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hereby certify that
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TOWN OF READING

ZONING BOARD OF APPEALS

DECISION ON THE PETITION OF RYAN AND ERIN PATTERSON

FOR THE PROPERTY LOCATED AT

9 GLIDDEN WAY (ALSO KNOWN AS 971 MAIN STREET), READING, MASSACHUSETTS

Case No. 16-06

April 21, 2016

The Zoning Board of Appeals (the "Board") held a public hearing on Thursday, April 21, 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 Ryan and Erin Patterson (the "Petitioners"), who sought a Special Permit under Section 7.3.2 of the Zoning By-Law in order to add an addition 18.0' x 30.7' to a non-conforming dwelling on the property located at 9 Glidden Way (also known as 971 Main Street) in Reading, Massachusetts (the "Property").

The Property is located in an S-15 District. The Petitioner proposed to add an addition to the rear of the current dwelling which would encroach into the required 20' setback by 1.4'. The current dwelling already encroached into the same setback by 2.6', thus the proposed addition does not create a new non-conformity. The proposed addition is depicted on Certified Plot Plan dated April 10, 2015 with Revision dated February 12, 2016, prepared by Middlesex Survey Inc., 131 Park Street, No. Reading, MA 01864 and certified by Alphonse D. Haley, Professional Land Surveyor and Architectural Drawings, Sheets 1-8, prepared by Twomey Designs, 23 California Road, Reading, MA 01867, all submitted with Petitioner's application for Special Permit.

Sections 7.3.2 of the Zoning By-Law allows the Zoning Board of Appeals to 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 non-conforming building or structure.

Nancy Twomey, representing the Petitioners, made a presentation addressing the proposed addition and compliance with the requirements of 7.3.2. After discussion of the requirements by Board members and opening the hearing to public comment, a motion was made and seconded, and the Board voted 5-0-0 to grant the Petitioner's request for a Special Permit under Section 7.3.2 of the Zoning By-Law to permit the addition to the existing dwelling on the property located at 9 Glidden Way in Reading, Massachusetts, as shown on the above-referenced Certified Plot Plan and Architectural Drawings.

The Special Permit is conditioned upon the following:

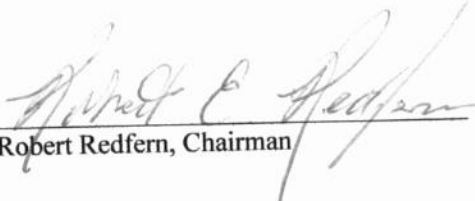
1. The Petitioner shall submit to the Building Inspector a Certified Plot Plan of the proposed construction and proposed foundation plans, prior to the issuance of a foundation permit for the work.
2. The Petitioner's final construction plans for the new structure shall be submitted to the Building Inspector, along with the as-built foundation plans, prior to the issuance of a Building Permit.

3. As-built plans showing the completed construction of the new structure shall be submitted to the Building Inspector immediately after the work is completed and prior to the issuance of an Occupancy Permit.

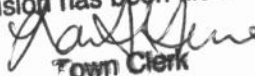
Any person aggrieved by this decision of the Board may appeal to the appropriate court pursuant to M.G.L. c. 40A, § 17, within twenty (20) days after the date of filing this Decision with the Town Clerk. Notice of appeal with a copy of the complaint must also be filed with the Town Clerk within twenty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

This Special Permit shall not take effect until a copy of this Decision, bearing certification of the Town Clerk that twenty (20) days have elapsed after the Decision was filed in the Office of the Town Clerk and no appeal has been filed, or if an appeal has been filed within such time, that it has been dismissed or denied, is recorded in the Middlesex South District Registry of Deeds and indexed in the Grantor's Index under the name of the owner of record, or is recorded and noted on the Owner's Certificate of Title. The fee for recording or registering shall be paid by the Owner or Petitioner. Any person exercising rights under a duly appealed Special Permit does so at the risk that a court may reverse the permit and that any construction performed under the permit may be ordered to be undone.

ON BEHALF OF THE READING ZONING BOARD OF APPEALS


Robert Redfern, Chairman

Zoning Board Members voting on Case # 16-06
Damase Caouette, John Jarema, Nick Pernice, Robert Redfern, David Traniello

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