



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

NOTICE OF DECISION & VOTE

Applicant & Owners:

Robert J. Beck & Frances L. Beck
15 Montague Ave.
Lake Pleasant, MA 01347

Case No. 07-05
Date April 20, 2007

Premises Affected:

15 Montague Ave.
Lake Pleasant, MA 01347
Assessors' Map 36 Lots 168 & 169
F Co. Registry of Deeds: Bk 1188 Pg 215

Special Permit (X)
Variance Application (40A) (X)
Section 6 Ch. 40A - Finding (X)
Section 8 Appeal ()

After a public hearing held on:

Wednesday, April 11, 2007

THE BOARD OF APPEALS VOTED:

To grant a Special Permit to allow the construction of a 16-foot by 16-foot bedroom addition to the non-conforming single-family home. The addition may be constructed in line with the existing house 14 feet from a rear property line for the requested distance of approximately 3 feet. Also granted for the same purpose is variance to Section 5.4.5 (Minimum rear yard setback from property line - 14') of the Montague Zoning Bylaws.

THE BOARD OF APPEALS FINDS:

The extension of the rear line of the house for the addition for approximately 3 feet parallel to the rear property line is minimal. The approved addition is otherwise conforming to the by-laws and no dimensional non-conformity is increased. The remainder of the addition exceeds the setback requirement resulting in no detrimental affect to the neighborhood.

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

- | | |
|---|-------------------------------------|
| 1. <u>Ernest L. Brown, Chairman</u> ABSENT | 4. <u>John Reynolds</u> YES |
| 2. <u>John Burek, Vice-Chairman</u> ABSENT | 5. <u>Robert Sojka</u> YES |
| 3. <u>Dennis Booska, Acting Chair</u> YES | 6. <u>Ericka Almeida</u> 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

Karen M. Casey, 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