

THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF WILLIAMSBURG

ZONING BOARD OF APPEALS

Decision

In the matter of: The application of Ken Botnick for a Special Permit as required by Section 9.2 paragraph (b) of the Zoning Bylaw of the Town of Williamsburg to build an addition onto an existing accessory structure and construct a second accessory structure that will total 1908 square feet. Premises currently owned by Ken Botnick and is located at 40 Adams Road in the Town of Williamsburg, Assessors Map D, Parcel 61-A.

Date of Hearing: February 10, 2020

Date of Application: January 2, 2020

Date of Decision: February 10, 2020

Vote by members of the Board:

Charles Dudek, Chair:	In favor
Gerald Mann:	In favor
Paul Kennedy:	In favor

Findings:

A: General Findings:

The premises consists of a one-family dwelling and an accessory structure. The existing accessory structure is used as a studio and is 1100 square feet. The applicant proposes to build an addition onto the existing studio accessory structure of 552 square feet to be used as carport and storage space. Applicant also proposes to build an additional free-standing accessory structure of 252 square feet adjacent to the existing house to serve as a carport. A special permit is required because the resultant total square footage of the accessory buildings will be 1908 square feet.

No abutters were present at the Public Hearing.

B: Applicable Law and Decision Criteria:

Section 12.0 (e) permits a Special Permit for the change or enlargement of a non-conforming structure provided the Zoning Board finds such change shall not be substantially more detrimental to the neighborhood than the existing non-conforming structure.

C: Specific Findings:

Upon consideration of the testimony at the public hearing and the relevant laws and regulations, the Zoning Board of Appeals finds that while the proposed addition to the existing accessory structure and construction of additional accessory structure to be used as carports and storage will exceed the limit of 1500 square feet, the additional non-conforming square footage will not be substantially detrimental to the neighborhood.

Decision of the Board:


The Zoning Board of Appeals has voted unanimously to grant a Special Permit to the Applicant, Ken Botnick, to construct the additional accessory structures as defined in the application and drawings on the premises at 40 Adams Rd.

This Special Permit is not effective until recorded at the Registry of Deeds of the County of Hampshire and shall be filed with twenty days after the date of filing of the notice of this decision in the Office of the Town Clerk.

Appeals from this decision, if any, shall be made pursuant to Chapter 40A of the Massachusetts General Laws.

Respectfully submitted this 25th day of February 2020

Received and recorded this 25th day of February 2020



Charles Dudek, Chair, on behalf of the Board of Appeals



Brenda Lessard, Williamsburg Town Clerk