



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

NOTICE OF DECISION & VOTE

Applicant: David Kells

Date June 18, 2003

Case No. 03-12

Owner:

David Kells & Karen Murley-Kells

Address 44 Old Stage Rd.

Montague, MA 01351

Premises Affected

Assessors' Map 48 Lot 31

(148) Main Street

Montague, MA 01351

Variance Application (40A) **(X)**

After a public hearing held on:

Wednesday, June 4, 2003

THE BOARD OF APPEALS VOTED:

To grant a Variance to Section 5.4.1 (Minimum lot area) of the Montague Zoning Bylaws. The Variance allows placement of a single-family dwelling on an otherwise conforming lot straddling two zoning districts. A single-family house is proposed to be placed on the portion of the lot in the AF-2 District. The Board found no detriment to the neighborhood and the request consistent with the intent of the By-laws.

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

1. Ernest L. Brown **YES** Chairman

4. John Reynolds **YES**

2. John Burek **YES**

5. Mark Bander **YES**

3. Walter Sojka **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