

TOWN OF SOUTH HADLEY
TOWN CLERK'S OFFICE
2023 FEB -6 21 PM 2:51

FORM SP

APPLICATION FOR SPECIAL PERMIT

Date February 3, 2023

Pursuant to the provisions of Chapter 40A of the General Laws of the Commonwealth of Massachusetts, South Hadley Zoning By-Laws, and the South Hadley Planning Board Rules & Regulations, the undersigned herewith submits the accompanying application for a Special Permit as described below and detailed in the supporting documentation which is incorporated into and made part of this application.

NATURE OF REQUEST (Check and Describe as Appropriate):

- a. Alteration/expansion/change of a nonconforming use and/or structure**
- b. Professional business**
- c. New/second hand car dealer**
- d. Flag lot**
- e. Two-family dwelling/Three-family dwelling**
- f. Conversion of One-family to Two-family dwelling**
- g. Multifamily dwellings for more than three families**
- h. Flexible development**
- i. Wireless communications facility**
- j. Major earth removal, extraction, and/or fill activity**
- k. Other (Describe _____)**

GENERAL DESCRIPTION OF REQUEST:

Extend nonconforming entryway roof to create covered porch. Entryway currently encroaches into front yard setback; covered porch will not extend any further into the front yard setback than existing entryway encroaches.

APPLICABLE SECTIONS OF THE ZONING BYLAW: 255-7

1. Applicant Thomas R Reidy
Address 25 North Sycamore Knolls
South Hadley, MA 01075
Telephone 413-256-6701
Email Address: treidy@baconwilson.com

2. Owner (if not applicant) _____
Address _____
Email Address: _____

3. Site Plan Preparer Randy Izer
 Title or License Surveyor
 Address 235 Russell Street, Hadley
 Telephone 413-584-7599
 Email Address: rizer@eatonsurvey.com
4. Deed of property recorded in the Hampshire County Registry of Deeds,
 Book 13833 Page 230
5. Location and description of property (street and number if any) _____
25 North Sycamore Knolls
 Assessors Map # 53 Parcel # 40
6. The subject property is presently in zoning district(s) – Sec 255-11: Residence A-1
7. Is the property in an Overlay District(s) (Sect 255-15)? yes If so, what Overlay District(s):
Water Supply Protection District
8. Is the subject property located within one or more of the Master Plan's Land Use Area Districts?
yes If so, in which of the districts or areas? Village Commons / Mt. Holyoke College
9. Is the subject property located in a National Historic District or listed as a Priority Heritage
 Landscape? No If so, which one? _____
10. Does the subject property abut a designated Scenic Roadway? No
11. Is the subject property within the designated South Hadley Falls Economic Opportunity Area?
No

I, as applicant, certify that the application and all attachments are correct and complete.

 Signature of Applicant

FOR PLANNING BOARD OFFICE USE:

11. Amount of Application Fee: \$207.00 12. Fee Paid? Yes No

FOR TOWN CLERK (indicate date and time received):

Submission received on (Date) 2/6/2023
 at (time) 2:51 PM

Signature Deb B. Amore

Thomas R. Reidy

From: Thomas R. Reidy
Sent: Friday, February 3, 2023 2:15 PM
To: 'Colleen Canning'
Subject: 25 North Sycamore Knolls - Special Permit
Attachments: 1692_001.pdf; Reidy porch.jpg; Reidy - Elevations.pdf; 25NoSycamoreKnollsBldgPermitPlan2023REV4.pdf

Hi, Colleen –

Please accept this email as electronic filing for a Special Permit to allow the alteration of a pre-existing, nonconforming structure so as to allow the construction of an approximately 140 square foot covered porch within the front yard setback in accordance with Section 255-7 of the Town's zoning bylaw. I am including: (i) the application, (ii) building plot plan, (iii) elevation plan, and (iv) existing conditions photograph. Please note, the porch will not extend any closer to the front property line than the existing covered entryway. The entryway roof is forming one-end of the covered porch.

Please also accept this email as a request for waiver from any additional filing requirements not met by these submissions. Given the de minimis nature of the change it seems sufficient for the board to have what is being provided. If there is anything specific they may want I'd be happy to provide it.

I am simultaneously working with the Building Commissioner on his determination. But given our timing crunch I wanted to get this to you immediately. I can drop the check off, along with a paper copy and however many copies in 11x17 you need on Monday. Please just let me know. I really appreciate the help.

Thanks,

Tom

Thomas R. Reidy, Esq.

Phone 413.256.6701 | Fax 413.256.6469
6 South East Street Amherst MA 01002
treidy@baconwilson.com | baconwilson.com

Bacon Wilson, P.C.

Amherst | Northampton | Springfield | Westfield | Hadley