



Town of Monterey

Zoning Board of Appeals Application

For office use only	
Date application was received & filed with the Town Clerk	
Application Number	
Filing fee/expense reimbursement (check #)	
Property Address	
Dates advertised in the Berkshire Eagle	
Hearing Date	
11 copies submitted	

Be sure to supply all required information and sign the form where indicated. Please refer to the Zoning By-Laws of the Town of Monterey adopted by Town Meeting on May 5, 2012, as amended, and, when necessary, refer to specific sections within.

Applicant shall also be required to submit the application and attached documents (and any subsequent submission) electronically to the Administrative Assistant at admin@montereyma.gov

Section A. Please check the action you are seeking (check all that apply):

- Special Permit
- Variance
- Appeal (to modify a decision of a Town Board)

Section B. Site/Property Information:

Address of property (ex. 123 Main Rd.): 56 Sylvan Road

Assessor's Map #: 103 **Assessor's Lot #:** 059

Zoning District(s): Lake Shore

Registry of Deeds Book & Page Number for Applicant's Title: Click here to enter text.

Section C. Property Ownership Information:

Full Name of Owner(s) (this must match the name on your deed referenced in Section B):

Ronald & Amy Rothschild

Mailing Address: 90 Taconic Road, Greenwich, CT 06831

Owner's email address and phone number: ron@ossv.com, arothschild57@gmail.com;
917.705.2700

Full name and mailing address of owner's agent or representative: Kerry Bartini, Berkshire Design, Inc. 8 Bank Row, Pittsfield, MA 01201

Agent or representative's email address and phone number: kerry@berkshiredesigninc.com
413.448.8099

Section D. Project Description (attach additional sheets if necessary):

Please provide a brief description of the Relief Sought and/or Proposed Project:

30" first floor extension off rear of house (cantilevered – no foundation or piers required) at southeast corner of property. Southwest corner of house is on 40' mean annual high water setback.

Section E. Variances, if applicable (attach additional sheets if necessary):

From which section of the zoning bylaws are you requesting a variance? Click here to enter text.

What will the requested variance enable you to do? Click here to enter text.

If the variance is not granted, what hardship will you endure? Click here to enter text.

What special circumstances relating to soil condition, shape or topography of the land is prompting your request for a variance? Click here to enter text.

Explain why your special circumstances are not a result of your own actions? Click here to enter text.

Section F. Appeals (attach additional sheets as necessary and a copy of any written determination/action)

What action of which Town board is being appealed? Click here to enter text.

Date of the action: Click here to enter text.

Describe the remedy you seek: Click here to enter text.


Section G. Special Permits, if applicable (attach additional sheets if necessary):

Describe the need for a Special Permit: Southwest corner of house is on 40' mean annual high water setback. Proposed 30" extension off southeast corner is conforming.

List all the nonconforming aspects of the property: Please see above.

Has a special permit or variance been previously granted to this property which is/are currently active? If yes, please describe and/or attach copies of prior decisions: No.

Each party signing this Application certifies that the information contained herein is true, accurate, complete and that no material fact or statement has been omitted from this Application which would be relevant to the relief requested hereunder. Signing and submitting this Application constitutes permission for the Board and/or its designees to access and walk the exterior portions of the property for the purpose of site visits in connection with the Application.

Applicant or Representative's Signature: 

Owner's Signature: 

Date: 7.9.23 Click here to enter text.

THIS PARCEL IS SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD.

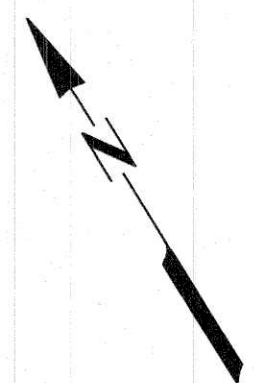
LOCUS DEED: BK - 1952 PG - 132
(SEE DEED RESTRICTION RECORDED IN BK-1257 PG-209)

RECORD OWNERS: RONALD & AMY ROTHSCHILD
PROPERTY ADDRESS: 56 SYLVAN ROAD
ASSESSOR MAP 103, LOT 59

ZONING REGULATIONS	
DISTRICT: LAKE SHORE DISTRICT	
MIN. FRONT YARD SETBACK:	15'
MIN. SIDE YARD SETBACK:	15'
MIN. REAR YARD SETBACK:	15'
MIN. MEAN HIGH WATER SETBACK:	40'

LEGEND

- △ POINT COMPUTED
- IRON PIPE FOUND
- ⊗ WELL
- UTILITY POLE

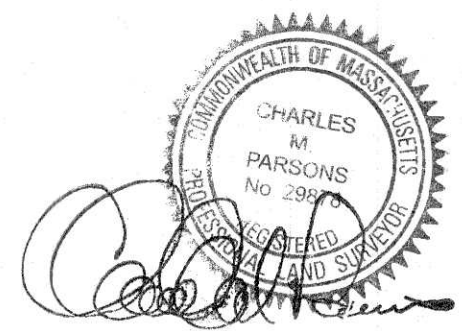
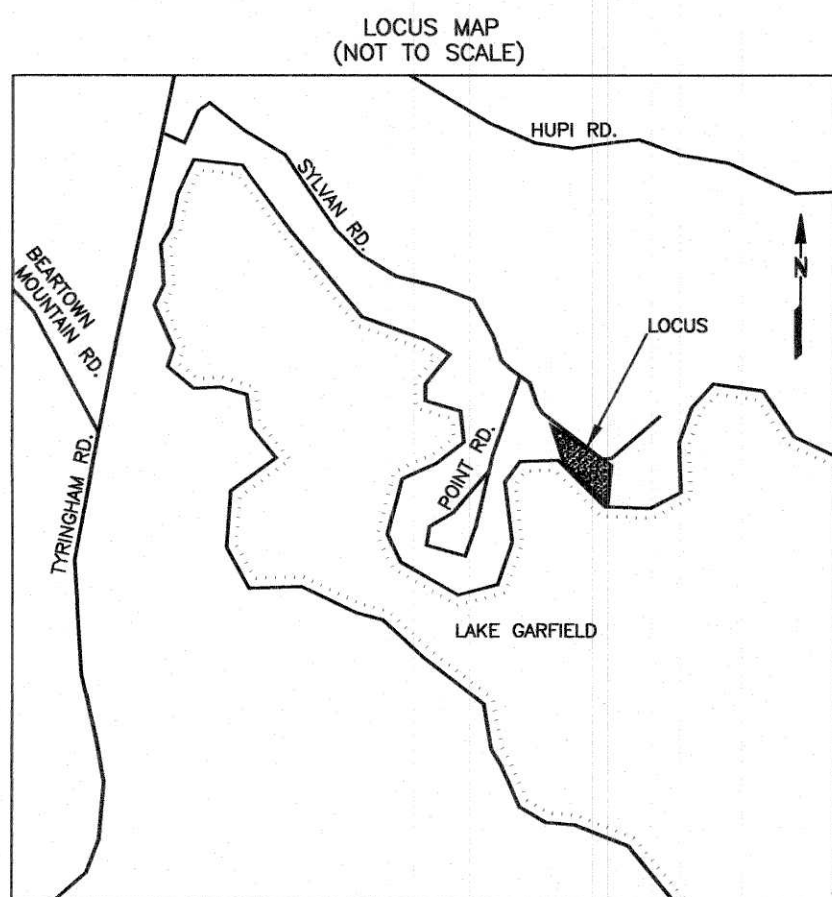


N/F LAND OF SUTTIN
BK - 1975 PG - 157

SIDE YARD SETBACK CANNOT BE ACCURATELY DETERMINED DUE TO DISCREPANCIES BETWEEN DEED DESCRIPTION AND OBSERVED OCCUPATION IN THE FIELD.

0.9 ACRES±

N/F LAND OF DOANE JASE TRUSTEE
BK - 2066 PG - 82



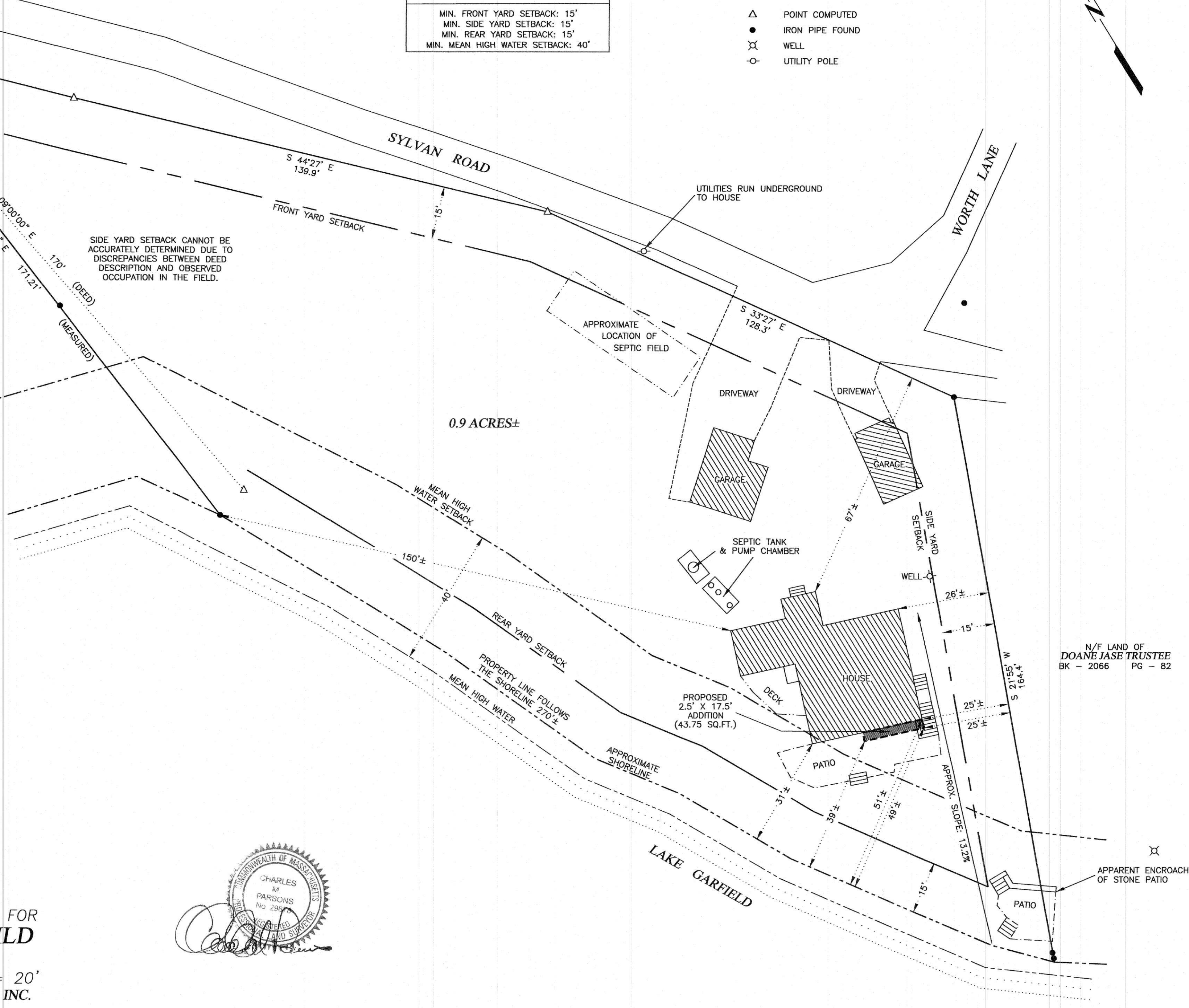
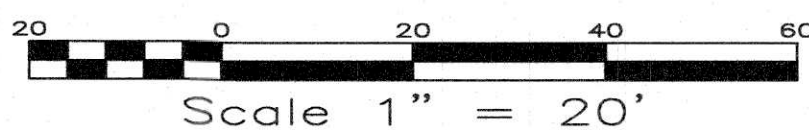
SPECIAL PERMIT SITE PLAN PREPARED FOR RONALD & AMY ROTHSCHILD

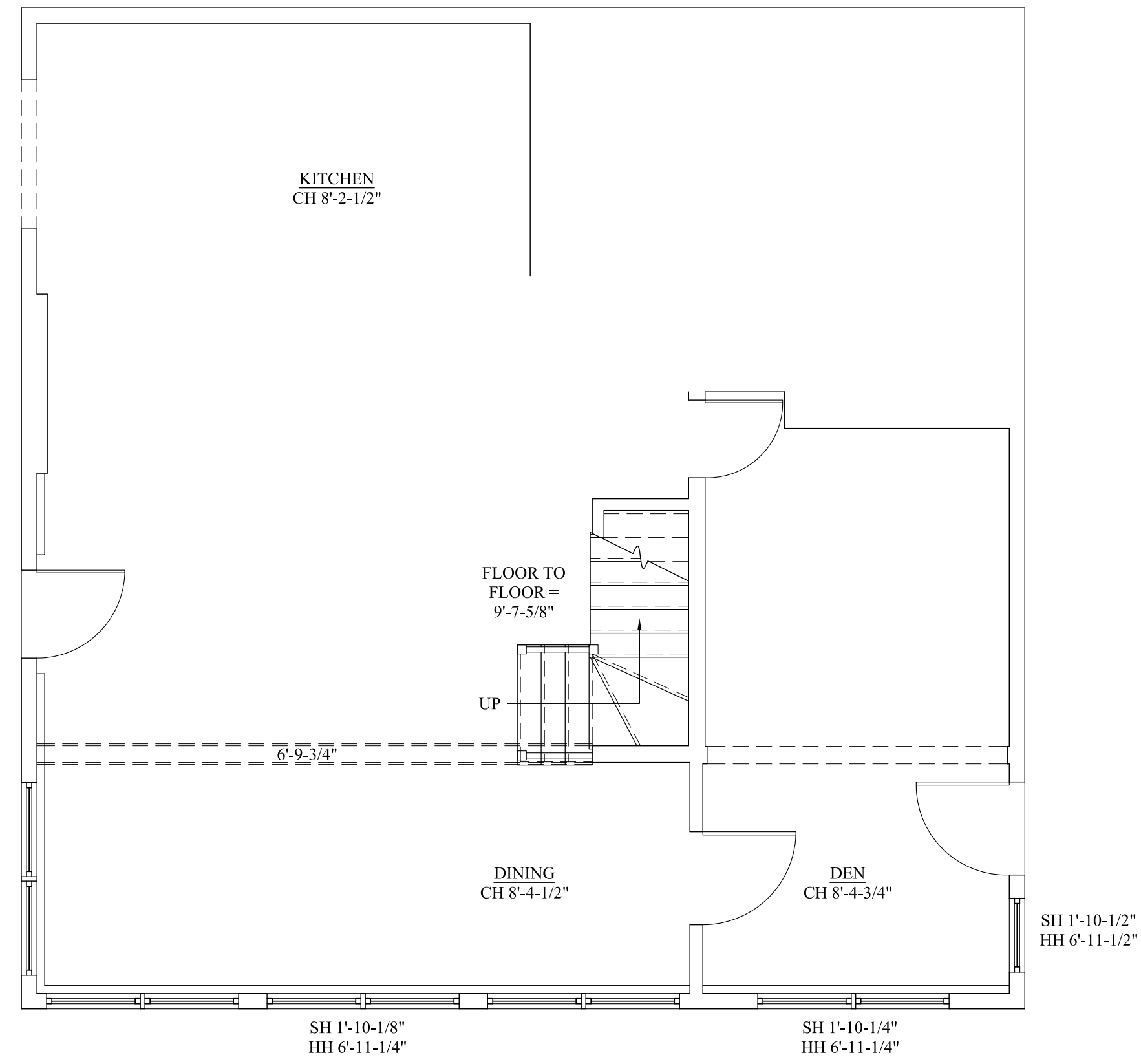
MONTEREY, MASSACHUSETTS
AUGUST - 2023 SCALE 1" = 20'
KELLY, GRANGER, PARSONS & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

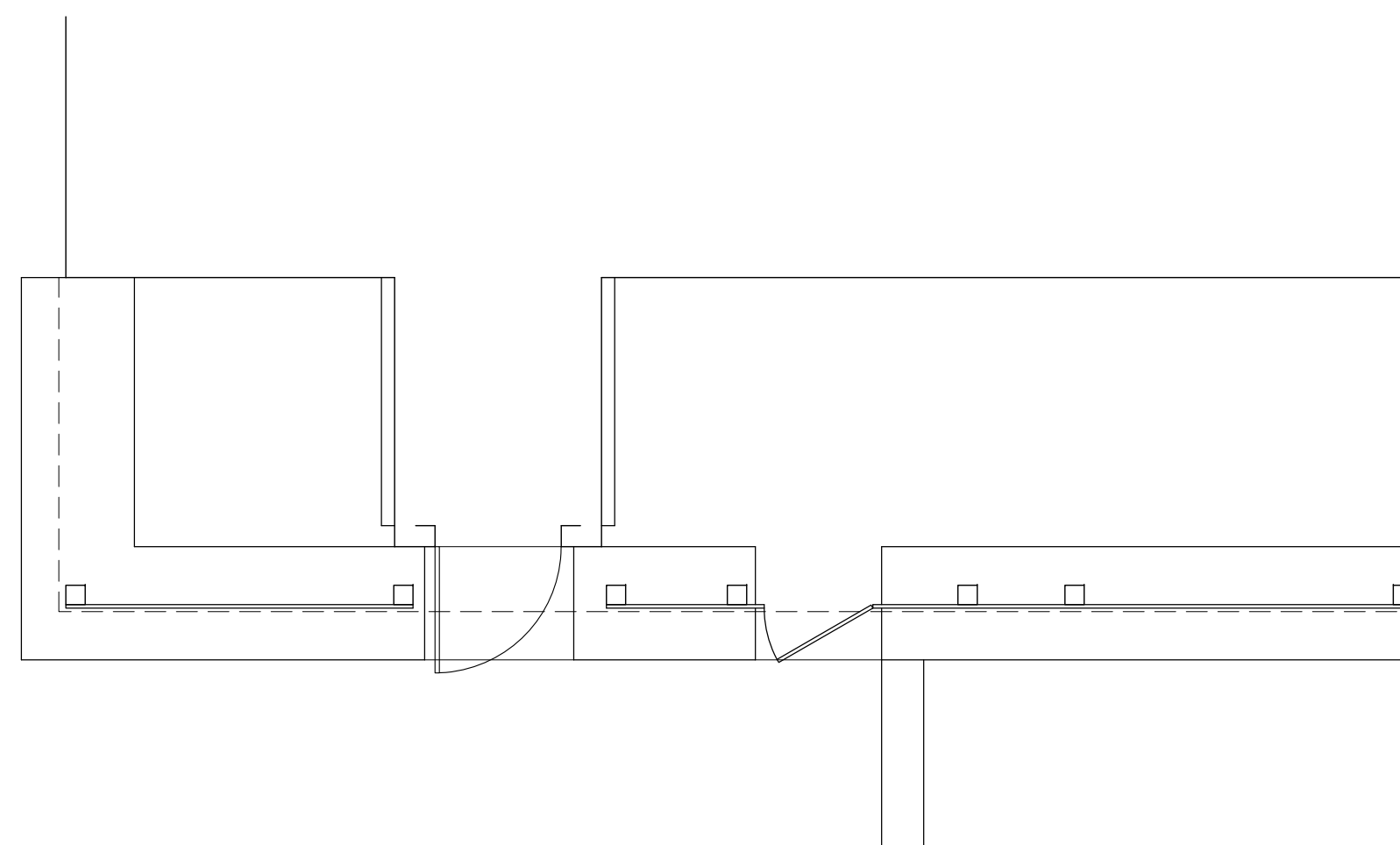
312 MAIN STREET P.O. BOX 88
GREAT BARRINGTON, MASSACHUSETTS 01230
FAX (413) 528-1912 PHONE (413) 528-3291

C:\Carlson Projects\monterey\sylvan road\ROTHCHILD\ROTHCHILD0223.dwg (MAR)





① Partial Existing First Floor Plan
SCALE: 1/4" = 1'-0"



② Partial Existing Lower Level Plan
SCALE: 1/4" = 1'-0"



REVISIONS:		
Number	Date	Note

Addition / Renovation
Rothschild Residence
Ron & Amy Rothschild
56 Sylvan Road
Monterey, MA

BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099
www.berkshirebradley.com

Dwg. Title:
Existing Floor Plans

Date: 4.18.23	Scale: As Noted	Drawn By: KIB	Checked By:
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Arch. Stamp: BERKSHIRE DESIGN INC. 56 SYLVAN ROAD MONTEREY, MA 01901	Dwg. No. Ex1.0
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① **Rear Elevation**
SCALE: 1/4" = 1'-0"



② **Side Elevation**
SCALE: 1/4" = 1'-0"



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www.berkshirebradley.com

Dwg. Title:
Existing Elevations

Date:	Scale:	Drawn By:	Checked By:
4.18.23	As Noted	KIB	

Arch. Stamp:	Dwg. No.:
PREPARED BY: KIMBERLY BRADLEY ARCHITECT	Ex1.0

BERKSHIRE DESIGN, INC.

ARCHITECTS, AIA

8 Bank Row
Pittsfield, MA

CONSTRUCTION DOCUMENTS

6.23.23

ROTHSCHILD RESIDENCE

56 SYLVAN ROAD
MONTEREY, MA



Addition / Renovation
Rothschild Residence
Ron & Amy Rothschild
56 Sylvan Road
Monterey, MA

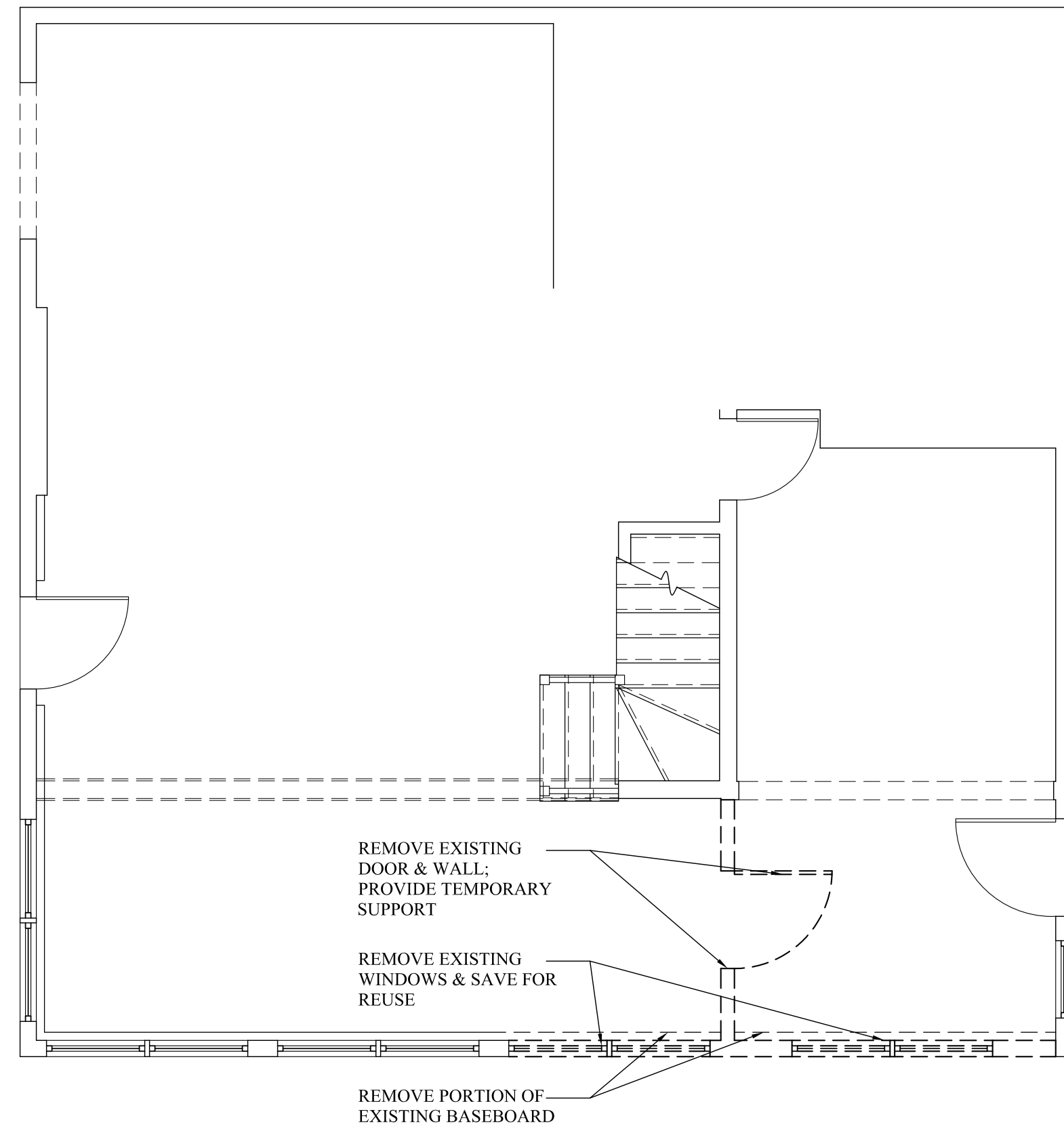
BERKSHIRE DESIGN, INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413-448-8099
www.berkshirebradley.com

ISSUE DATE:
Date: Description

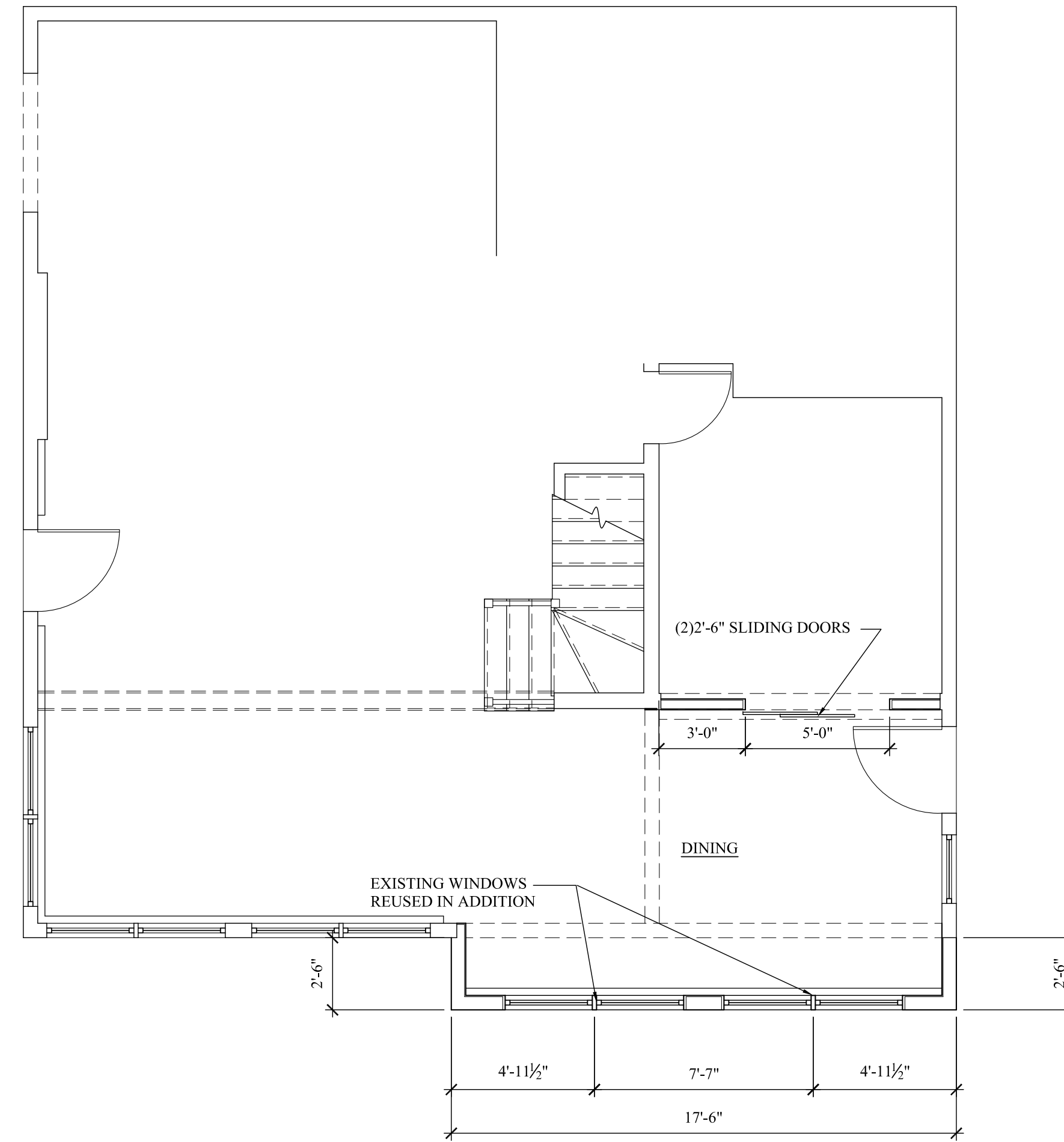
DRAWING INDEX

T-1	COVER SHEET
A1.0	FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A3.0	SECTION / DETAILS
A4.0	INTERIOR ELEVATIONS

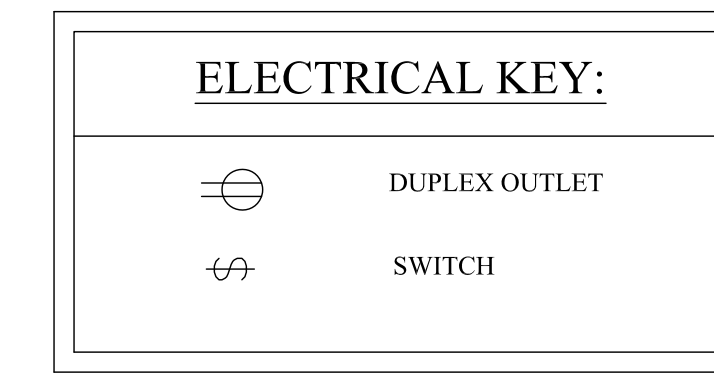
Arch. Stamp PRELIMINARY NOT FOR CONSTRUCTION	Dwg. No. T-1
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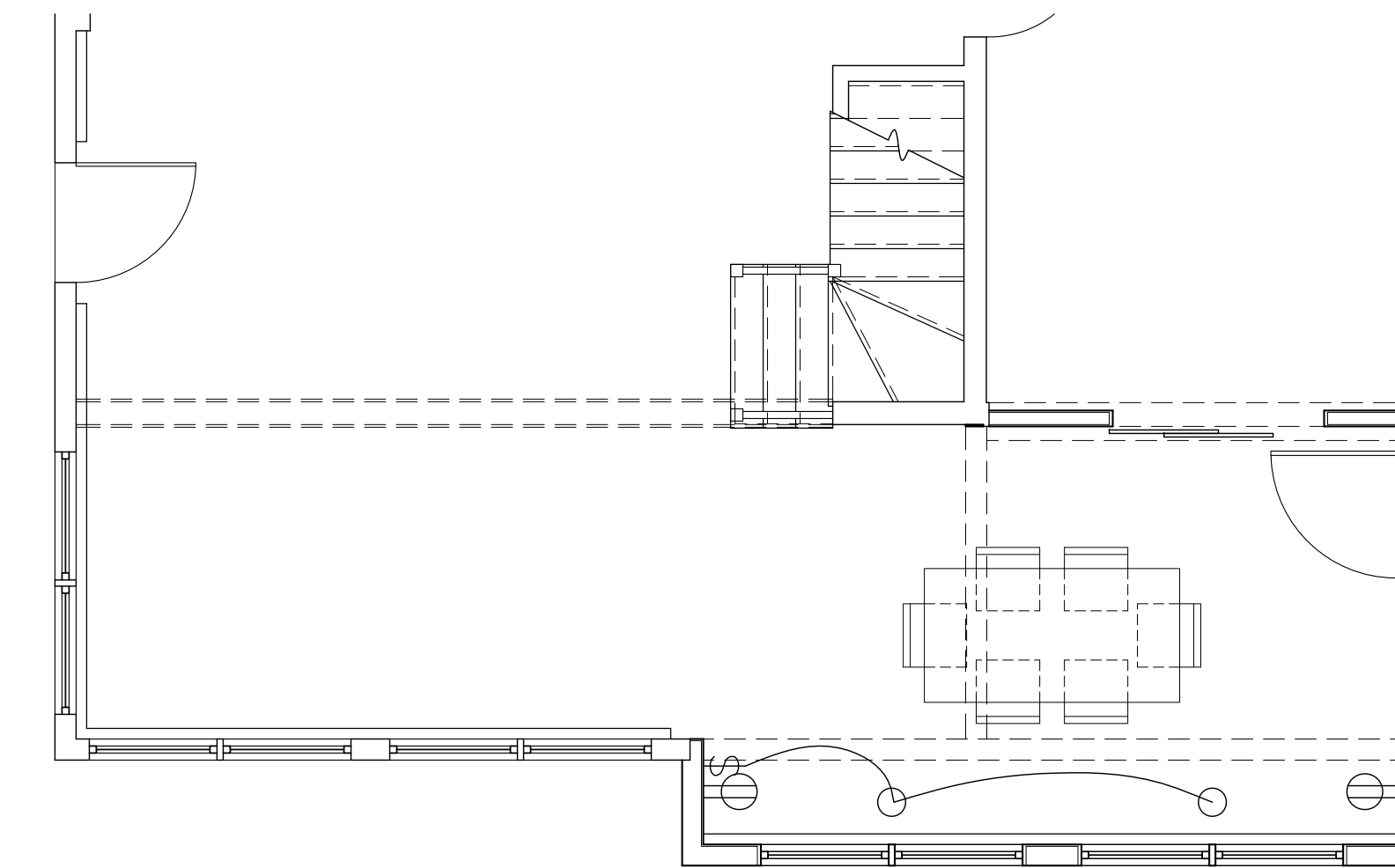
1 First Floor Removal Plan
SCALE: 1/4" = 1'-0"



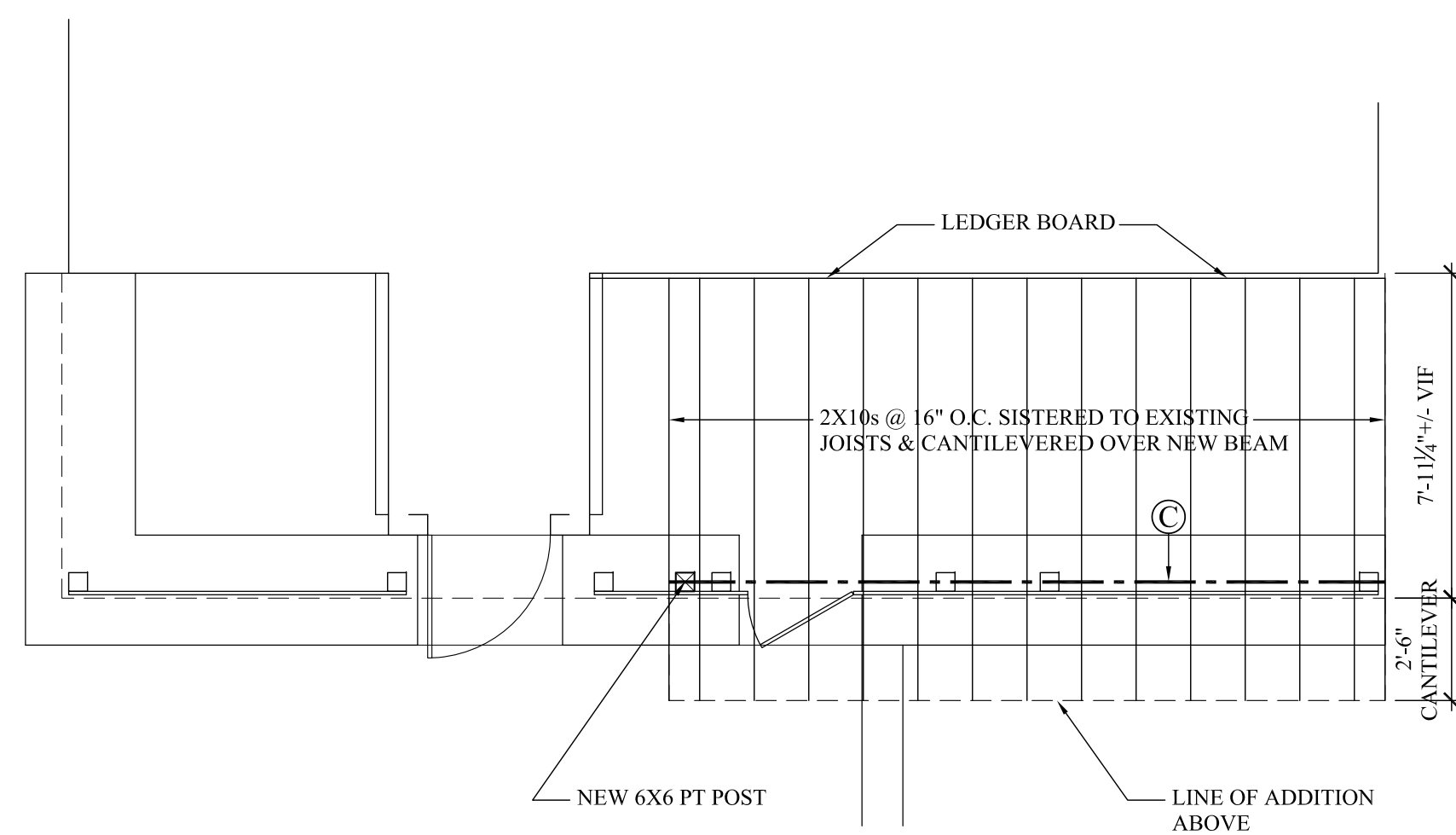
2 First Floor Plan
SCALE: 1/4" = 1'-0"



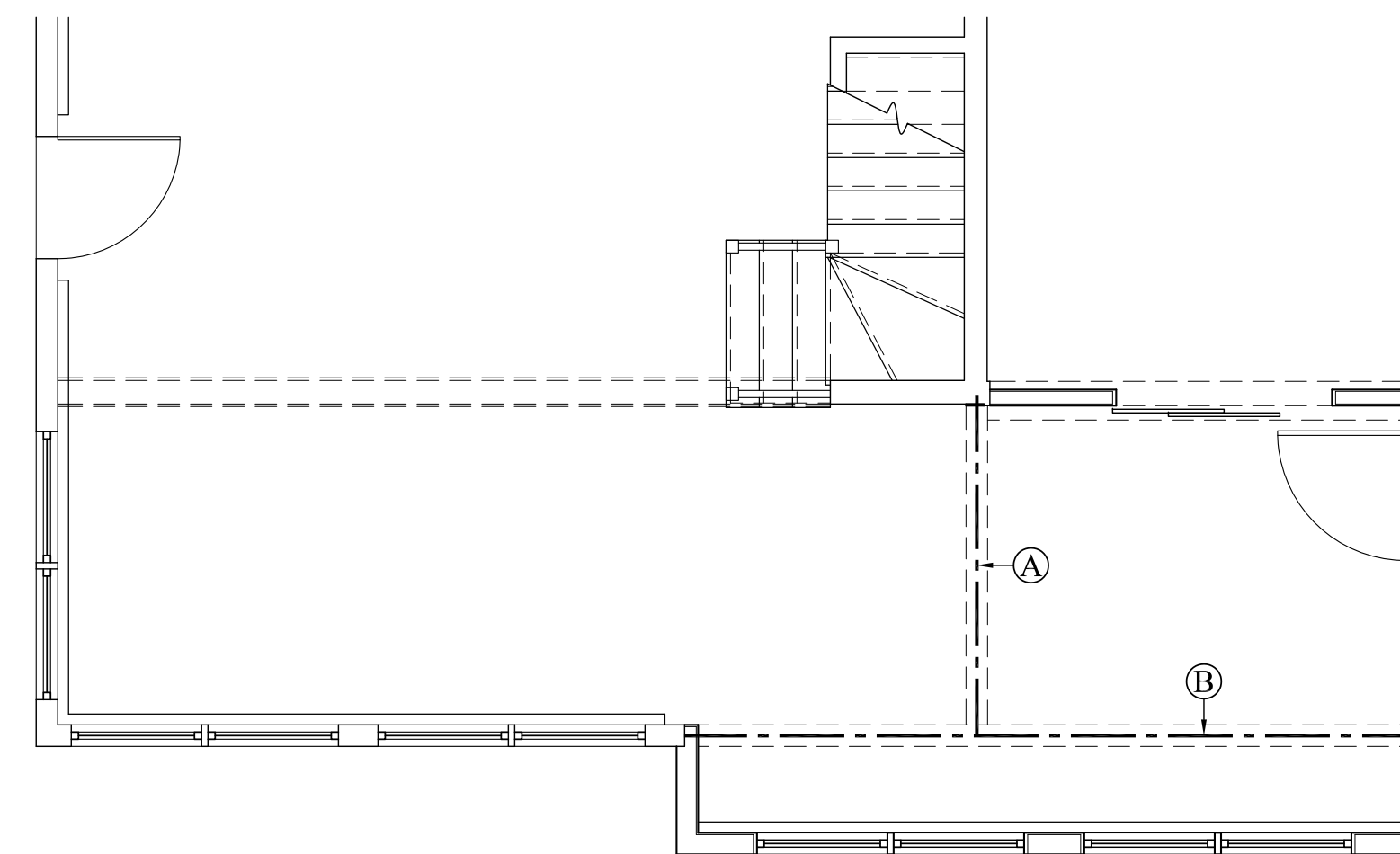
1. MOUNT SWITCHES @ 42" A.F.F. UNLESS NOTED OTHERWISE
2. MOUNT OUTLETS @ 14" A.F.F. UNLESS NOTED OTHERWISE



3 First Floor Electrical Plan
SCALE: 1/4" = 1'-0"



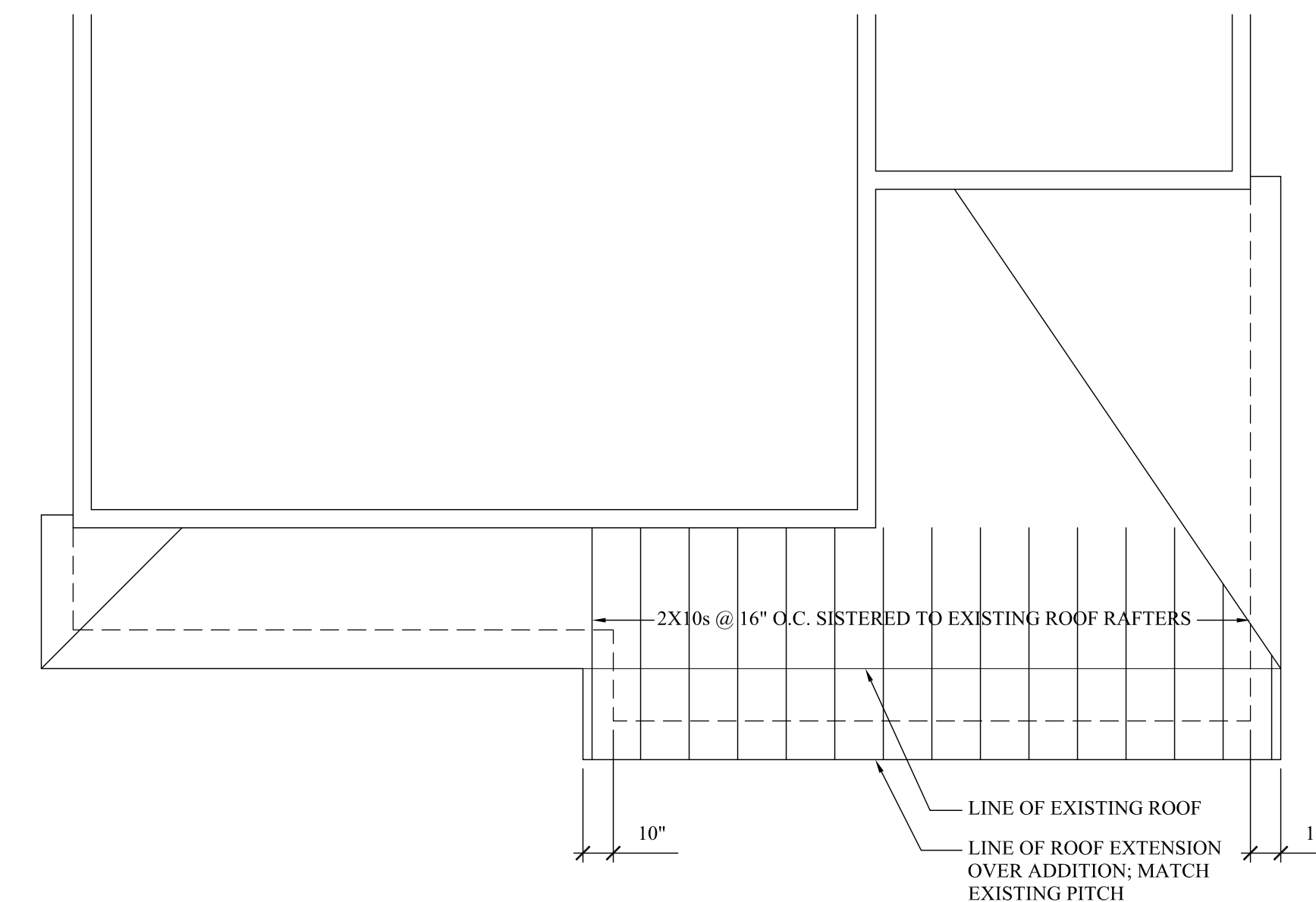
4 First Floor Framing Plan
SCALE: 1/4" = 1'-0"



5 Second Floor Framing Plan
SCALE: 1/4" = 1'-0"

BEAM SCHEDULE				
	LOCATION	SIZE	BEAM LENGTH	TYPE
A	2nd FL. FR.	(2) 9-1/4" LVLs	7'-6"	DROPPED
B	2nd FL. FR.	(1) 3" x 16" LVL	17'-0"	DROPPED (RECESS IF POSSIBLE)
C	1st FL. FR.	(2) 2x10s	7'-6"	DROPPED

ALL LVLs TO BE MINIMUM Fb = 2950 psi
ALL PARALLAM PLUS BEAMS TO BE MIN. 1827psi SERVICE LEVEL 2
ALL HEADERS TO BE MIN. (2) 2x6s, U.N.O.



6 Roof Framing Plan
SCALE: 1/4" = 1'-0"

TABLE OF SQUARE FOOTAGES		
	EXISTING	PROPOSED
FIRST FLOOR	1364 SF	1408 SF
SECOND FLOOR	857 SF	857 SF
TOTAL HABITABLE AREA	2221 SF	2265 SF
		+44 SF
FOOTPRINT	1364 SF	1364 SF
HEIGHT*	34'-9" +/-	34'-9" +/-

*TAKEN FROM REAR GRADE



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www.berkshirebradley.com

Dwg. Title:
Floor Plans

Date: 6.23.23	Scale: As Noted	Drawn By: KB	Checked By:
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Arch. Stamp
Dwg. No.
A1.0



① **Rear Elevation**
SCALE: 1/4" = 1'-0"



② **Side Elevation**
SCALE: 1/4" = 1'-0"



REVISIONS:		
Number	Date	Note

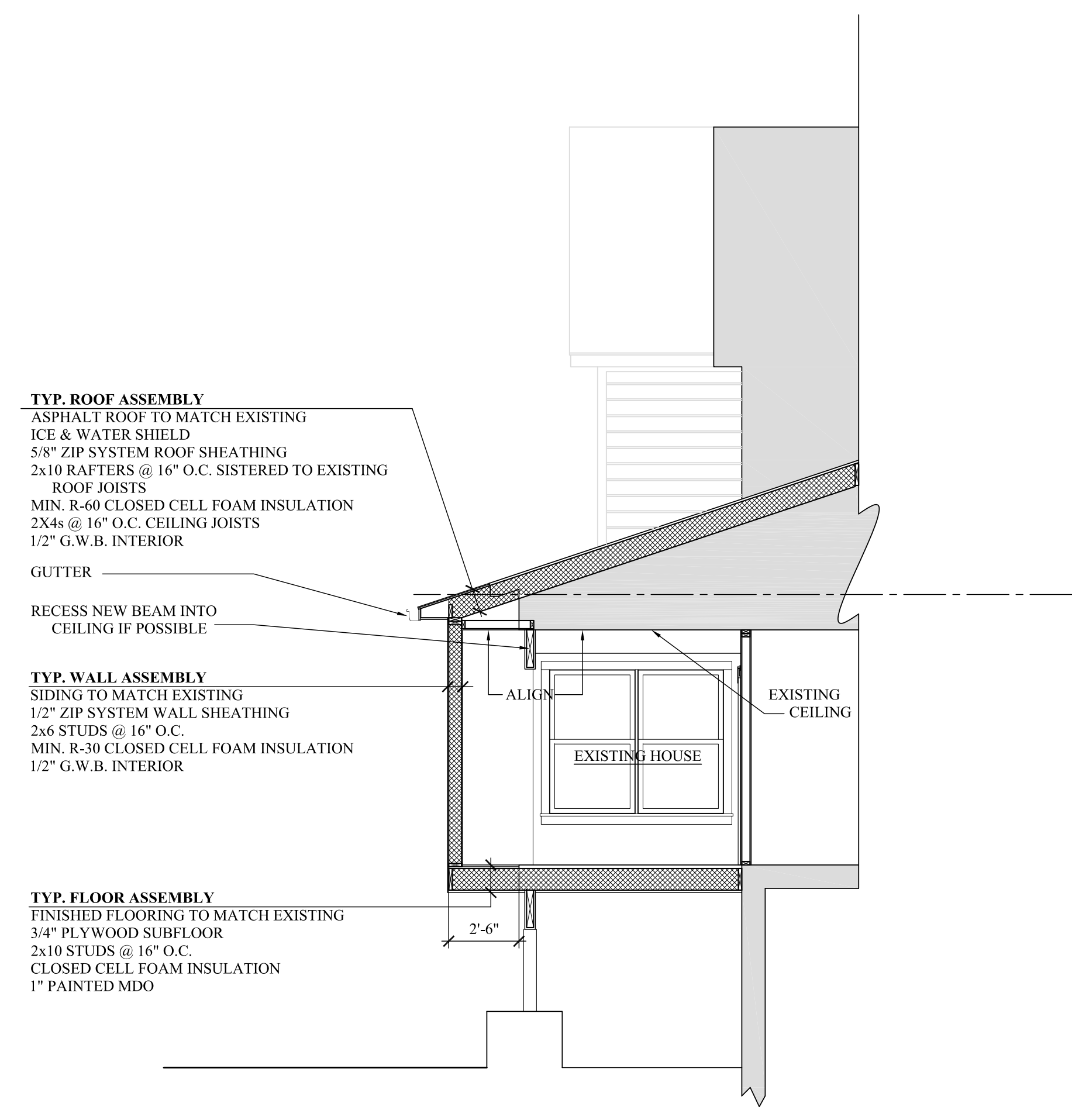
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Dwg. Title: Elevations

Date: 6.23.23	Scale: As Noted	Drawn By: KIB	Checked By:
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Arch. Stamp	Dwg. No. A2.0
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TYP. ROOF ASSEMBLY
 ASPHALT ROOF TO MATCH EXISTING
 ICE & WATER SHIELD
 5/8" ZIP SYSTEM ROOF SHEATHING
 2x10 RAFTERS @ 16" O.C. SISTERED TO EXISTING
 ROOF JOISTS
 MIN. R-60 CLOSED CELL FOAM INSULATION
 2X4s @ 16" O.C. CEILING JOISTS
 1/2" G.W.B. INTERIOR

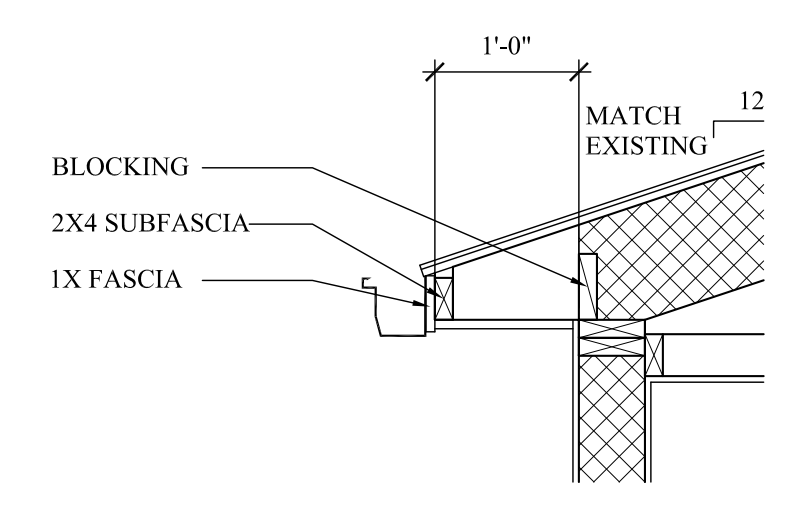
GUTTER

RECESS NEW BEAM INTO CEILING IF POSSIBLE

TYP. WALL ASSEMBLY
 SIDING TO MATCH EXISTING
 1/2" ZIP SYSTEM WALL SHEATHING
 2x6 STUDS @ 16" O.C.
 MIN. R-30 CLOSED CELL FOAM INSULATION
 1/2" G.W.B. INTERIOR

TYP. FLOOR ASSEMBLY
 FINISHED FLOORING TO MATCH EXISTING
 3/4" PLYWOOD SUBFLOOR
 2x10 STUDS @ 16" O.C.
 CLOSED CELL FOAM INSULATION
 1" PAINTED MDO

1 Section
 SCALE: 1/4" = 1'-0"



2 Eave Detail
 SCALE: 3/4" = 1'-0"



REVISIONS:		
Number	Date	Note

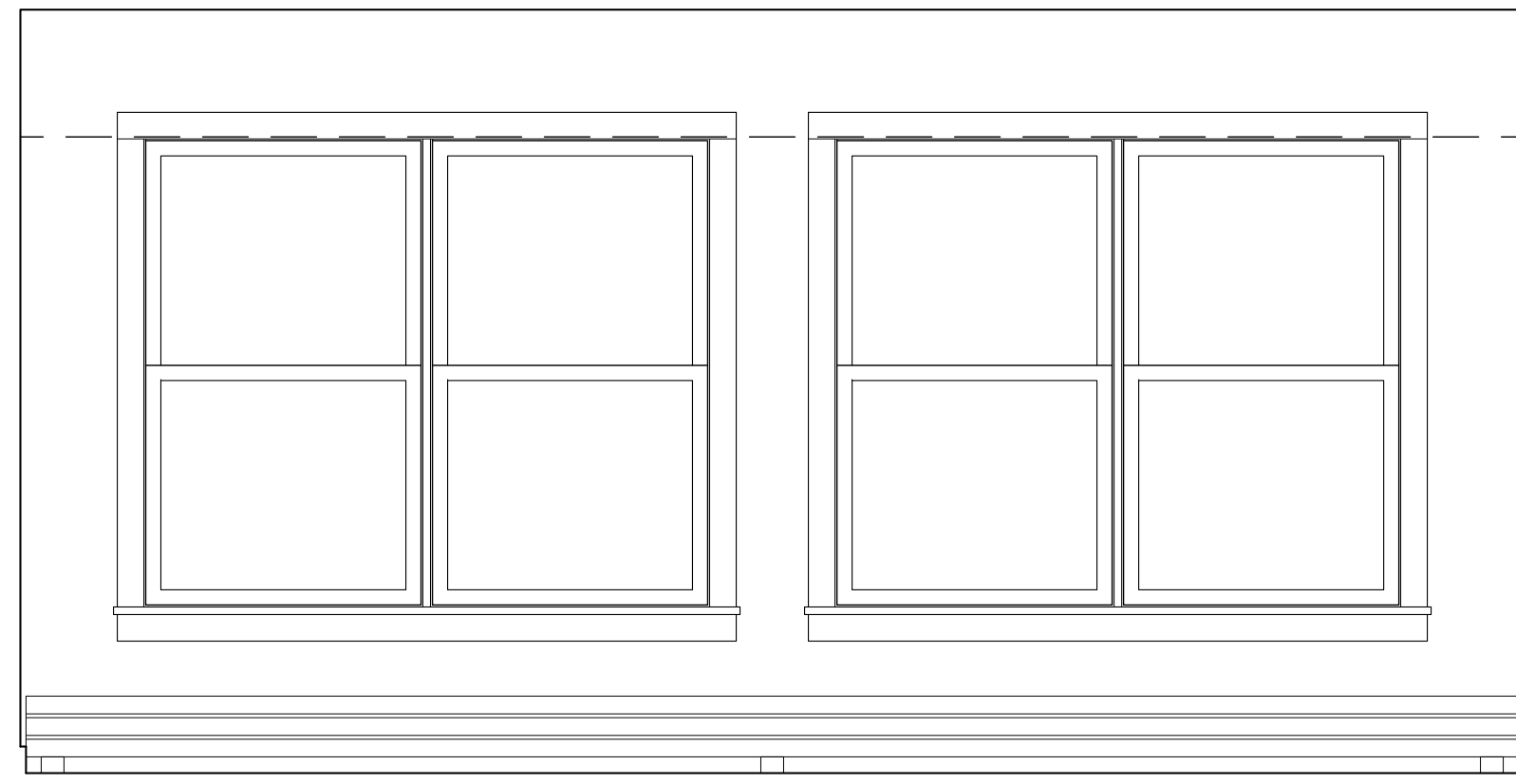
Addition / Renovation
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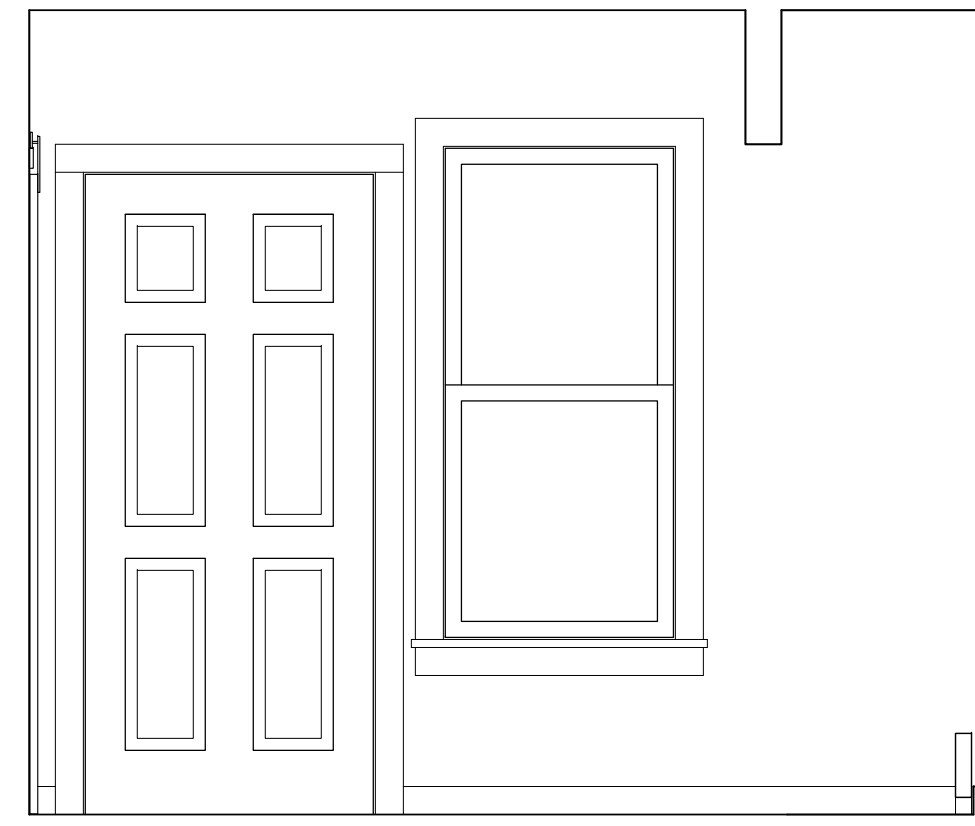
Dwg. Title:
Sections & Details

Date: 6.23.23	Scale: As Noted	Drawn By: KIB	Checked By:
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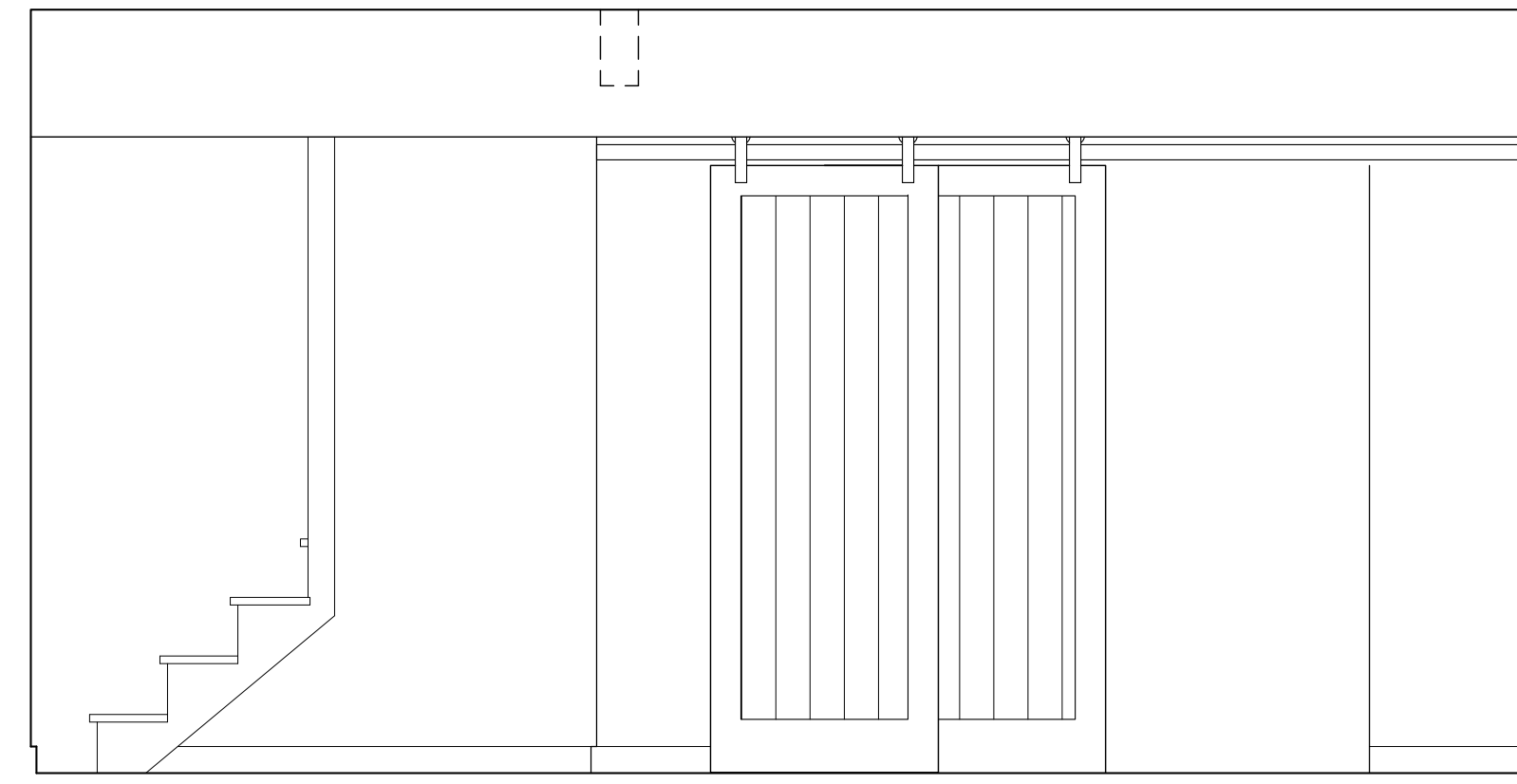
Arch. Stamp	Dwg. No. A3.0
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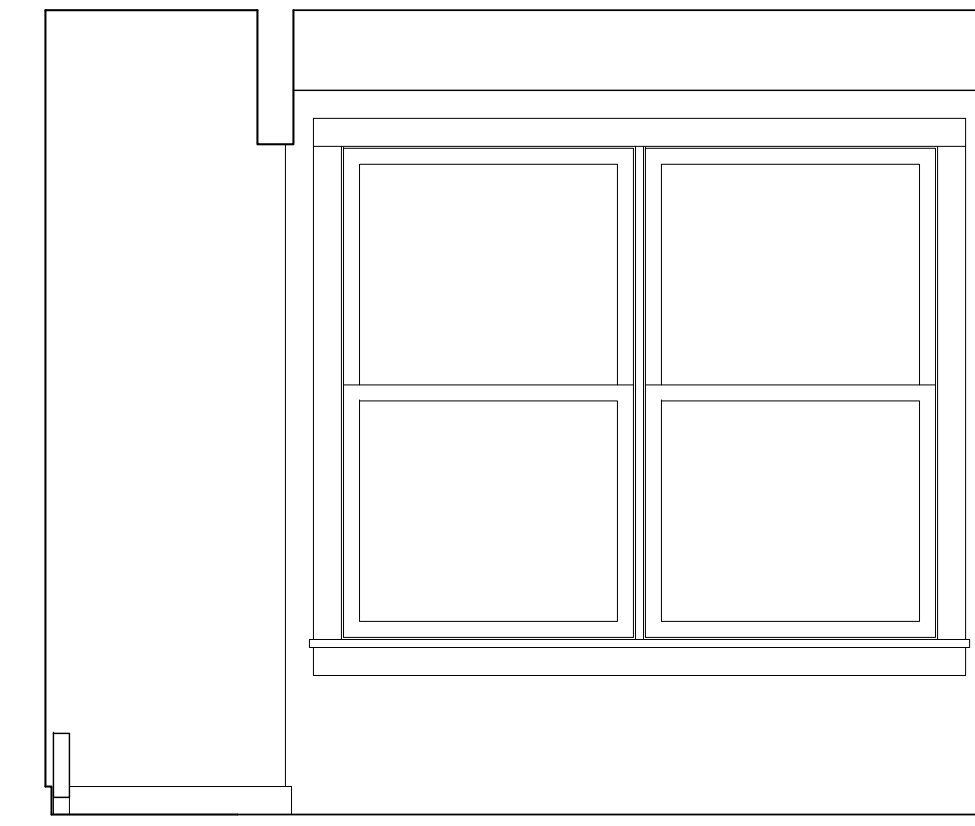
1 Interior Elevation
SCALE: 1/2" = 1'-0"



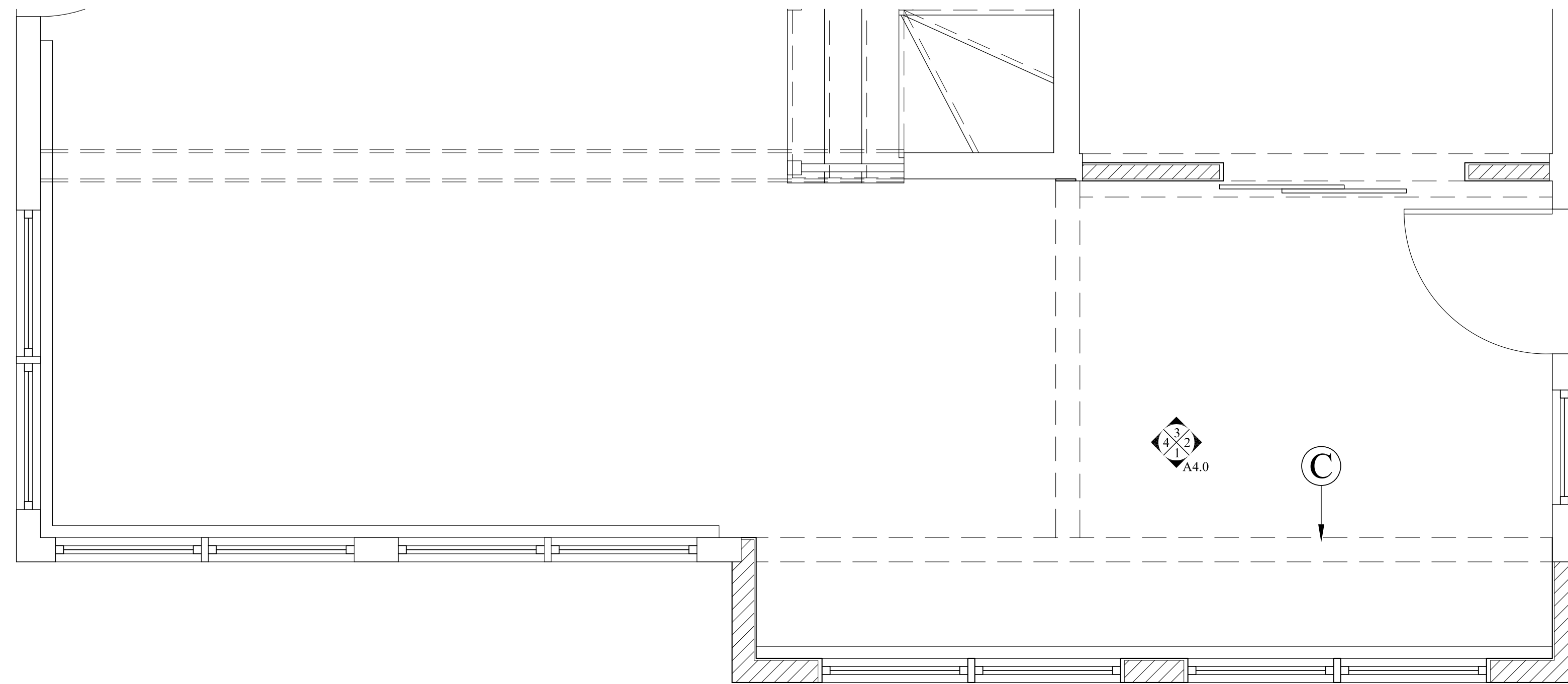
2 Interior Elevation
SCALE: 1/2" = 1'-0"



3 Interior Elevation
SCALE: 1/2" = 1'-0"



4 Interior Elevation
SCALE: 1/2" = 1'-0"



5 Enlarged Plan
SCALE: 1/2" = 1'-0"



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Dwg. Title:
Interior Elevations

Date: 6.23.23	Scale: As Noted	Drawn By: KIB	Checked By:
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Arch. Stamp	Dwg. No. A4.0
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TOWN OF MONTEREY

Building Department
435 Main Rd. P.O. Box 308
Monterey, MA 01245
Phone: 413.528.1443 x118 Fax: 413.528.6335
montereybuildinginspector@verizon.net
www.monterey-ma.org

July 27, 2023

Ronald and Amy Rothchild
Kerry Bartini, Agent

RE: 56 Sylvan Road Building Permit Rejection

Dear Ronald and Amy,

The building permit application submitted to construct an addition at 56 Sylvan Road has been determined not to be a matter of right. The parcel is identified on the Town of Monterey Assessor's Map as Map 103, Lot 059. The parcel is located in the Lake Shore Zoning District.

The existing Single-Family Dwelling is classified in Section 5.1.6 as a Nonconforming Single-Family Residential Structure as it is located within the 40' Mean High Water Mark from Lake Garfield.

To seek relief for your proposal you may apply for a Special Permit before the Zoning Board of Appeals. Please refer to **Zoning By-Laws of The Town of Monterey, Section 5.1.6.2. "By Special Permit- Single and Two-Family Structures"**. **"In cases where a building permit is not authorized as a matter of right, the Zoning Board of Appeals may authorize by special permit any extension, alteration or reconstruction of an existing nonconforming single or two-family dwelling provided the Zoning Board of Appeals finds that such change would not increase the nonconforming nature of the structure, lot, and/or use"**.

Please refer to Section 9.2 which pertains to the powers and duties of the Zoning Board of Appeals and specifically, Section **9.2.2.2 Special Permits**, for your filing.

If you are aggrieved by the building permit rejection, you may appeal this determination to the Zoning Board pursuant to Section **9.2.2.1. Appeals**.

Please contact our office should you require additional information or clarification.

Sincerely,

Donald R. Torrico, C.B.O.
Building Commissioner

Cc: Zoning Board of Appeals

BOGDANOFF PHYLLIS S
C/O LAW OFFICE OF TODD A
50 MAIN ST SUITE 1000
WHITE PLAINS, NY 10606

LOMBARDO JEFFREY JOHN
5 SAMUEL DANN WAY
POUND RIDGE, NY 10576

ZAGER SEYMOUR TRUSTEE
ZAGER DIANNE TRUSTEE
5 RENAISSANCE SQ APT 19G
WHITE PLAINS, NY 10601

CARNESE GREGORY P
PO BOX 392
OLD LYME, CT 06371

MAULTASCH JONATHAN
MAULTASCH MYRA
10 DUNSTER RD
GREAT NECK, NY 11021

CASSERLY GERARD
CASSERLY MICHAEL DUGAN S
2107 ALGONQUIN DR
SCOTCH PLAINS, NJ 07076

MILLER ROGER
HABAS-MILLER LORI
150 WEST END AVE APT 6H
NEW YORK, NY 10023-5749

CROCCO G J&P M TRUSTEES
C/O DENISE CARNESE
17 WILMONT RD
FRAMINGHAM, MA 01701

PANUSH DAVID
PANUSH ERICA M
538 EAST 84TH ST APT 4E
NEW YORK, NY 10028

CROWE STEPHEN W
CROWE ELIZABETH H
2 BUTMAN ST
BEVERLY, MA 01915-4810

QUAGLIATA JOSEPH A TRUSTE
THE JOSEPH A QUAGLIATA RE
6001 N OCEAN DR APT 901
HOLLYWOOD, FL 33019

DOANE JASE TRUSTEE
COOK C WILLIAM IV TRUSTEE
35 COVE AVE
FRAMINGHAM, MA 01702

RESNIK BARBARA
C/O JUSTIN KIMBALL
53 FLORENCE RD
FLORENCE, MA 01062

DUBE STEPHEN
DUBE RUTH
PO BOX 242
MONTEREY, MA 01245

ROBERTS BARRY S TRUSTEE
SKLAR SUSAN H TRUSTEE
19664 BAY CAVE DRIVE
BOCA RATON, FL 33434

DUFF KATHLEEN A
7654 PRUETT PL
MANASSAS, VA 20109-3365

ROTONDO FRANK S
REYNOLDS LELA
680 FORT WASHINGTON #3N
NEW YORK, NY 10040

FRIED ROBIN
GREENWALD JUDITH
PO BOX 602
MONTEREY, MA 01245

ROTONDO FRANK S
REYNOLDS LELA
680 FORT WASHINGTON AVE #3N
NEW YORK, NY 10040


KOIVISTO ELLEN P
525 EAST 35TH ST
SAVANNAH, GA 31401

SUTTIN ADAM L & HOPE Z
32 HOLLY ROAD
WABAN, MA 02468

Assessment Field Card

Town of Monterey, Massachusetts



Parcel Information	
	<p>Address: 56 SYLVAN RD Map-Lot: 103-059-000-000-0000 Patriot Account #: 448 Owner: ROTHSCHILD RONALD Co-Owner: ROTHSCHILD AMY Mailing Address: 90 TACONIC ROAD GREENWICH, CT 06831</p>
Building Exterior Details	General Information
<p>Building Type: CONVENTNL Year Built: 1955 Grade: C Frame Type: WOOD Living Units: Building Condition: Very Good Roof Cover: ASPHALT Roof Type: GABLE Exterior Wall Type: WOOD Pool: False</p>	<p>Total Acres: 0.96 Land Use Code: 101 Neighborhood Code: Owner Occupied: N Condo Name: Condo Unit: Zone: Utility Code 1: Utility Code 2: Utility Code 3:</p>
Building Area	Ownership History
<p>Gross Area: 3627 sqft Finished Area: 1652 sqft Basement Area: 768 sqft Garage Area: 0 sqft Detached Garage: sqft Basement Garage: 0 sqft</p>	<p>Sale Date: 4/29/1999 Sale Price: \$ 1096776 Nal Description: Grantor (Seller): DODGE WILLIAM E, Book/Page: 1126-276</p>
Building Interior	Assessed Value



This information is believed to be correct but is subject to change and is not warranted.

No. Total Rooms: 4
No. Bedrooms: 2
No. Full Baths: 1
No. Half Baths: 0
Bath Rating: AVER
No. Kitchens: 1
Kitchen Rating: AVER
Building Framing: WOOD
Interior Wall Type: SOLID WOOD
Fireplaces: 1
Solar Hot Water: False
Central Vac: False
Floor Type: SOFTWOOD
Heat Type: NOT DUCTED
Heat Fuel: WOOD
Percent A/C: 0

Assessed Yard Value: \$ 29000
Assessed Land Value: \$ 638900
Assessed Bldg Value: \$208400
Total Assessed Value: \$876300

