

16-019

TOWN OF READING

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ZONING BOARD OF APPEALS

2016 DEC 20 A 8:181

ADDENDUM TO THE
DECISION ON THE PETITION OF MICHAEL AND GEORGIA CHUTE
FOR THE PROPERTY LOCATED AT
64 SPRINGDALE ROAD, READING MASSACHUSETTS

WHEREAS in the decision dated October 6, 2016 and recorded with the Reading Town Clerk on October 19, 2016 (the "Decision"), the Town of Reading Zoning Board of Appeals granted a special permit to Michael and Georgia Chute (the "Petitioners"); and

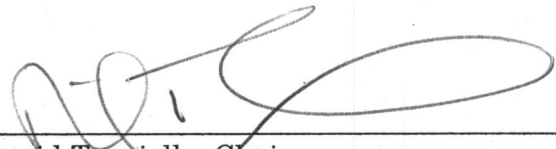
WHEREAS this Decision authorized the Petitioners to construct an addition and a deck within the required side yard setback of 15' on their property; and

WHEREAS the Decision described the Petitioners' property as 64 Springdale Road in Reading, Massachusetts; and

WHEREAS this property description was an inadvertent clerical error; in point of fact the Petitioners' property is located at 64 Springvale Road in Reading, Massachusetts.

In accordance with the foregoing, the Zoning Board of Appeals hereby administratively modifies the Decision to correct the inadvertent clerical error described above. The Decision shall be construed so that all references to the Petitioner's property shall be to 64 Springvale Road, Reading, Massachusetts, and all authorization granted to the Petitioners in the Decision shall apply to this property address.

ON BEHALF OF THE READING ZONING BOARD OF APPEALS



David Traniello, Chairman

11, 9, 16
I hereby certify that
seventy days have elapsed
since this decision was
filed in this office
and no appeal from the
decision has been filed.

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2016 OCT 19 P 4:40

ZONING BOARD OF APPEALS

DECISION ON THE PETITION OF MICHAEL AND GEORGIA CHUTE

FOR THE PROPERTY LOCATED AT

64 SPRINGDALE ROAD, READING, MASSACHUSETTS

John D. Sullivan III
Assistant Town Clerk

October 6, 2016
Case No. 16-19

The Zoning Board of Appeals (the "Board") held a public hearing on Thursday, October 6, 2016 at 7:00 p.m. in the Selectman's Meeting Room at Town Hall, 16 Lowell Street in Reading, Massachusetts to hear the petition of Michael and Georgia Chute (The "Petitioners"). The Petitioners sought a Special Permit under Section 7.3.2 of the zoning bylaw in order to construct an addition and a deck within the required side yard setback of 15' on the property located at 64 Springdale Road in Reading, Massachusetts (the "Property").

The Property is located in an S-15 district and is a non-conforming residential dwelling on a non-conforming with a left side yard setback of 12.9 feet. With regard to construction of the rear addition and deck, the current 12.9 foot side yard setback will be retained and there will be no new non-conformity with the proposed construction.

Revised Section 7.3.2 of the Reading zoning bylaws states, in relevant part: "The Board of Appeals may grant a Special Permit to reconstruct, extend, alter or structurally change a nonconforming building or structure upon a finding that such reconstruction, extension, alteration or structural change shall not be substantially more detrimental to the neighborhood than the existing nonconforming building or structure." After Board discussion and opening the meeting for public comment, the Board concluded the construction of the rear addition and deck was not substantially more detrimental to the neighborhood than the existing nonconforming building or structure.

After Board discussion and opening the meeting to public input, a motion was made and seconded, and the Board voted (5-0-0) to approve the Petitioners' request for a Special Permit, under Section 7.3.2 of the Zoning bylaws in order to construct an addition and deck to the rear of the property as depicted in the Plot Plan of Land ("the Plot Plan") dated April 3, 2016, prepared and certified by John D. Sullivan III, P.O. Box 2004, Woburn, MA 01888 and Architectural Drawings for the Chute Residence included with the application.

This Special Permit is conditioned upon the following:

1. The Petitioner shall submit to the Building Inspector a modified Certified Plot Plan of the proposed construction and proposed foundation plans, prior to the issuance of a foundation permit for the work.
2. The Petitioner's final construction plans for the new structure shall be submitted to the Building Inspector, along with the as-built foundation plan(s), prior to the issuance of a Building Permit.
3. The Petitioner shall submit as-built plans to the Building Inspector showing the completed construction shall be submitted to the Building Inspector immediately after the work is completed and prior to the issuance of an Occupancy Permit.

Any person aggrieved by the decisions of the Board may appeal to the appropriate court pursuant to M.G.L. c. 40A, § 17, within twenty (20) days after the date of filing this Decision with the Town Clerk. Notice of appeal with a copy of the complaint must also be filed with the Town clerk within twenty (20) days as provided in § 17.

ON BEHALF OF THE READING ZONNG BOARD OF APPEALS

A handwritten signature in black ink, appearing to read 'D. Traniello', written over a horizontal line.

David Traniello, Chairman

Zoning Board Members voting on Case # 16-19
Damase Caouette, Erik Hagstrom, Robert Redfern, John Jarema and David Traniello