned Douglas (ND); Shawn Leary Considine (SLC)

Staff Present: Land Use Assistant, Jessica Cote (JC)

Other Members of Public: Oren Cass (OC), petitioner

7:00PM 8 Maple Street (Map 46, Parcel 45), allow for the renovation of the third floor of an existing single family dwelling.

- RF opened the meeting at 7:01pm.
- Members sitting were RF, RFJr, CS, ND & SLC.
- RF explained the process to OC.
- OC explained the single family home, two stories with a third floor unfinished attic.
- OC is a writer for a think tank and works from home in a home office. No plumbing/bathroom and no changes to the exterior of the house.
- CS asked if OC anticipates people coming and going to the house for his business. OC stated that no one would visit for his work.
- The board believes the dwelling is non-conforming as it is already over two stories.
- RFJr moves to close public meeting portion. SLC seconds. All in favor 5-0.
- Board discussed the application and that it meets standards of a Special Permit as opposed to a Variance. The house is non-conforming and there will not be any people coming and going for a business. It is not detrimental to the neighborhood.
- RJFr moves to grant SP and SLC seconds. All in favor 5-0.
- **RFJr to write decision.**

Other Business:

RFJr moves to close the meeting. ND seconds. All in favor 5-0. Meeting closed at 7:26pm.

Approve Minutes:

May 15, 2019 – Approved by consensus