



TOWN OF AVON, MASSACHUSETTS

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Board of Appeals – August 4, 2007

Public Hearing Case Decisions

Action date for these decisions is Tuesday, August 21, 2007

The Town of Avon Board of Appeals conducted Public Hearings at the Town Hall in the Board of Health Office at Buckley Center, Avon, Massachusetts on **Monday, July 30, 2007**, to consider the following petitions to vary the terms of the Zoning By-Laws of the Town of Avon, Acts of 1977 (as amended), and further specified with the full Board present to deliberate. The following are the decisions:

Case #7-12, (Continued from Monday, July 9, 2007) **Mr. Joseph Mahoney**, requested a Variance to the frontage requirement of Section 6-4 “Dimensional and Density Regulations Table” and a Special Permit through Section 7-5-Specific requirement for particular uses by special permit, Subsection J-Temporary Additional Living Quarters for his proposed project an addition with in-law living quarters at his residence located at **95 Pond Street, Avon, MA.** Approved Unanimously.

Case #7-16, **Ms. Lynne S. McKenney**, requested a Variance to the side-yard setback requirement of Section 6-4 “Dimensional and Density Regulations Table” in order to construct an addition to of a bedroom and family room as may be provided by a finding of the Board of Appeals as prescribed by By-Law, Section 9-2, “Non-conforming uses- structure lots- extension and alteration” at her residence at **7 Gill Street, Avon, MA.** Approved Unanimously.

7:50 p.m. Case #7-17, **Mr. Joseph Belanger**, requested a finding as described in By-Law, Section 9-2, “Non-Conforming Uses, Structure Lots-Extension and Alteration” in order to erect a “Pool Cabana” lacking the frontage requirement, as indicated in Section 6-4 “Dimensional and Density Regulations Table” at his property located at **91 East High Street, Avon, MA.** Approved Unanimously.

8:10 p.m. Case #7-18, **Mr. and Mrs. Edward Kenney**, requested relief with a finding for a Special Permit as per By-Law, Section 7-5 “Requirements for particular uses by Special Permit, Subsection “M” – Extension or Alteration of Existing Structures or Uses” in order to erect a second-floor addition at their home located at **214 South Street, Avon, MA.** Approved Unanimously.

8:30 p.m. Case #7-19, **Mr. Gary S. Bertocci of 107 Highland Street, Avon, MA**, requested variances to the By-Law, Section 6-4, “Dimensional and Density Regulations for frontage and area in order to establish two lots with Lot #1, conforming to zoning requirements and Lot #2, requiring area and frontage variance relief at the property located at **147 South Street, Avon, MA.** **Majority approval: Petitioner’s Withdrawal, without prejudice (Mr. Mekjian abstained).**

8:45 p.m. Case #7-20, **Ms. Linda Mann**, requested relief from the conditions of Section 6-4 “Dimensional and Density Regulations Table” in order to construct proposed additions and enlargements of bedrooms as may be provided by a finding of the Board of Appeals as prescribed by By-Law, Section 9-2, “Non-conforming uses- structure lots- extension and alteration” at her property located at **42-44 East Main Street, Avon, MA.** Approved Unanimously.