



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

**NOTICE OF DECISION & VOTE**

**Applicant**  
Benjamin Letcher & Emily Monosson

**Date** April 19, 2001  
**Case No.** 01-10

**Owner:**  
Same

**Address** 15 North Street  
Montague, MA 01351

**Premises Affected**  
Assessors' Map 43 Lots 25, 26 & 27  
15 North Street  
Montague, MA 01351

Variance Application (40A) **(X)**  
Section 6 finding (40A) **(X)**

After a public hearing held on Wednesday, April 11, 2001

**THE BOARD OF APPEALS VOTED:**

To grant a Variance to Section 5.4.4 (Minimum Side Yard Setback From Property Line) of the Montague Zoning Bylaws to allow the demolition of an existing non-conforming garage approximately 2' from the side property line and the reconstruction of a single story living room and workshop addition 5 feet further along the same building line with a resulting setback of about 1 foot. The Board finds pursuant to Sections 10 and 6 of the Zoning Act (MGL Chapter 40A) that the increase in non-conformity is minimal, not detrimental and no reasonable alternative exists.

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

- |   |                                    |
|---|------------------------------------|
| 1. <u>Ernie Brown</u> <b>YES</b> Chairman | 4. <u>Dennis Booska</u> <b>YES</b> |
| 2. <u>John Burek</u> <b>YES</b>           | 5. <u>Mark Bander</u> <b>YES</b>   |
| 3. <u>John Reynolds</u> <b>YES</b>        |                                    |

**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