



ZONING BOARD OF APPEALS
TOWN OF MONTAGUE
ONE AVENUE A
TURNERS FALLS, MA 01376

NOTICE OF DECISION & VOTE

Applicant Owner:

Douglas & Crystal {Chamberlain}Carlson
7 Park Street,
Turners Falls, MA 01376

Case No. 14-04

Date August 4, 2014

Premises Affected:

7 Park Street
Turners Falls, MA
Assessors' Map 6 Lot 155
F Co. Registry of Deeds: Bk 5781 Pg 93

Special Permit ()
Variance Application (40A) (X)
Section 6 Ch. 40A - Finding ()
Site Plan Review ()

After a public hearing held on:

Wednesday, June 18, 2014

Consent for reconsideration by the Planning Board:

Tuesday, July 15, 2014

The Board of Appeals finds:

RS: Garages and in particular attached garages have become such a typical feature that they warrant deference in matters of setbacks and size.

EA: The size and bulk of this proposed structure does not warrant a reduction in a setback to this extent. In addition the attached house already is close to the other side lot line. The proposed width and 2-bay nature in conjunction with the proximity to the street makes this proposal inconsistent with the neighborhood.

JR: There are few if any attached garages in this neighborhood. Smaller sizes and deeper setbacks from the street are the norm. A reduced side line setback of this magnitude for an attached garage is an unwarranted detriment to the neighborhood.

THE BOARD OF APPEALS VOTED:

Not to grant variance to minimum side yard setback from property line (15 feet) of the Montague Zoning Bylaws for a 28' x 27' attached garage 5 feet from the side property line.

The vote of the Zoning Board of Appeals was as follows:

- | | | | |
|-------------------------------------|------------|-------------------------------------|------------|
| 1. <u>Ernest L. Brown, Chairman</u> | YES | 2. <u>John Burek, Vice-Chairman</u> | YES |
| 3. <u>John Reynolds</u> | NO | 4. <u>Robert Sojka</u> | YES |
| 5. <u>Ericka Almeida</u> | NO | | |

IMPORTANT: Any appeal from the decision of the Town of Montague Zoning Board of Appeals can be made only to the Court and must be made pursuant to Section 17, Chapter 40A (MGL) as amended, and must be filed in the office of the Town Clerk within twenty (20) days after the date of filing of the decision with the Town Clerk.

Board of Appeals

By _____
Ernest L. Brown, Chairman

Karen Casey-Chretien, Clerk

Received for filing by Town Clerk: _____
Time Date

Twenty day appeal period ends: _____
Time Date

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS FROM THE DATE THAT THIS DECISION WAS FILED WITH THE TOWN CLERK:

Montague Town Clerk

Date

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Notice to be recorded by Landowner