



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.): 19 Laurel Bank

Assessor's Map #: 113 **Assessor's Lot #:** 34

Zoning District(s): LSD

Registry of Deeds Book & Page Number for Applicant's Title: 2263, 96

Section C. Property Ownership Information:

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

Mailing Address: 315 West 102 St., NY, NY 10025

Owner's email address and phone number: ajs@amysaltzman.com; 917.940.2974

Full name and mailing address of owner's agent or representative: Kerry Bartini, 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:

The existing home is non-conforming due to the garage not meeting current set-backs. The proposed addition is on the opposite side of the house from the garage and will meet current set-backs. The existing screened porch will be turned in to an office. A new stair along the rear of the existing sun room will lead to a new second floor primary suite above the sun room. The new second floor primary suite will overhang the existing sun room by 5'-0" and will have posts/piers below.

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: Existing garage encroaches on the current front and side setbacks, rendering the property non-conforming.

List all the nonconforming aspects of the property: Existing garage encroaches on the current front and side setbacks.

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: In June 2020, a special permit was granted to add a primary suite over the existing first floor center of the house. The work was never started. The owner has since decided to relocate the second floor primary suite to the end of the house over an existing sun room.

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: 3.21.22



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

August 27, 2019

Amy Saltzman
315 West 102 Street
New York, NY 10025

RE: 19 LAUREL BANK BUILDING PERMIT REJECTION

Dear Ms. Saltzman:

The building permit application submitted to add/alter the existing single-family dwelling at 19 Laurel Bank has been determined not to be a matter of right. The parcel is identified on the Town of Monterey's Assessor's Map as parcel 113, lot 21. The parcel is located in the Lake Shore Zoning District.

The Single-Family Dwelling is classified in Section 5.1.6 as a Nonconforming Single-Family Residential Structure as it is located within the required fifteen (15') foot rear setback. The Applicant proposes to add to and alter the existing structure and increase the height of the existing structure's highest point (Section 5.1.6.1.b.).

To seek relief for this 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
Delivery: Certified and First-Class Mail



300 foot Abutters List Report

Monterey, MA
April 26, 2022

Subject Property:

Parcel Number: 113-021-000
CAMA Number: 113-021-000-000-0000
Property Address: 19 LAUREL BANK

Mailing Address: SALTZMAN AMY
315 WEST 102ST #6A
NEW YORK, NY 10025

Abutters:

Parcel Number: 113-010-000
CAMA Number: 113-010-000-000-0000
Property Address: PIXLEY RD

Mailing Address: KABELA DAVID J
PO BOX 172
GREAT BARRINGTON, MA 01245

Parcel Number: 113-011-000
CAMA Number: 113-011-000-000-0000
Property Address: 155 PIXLEY RD

Mailing Address: ATWOOD RICHARD B JR ATWOOD
HEATHER
PO BOX 596
HOUSATONIC, MA 01236

Parcel Number: 113-012-000
CAMA Number: 113-012-000-000-0000
Property Address: 159 PIXLEY RD

Mailing Address: EGET FRANCINE T
PO BOX 125
MONTEREY, MA 01245

Parcel Number: 113-013-000
CAMA Number: 113-013-000-000-0000
Property Address: 163 PIXLEY RD

Mailing Address: DESMOND HARRY JOSEPH DESMOND
HOLLY MARIE
163 PIXLEY RD MONTEREY
GREAT BARRINGTON, MA 01230-8513

Parcel Number: 113-019-000
CAMA Number: 113-019-000-000-0000
Property Address: 11 LAUREL BANK

Mailing Address: TAUB KENNETH TAUB DIANE
69 BRIGHAM RD
GREENFIELD CTR, NY 12833

Parcel Number: 113-020-000
CAMA Number: 113-020-000-000-0000
Property Address: 15 LAUREL BANK

Mailing Address: KRUISE ROBIN C 2012 IRREVOCABLE
TRUST
53 ELM ST
MARBLEHEAD, MA 01945

Parcel Number: 113-022-000
CAMA Number: 113-022-000-000-0000
Property Address: LAUREL BANK LN

Mailing Address: CLOSE PETER D
1 PINE RIDGE ROAD
GREENWICH, CT 06830

Parcel Number: 113-023-000
CAMA Number: 113-023-000-000-0000
Property Address: 19 LAUREL BANK LN

Mailing Address: SCHOCH PHILIP SCHOCH GAIL B
66 GLEN RD
WOODCLIFF LAKE, NJ 07677-7905

Parcel Number: 113-026-000
CAMA Number: 113-026-000-000-0000
Property Address: LAUREL BANK

Mailing Address: AIBEL LAURI TRUSTEE BUEL NOMINEE
REALTY TRUST
C/O J LEONE 52 SOUTH ST
RED BANK, NJ 07701

Parcel Number: 113-031-000
CAMA Number: 113-031-000-000-0000
Property Address: 10 LAUREL BANK LN

Mailing Address: CLOSE PETER D
1 PINE RIDGE ROAD
GREENWICH, CT 06830



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4/26/2022

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300 foot Abutters List Report

Monterey, MA
April 26, 2022

Parcel Number: 113-032-000 CAMA Number: 113-032-000-000-0000 Property Address: 24 LAUREL BANK	Mailing Address: RUDNICKI JEFFREY P DOWLING EMILY C 15 LAWSON RD WINCHESTER, MA 01890
Parcel Number: 113-033-000 CAMA Number: 113-033-000-000-0000 Property Address: 23 LAUREL BANK	Mailing Address: STITELER HEATHER LEIGH PERELLO RICHARD ANTHONY 320 WEST 104TH ST APT 1 NEW YORK CITY, MA 10025
Parcel Number: 113-035-000 CAMA Number: 113-035-000-000-0000 Property Address: 20 LAUREL BANK	Mailing Address: AIBEL KEITH M AIBEL SHARON 13 STONY BROOK DR SARATOGA SPRINGS, NY 12866
Parcel Number: 113-036-000 CAMA Number: 113-036-000-000-0000 Property Address: 18 LAUREL BANK	Mailing Address: BOSCOLO DONNA A TRUSTEE C/O STEVEN CANGIALOSI 677 ENGLEMORE RD CLIFTON PARK, NY 12065
Parcel Number: 113-037-000 CAMA Number: 113-037-000-000-0000 Property Address: 16 LAUREL BANK	Mailing Address: BERNSTEIN MICHAEL S TRUSTEE REV TRST OF MICHAEL S BERNSTEI 111 EAST 85TH ST APT 8-D NEW YORK, NY 10028
Parcel Number: 113-038-000 CAMA Number: 113-038-000-000-0000 Property Address: 12 LAUREL BANK	Mailing Address: ROSENBAUM BARBARA 3 CHETWYND TERRACE LIVINGSTON, NJ 07039
Parcel Number: 113-039-000 CAMA Number: 113-039-000-000-0000 Property Address: 10 LAUREL BANK	Mailing Address: HARTT ROBERT W HARTT ROBERTA R PO BOX 118 MILL RIVER, MA 01244
Parcel Number: 113-040-000 CAMA Number: 113-040-000-000-0000 Property Address: 4 LAUREL BANK	Mailing Address: LAKE BUEL LLC C/O JONATHAN DAKS 19819 CRYSTAL RIDGE LA PORTER RANCH, CA 91326
Parcel Number: 113-041-000 CAMA Number: 113-041-000-000-0000 Property Address: 8 LAUREL BANK	Mailing Address: SCHOCH PHILIP SCHOCH GAIL B 66 GLEN RD WOODCLIFF LAKE, NJ 07677-7905



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