



**MINUTES OF THE HEARING ON THE PETITION FOR
A SPECIAL PERMIT, 90 MARTIN STREET**

HEARING #15-01

A public hearing of the Acton Board of Appeals was held on Monday, January 5, 2015 on the petition of Ross Israel for a **SPECIAL PERMIT** under Section 8.3.3 of the Zoning by-law to allow for the linear horizontal extension of an existing non-conforming structure within the dimension of an existing non-conforming structure within the dimension of the existing non-conformity. The property is located at 90 Martin Street, Map H2/Parcel 95.

Present at the hearing was Jon Wagner, Chairman; Richard Fallon, Clerk; Adam Hoffman, Alternate Member; Scott Mutch, Zoning Enforcement Officer; and Cheryl Frazier, Board of Appeals Secretary. Also present at the hearing was petitioner Ross Israel, and his wife.

Jon Wagner opened the hearing, read the contents of the file which included two interoffice memo's one from the Engineering Department and the other from Roland Bartl, Planning Director with comments. Mr. Bartl and the Engineering Department had no objections to the granting of the requested Special Permit.

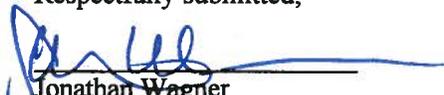
He asked the petitioner why he is here tonight. Ross Israel introduced himself and his wife and said he is here tonight seeking a special permit under Section 8.3.3 to allow the construction of a front entry deck. The proposed deck measures 9'6" x 10'6" with +/-5' wide stairs to ground level. They need a safe entryway into their existing mudroom. Jon Wagner looked over the plan that was submitted and asked some questions about what they were proposing. Jon said he understands they are replacing stairs that will be consistent with the front line of the house. Mr. Israel said that is correct.

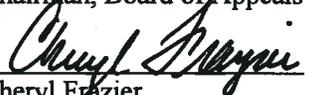
Scott said the minimum setback requirement is 45 feet and the existing structure is only setback 38 feet. The existing structure is non-conforming.

The Board moved to close the hearing. They discussed the petition briefly.

The Board moved to GRANT the SPECIAL PERMIT with the condition that the work is done in conformity with the plans submitted and the mandatory findings are consistent with what was submitted. Adam Hoffman to write.

Respectfully submitted,


Jonathan Wagner
Chairman, Board of Appeals


Cheryl Frazier
Secretary, Board of Appeals

