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ZONING BOARD OF APPEALS
DECISION ON THE PETITION OF PAUL E. FERAZZI,
TRUSTEE OF BANCROFT REALTY TRUST
FOR THE PROPERTY LOCATED AT
86 BANCROFT AVENUE, READING, MASSACHUSETTS

2016 SEP 15 P 1:06

September 1, 2016
Case No. 16-13

The Zoning Board of Appeals (the "Board") held a public hearing on Thursday, September 1, 2016, at 7:00 p.m. in the Selectmen's Meeting Room at Town Hall, 16 Lowell Street in Reading, Massachusetts, on the petition of Paul E. Ferazzi (the "Petitioner") who sought a variance under Sections 6.3 and 7.4 of the Zoning Bylaw in order to add onto the existing non-conforming three family dwelling and to connect it to a detached structure on the property located at 86 Bancroft Avenue (The Property). The use would remain as a three family dwelling.

This public hearing followed a previous case on the same property on September 1, 2016 where the Board ruled the property was not a grandfathered, non-conforming three family dwelling and also ruled against three family use in the S-15 district. Mr. Steven L. Cicutelli, representing the Petitioner, requested withdrawal of the application without prejudice.

Accordingly, a motion was made and seconded, and the Board voted unanimously (5-0-0) to grant the Petitioner request to withdraw without prejudice.

Any person aggrieved by this decision 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 ZONING BOARD OF APPEALS



David Traniello, Chairman

Zoning Board Members voting on Case # 16-17

Damase Caouette, Kathleen Hackett, John Jarema, Robert Redfern, David Traniello