



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

**NOTICE OF DECISION & VOTE**

**Applicant**

Richard Young

**Date** April 5, 2001

**Case No.** 01-07

**Owner:**

Same

**Address** 84 Federal St.

Millers Falls, MA 01349

**Premises Affected**

Assessors' Map 4 Lot 241

Variance Application (40A) (X)

98 Fifth Street

Turner Falls, MA 01376

After a public hearing held on Wednesday, March 28, 2001

**THE BOARD OF APPEALS VOTED:** To grant Variance to Section 5.4.5 (Minimum rear yard setback from property line) of the Montague Zoning Bylaws. The variance allows construction of a three-story rear deck and exit at an approximate 4' setback from the rear property line and allows a close to zero foot setback for a ramp along the rear property line. The Board found no reasonable alternative.

**Conditions:** 1. The roof of the deck must be constructed so that the rain drip line falls within the 98 Fifth Street property and not on abutting property. 2. The ground level of the deck must be built with entrance/exit stairs or ramps on two sides (east and west), so that no one will be forced to trespass on abutting property in order to walk around the deck.

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

1. Ernie Brown YES Chairman

4. Dennis Booska YES

2. John Reynolds YES

5. Walter Sojka YES

3. Mark Bander YES

**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

Douglas S. McIntosh, Clerk