

Zoning Board of Appeals Minutes, 12/16/2016

**Zoning Board of Appeals
Minutes
December 16, 2015
Landuse Meeting Room**

Members present: Chair Ethan Berg, (EB); Shawn Leary Considine, (SLC); Robert Fuster, (RF); Clifford Snyder (CS); and Ned Douglas, (ND)
Staff present: Land Use Director/Town Planner Gwen Miller (GM) and Land Use Clerk Peggy Ammendola, (PA)

Laura Downing, 124 West Street (Map 42, Parcel 14), Special Permit under Section 3.3.3 “Nonconforming Structures” of the Lenox Zoning Bylaw to reconstruct and extend an existing front landing on a nonconforming single family residence.

Present was Laura Downing and Todd Morin.

Ms. Downing, who presented the application, stated that with the pitch of the existing roof line at the front of the structure the melt of the snow and ice buildup in the winter drains onto the path and landing creating a hazardous condition. This has resulted in some structural damage. The project is designed to preserve the historic character of the 1893 home. Ms. Downing provided photographs showing the damage and the conditions during the winter as well as sketches of two different options for the Board to consider.

Option #1 was depicted in the color of green. Option #2 increases the length from 7 feet to 14 feet

CS advised Ms. Downing that the Board could not rule on two options and suggested that she choose the one that she preferred. She chose Option #1. The existing steps are pre-existing non-conforming and encroach on the front setback. The setback will remain the same, but the line will be extended.

A letter of support from Leslie G. Baker of 130 West St. was read into the record.

RF made a motion to close the public hearing and CS seconded the motion. The Board voted to approve 5-0.

RF made a motion to grant the Petitioner’s request. SLC seconded the motion and the Board voted to approve 5-0.

Minutes-

December 2, 2015-RF made a motion to approve the minutes and SLC seconded the motion. The Board voted to approve 3-0-2. ND and CS abstained as they were not present for this meeting.

December 2, 2015 Executive Session- RF made a motion to approve the minutes and SLC seconded the motion. The Board voted to approve 3-0-2. ND and CS abstained as they were not present for this meeting.

Respectfully submitted,
Peggy Ammendola