



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

RECORD OF DECISION & VOTE

Applicant:

Robert A. Emond, Sr. _____

Date: _____ May 2, 2002

Case No.: _____ 02-06

Owner:

Linda L. & Robert A. Emond, Sr. _____

Address: _____ 5 Massasoit Street
Lake Pleasant, MA 01347

Premises Affected:

Assessors' Map 36 Lot 120,122&123
5 Massasoit Street
Lake Pleasant, MA 01347

Section 6 (40A) Finding (X)
Variance Application (40A) (X)

After a public hearing held on: _____ Wednesday, April 24, 2002

THE BOARD OF APPEALS FINDS:

1. The proposed conversion of an existing deck to a sunroom recessed in the rear corner of the building does not increase the non-conforming nature of the building.
2. The proposed deck over the sloping and difficult to access rear yard and a lack of exterior space on the lot is a sufficient hardship to the owner and relief is not detrimental to the neighborhood or abutting properties.

THE BOARD OF APPEALS VOTED:

To grant Variance to Section 5.4.5 to allow construction of a new 31' x 11' deck 5' from the rear property line to be attached to the existing house connecting the proposed sunroom to an existing pool deck.

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

- | | | | | |
|-----------------------|------------|----------|------------------------|------------|
| 1. _____ Ernie Brown | YES | Chairman | 3. _____ John Reynolds | YES |
| 2. _____ Walter Sojka | YES | | 4. _____ Dennis Booska | 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