

The Commonwealth of Massachusetts

Town of Williamsburg

Office of the Board of Appeals

Application for an appeal, a Special Permit, or a Variance

To the Town Clerk of Williamsburg, Massachusetts

Pursuant to the provisions of Chapter 40A of the Massachusetts General Laws and the Protective Bylaw of the Town of Williamsburg, application is hereby made to the Board of Appeals for:

\_\_\_\_\_ An Appeal from a decision of an Official or Board of the Town or

A Special Permit, as required by Section 12, paragraph E or F

\_\_\_\_\_ A Variance, as required by Section \_\_\_\_\_, paragraph \_\_\_\_\_, of

the Zoning Bylaw of the Town, to do the following:

Convert existing Funeral home / Button Factory into 2-family dwelling with Artist home occupation

(use another page if more room is needed)

On premises located at 14 KINGSLEY AVE HAYDENVILLE

Assessor's Map and Parcel number 011.K / 0000 / 0080.0

Owned by Cynthia Childs-Hannahan

Deed recorded Book - page \_\_\_\_\_

Applicant Signature Mary Kinge [Signature] Phone No. (413) 584-2803

A complete Application includes Plans, List of Abutters and Map, Fees, narrative and other supportive materials

\*\*\* Administrative Use Only \*\*\*

Completed application received by Town Clerk on 10/9/15 at 5:45 pm  
Date time

Town Clerk Stamp:

Town Clerk Brenda Genard Appeals Board \_\_\_\_\_  
Signature Signature

Filing Fee Computation: 23 x 1.50 = Certificate of Mailing Expense of \$ 34.50

Expense of regular mail and publication in periodical \$ 75.00

Application No. \_\_\_\_\_ Administrative Expense \$ 100.00

Date of Hearing \_\_\_\_\_ Total Filing Fee Received \$ 209.50

\*\*\*A COMPLETE application must include documentation and plans as outlined on page 3 of this packet\*\*\*

SPECIAL PERMIT  
APPLICATION

9 Glendale Avenue  
Northampton, MA 01060  
413-584-2803

RE: 14 Kingsley Avenue, Haydenville, MA

Dear Williamsburg Zoning Board:

Cynthia Consentino and Mary Knipe hereby submit this application for a Special Permit as required by Section 12 paragraphs E and F. We have had our bid accepted to purchase this property which was most recently the Childs Funeral home. Cynthia Childs-Hanrahan is the owner of 14 Kingsley Avenue in Haydenville. We would like to apply for a special permit to use the property for a residential building. It is currently zoned as a commercial building.

We would like to have our primary residence on the first floor. We plan to add windows, kitchen, tub, a bedroom, convert one bathroom to a laundry room, and the two rooms to the rear would house an art studio for Cynthia. We want to run occasional small art classes or workshops out of the rear space.

We would like to convert the second floor which is currently a raw attic space into a 1 or 2 bedroom apartment. Part of the 2<sup>nd</sup> floor would remain storage or potential studio or workshop space as well. We may do this in stages, converting the first floor, and then the second floor in following years. We would add an egress for the second floor. The second egress would be interior stairway with a second door in the front of the house next to the existing front door.

We have made the approval of this Special Permit to change the zoning of the property as a condition of our offer buy the property.

We do not have any plans to change the foot print of any of the existing buildings or add any buildings to the property.

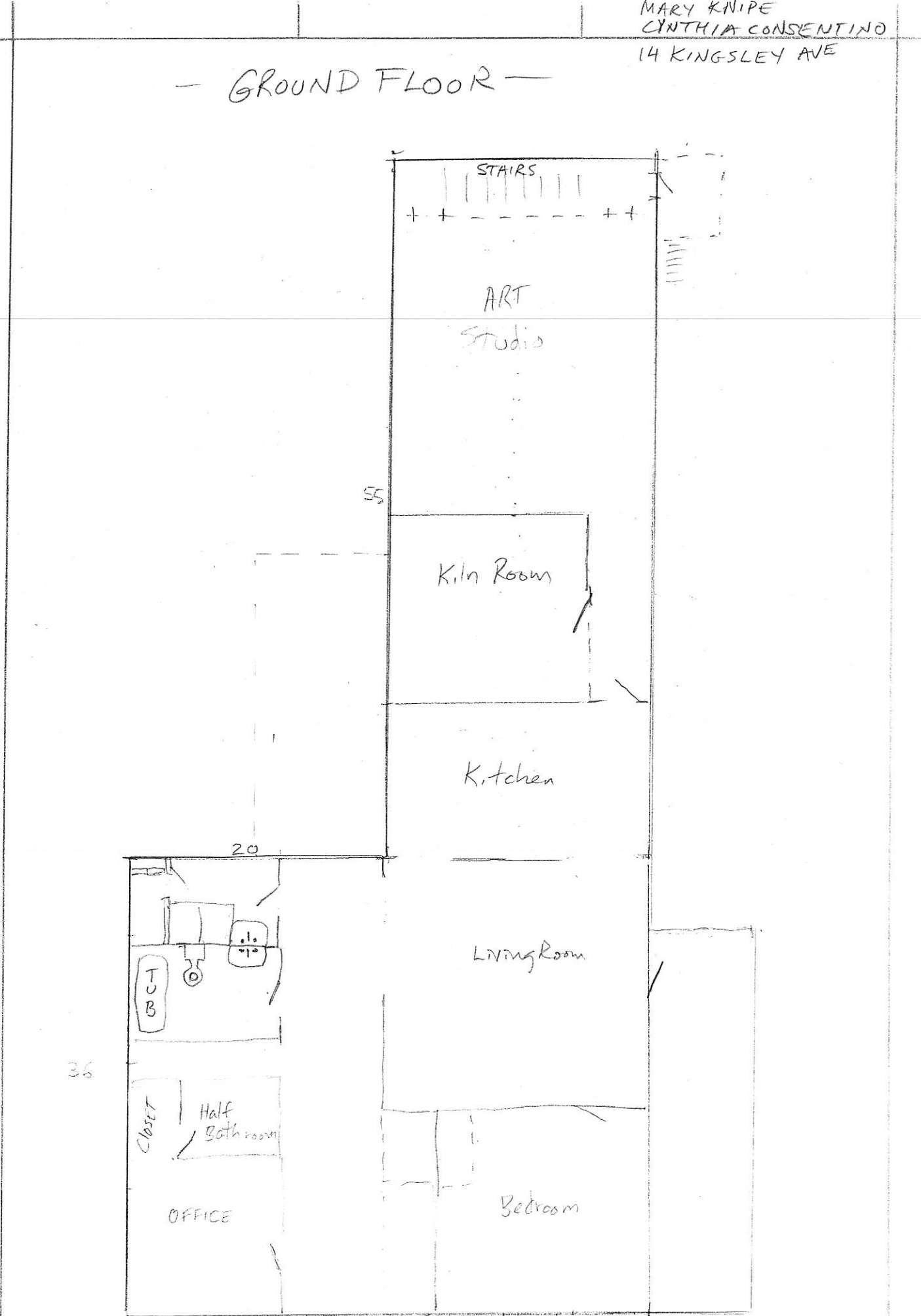
Thank you for your consideration,

Cynthia Consentino  
Mary Knipe

SPECIAL PERMIT  
MARY KNIPE  
CYNTHIA CONSENTINO  
14 KINGSLEY AVE

— GROUND FLOOR —

22-141 50 SHEETS  
22-142 100 SHEETS  
22-144 200 SHEETS

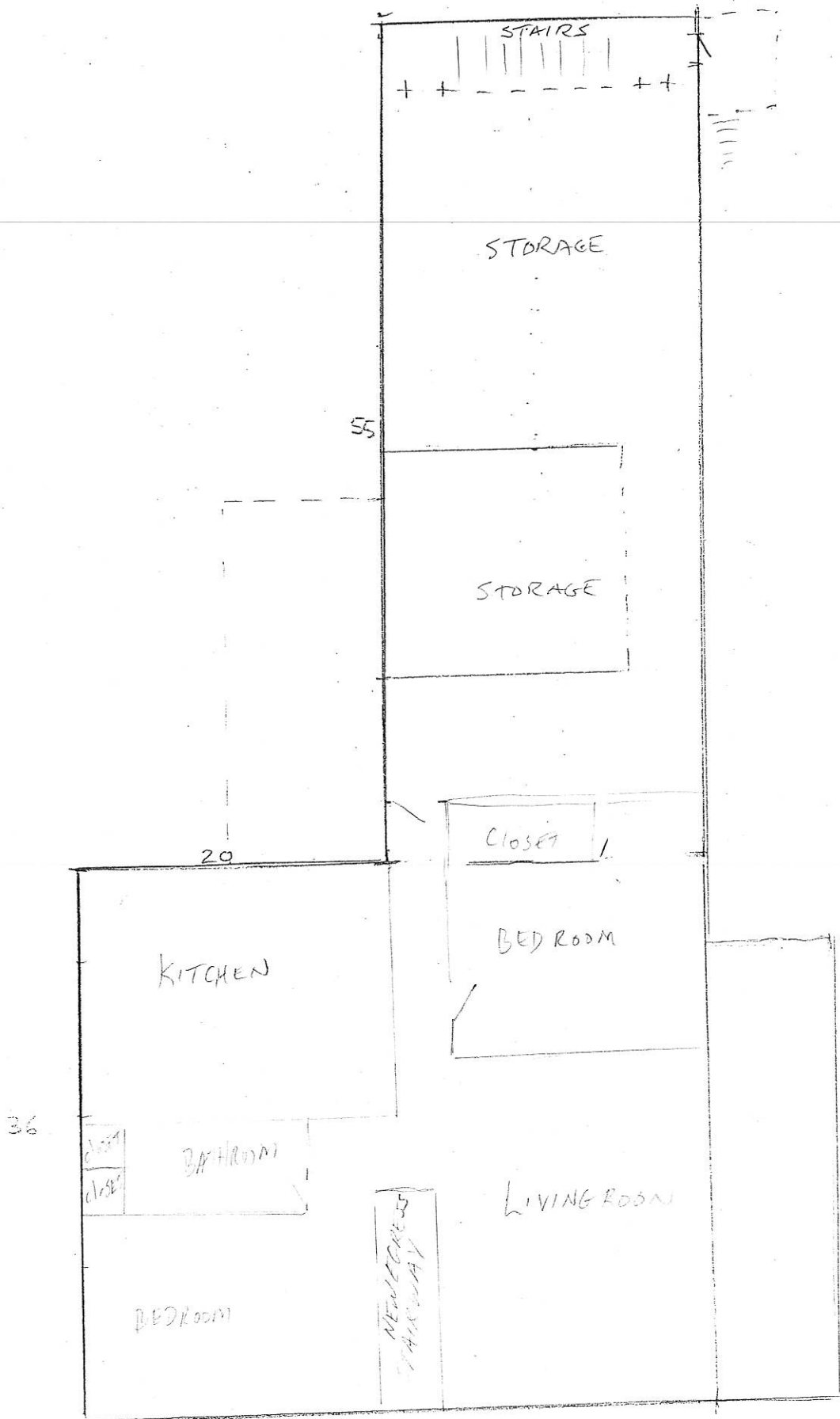


SPECIAL PERMIT  
MARY KNIPE  
CYNTHIA CONSENTINO

14 KINGSLEY AVE

# 2nd Floor Apartment

22-141 50 SHEETS  
22-142 100 SHEETS  
22-144 200 SHEETS



SPECIAL PERMIT  
KNIFE + CONSENTING

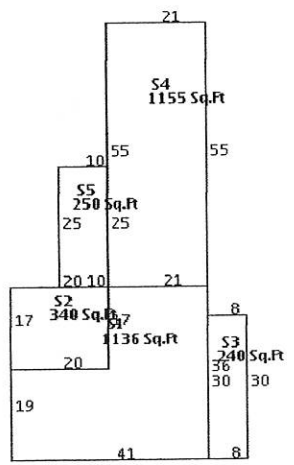
Commercial Property Record Card

PARCEL\_ID:340/011.K-0000-0080.0 MAP:011.K BLOCK:0000 LOT:0080.0 PARCEL ADDRESS:14 KINGSLEY AVE FY:2015

<b>PARCEL INFORMATION</b> Owner: <b>CHILDS-HANRAHAN CYNTHIA</b> Address: <b>200 CRESTWOOD DR GUILFORD CT 06437</b>	Use-Code: <b>355</b>	Sale Price: <b>50,000</b>	Book: <b>5993</b>	Road Type: <b>T</b>	Inspect Date: <b>04/08/2001</b>
	Tax Class: <b>T</b>	Sale Date: <b>07/27/00</b>	Page: <b>260</b>	Rd Condition: <b>P</b>	Meas Date: <b>04/08/2001</b>
	Tot Fin Area: <b>5413</b>	Sale Type: <b>P</b>	Cert/Doc:	Traffic: <b>M</b>	Entrance: <b>C</b>
	Tot Land Area: <b>0.25</b>	Sale Valid: <b>R</b>	Grantor: <b>AQUADRO</b>	Water:	Collect Id: <b>REB</b>
				Sewer:	Inspect Reas: <b>A</b>
Exempt-B/L% /		Resid-B/L% /	Comm-B/L% <b>100/100</b>	Indust-B/L% /	Open Sp-B/L% /

COMMERCIAL SECTIONS/GROUPS							LAND INFORMATION												
Section:	ID: 101	Use-Code: 355					NBHD CODE: 31			NBHD CLASS: 1		ZONE: C							
Category	Grnd-Ft	Area	Story Height	Bldg-Class	Yr-Built	Eff-Yr-Built	Cost	Bldg	Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class		
2	3121	2.0	D	1850	0	168,900		1	P	316	A	0	0.250		82,309				
Groups:							DETACHED STRUCTURE INFORMATION												
Id	Cd	B-FL-A	Firs	Unt				Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good	P/F/E/R	Cost	Class	
1	355	3122	1	0				G1	S	21	21.00	1850	F	F	40///40		5,800	1	
2	355	2631	1	0				VALUATION INFORMATION											
3	355	2291	1	0				Current Total:		257,000	Bldg:		174,700	Land:		82,300	MktLnd:		82,300
								Prior Total:		257,000	Bldg:		174,700	Land:		82,300	MktLnd:		82,300

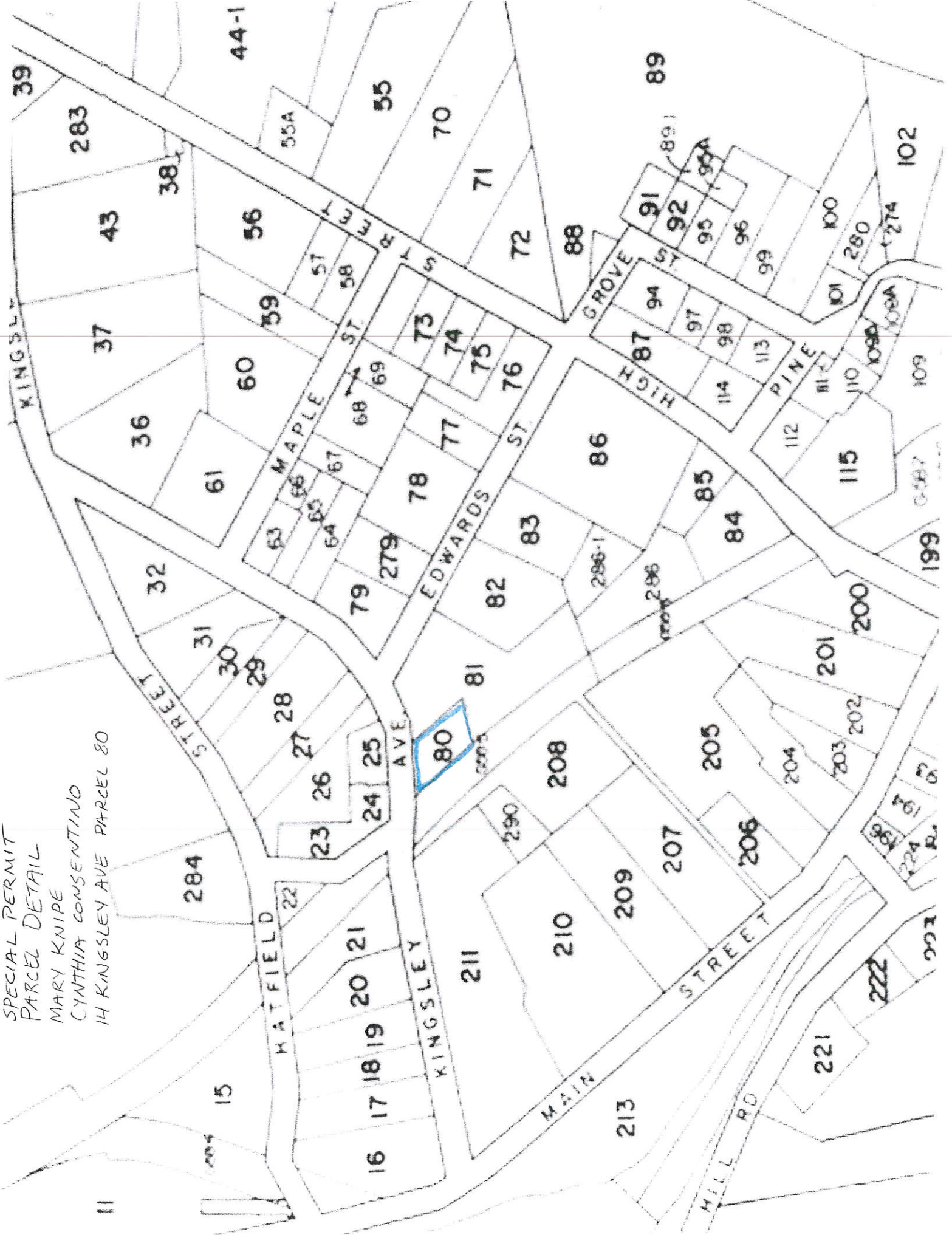
SKETCH



PHOTO

No Picture Available

SPECIAL PERMIT  
PARCEL DETAIL  
MARY KNIPE  
CYNTHIA CONSENTINO  
14 KINGSLEY AVE PARCEL 80



June 2, 2015

The following are the abutters within 300 feet to the property located at 14 Kingsley Avenue, Haydenville, MA; further identified as Map K, Lot 80. This property is owned by Cynthia Childs-Hanrahan with a mailing address of 200 Crestwood Drive, Guilford, CT 06437.

Map -Lot	Owners	Location	Mailing
G-58.6	L.Rowley, L.West, S. Cone	3 Hatfield St. Haydenville, MA 01039	Same
G-58.5 K-81	Roy Farnham	16 Kingsley Ave Haydenville, MA 01039	Same
G-58.3	Francis Rowley Three Hatfield Rd Trust	3 Hatfield Road Haydenville, MA 01039	Same
K-21	Rosemary Keeler	11 Kingsley Ave Haydenville, MA	1560 East 74 <sup>th</sup> St Indianapolis, IN 46240
K-22	Patricia Larochelle	6 Hatfield Rd Haydenville, MA	PO Box 445 Haydenville, MA 01039
K-23	William Kopec	2 Dansereau Rd Haydenville, MA 01039	Same
K-24	Holly Hendricks	13 Kingsley Ave Haydenville, MA	PO Box 293 Haydenville, MA 01039
K-25	Mark Raffa	15 Kingsley Ave Haydenville, MA 01039	Same
K-26	Susan Davis	8 Round Hill Drive Haydenville, MA 01039	Same
K-27	Richard Muraski Lisa Phakos	6 Round Hill Drive Haydenville, MA 01039	Same
K-28	Mark Swanson Rosario Deswanson	12 Hatfield Road Haydenville, MA 01039	Same
K-78	Sara Lunt Daniel Bonham	4 Edwards St Haydenville, MA 01039	Same
K-79	Tracy Magdalenski	18 Kingsley Ave	PO Box 46 Haydenville, MA 01039

K-279	Stephen Heath	6 Edwards St. Haydenville, MA 01039	Same
K-286	Peter Cerreta	16B Kingsley Ave	PO Box 85 Haydenville, MA 01039
K-82	Charles O'Connell	5 Edwards St Haydenville, MA	5139 E Andora Scottsdale
AZ 85254			
K-83	Ned Rudnitzky	3 Edwards St Haydenville, MA 01039	Same
K-205	Richard Zimmer	133 Main St Haydenville, MA	PO Box 455 Haydenville, MA 01039
K-207	Richard Bart	129 Main St Haydenville, MA	PO Box 416 Haydenville, MA 01039
K-208	Lucien Koonce Karen Kennedy	12 Kingsley Ave Haydenville, MA 01039	Same
K-209	Lavinia Clay	127 Main St Haydenville, MA	188 Old Street Road Petersborough, NH 03458
K-210	Nooitgedacht A Partnership C/o Alicia Denood Ayer	125 Main St Haydenville, MA	188 Old Street Road Petersborough, NH 03458
K-211	Nancy Hoar Trustee	123 Main St Haydenville, MA	PO Box 276 Haydenville, MA 01039

We certify, to the best of our abilities, that this is a list of all the abutters to the above described property within our municipality.

Williamsburg Board of Assessors

John B. Mumma Jr

John E. Egan

Norman R. Boush