

TOWN OF STOCKBRIDGE, MASSACHUSETTS

NOTICE OF DECISION

ZONING BOARD OF APPEALS

RECEIVED
SEP 19 2023
TOWN CLERK

(To be mailed forthwith to the petitioner, abutters and owners of land within 300 feet of the property line, the Planning Board, Building Inspector, Board of Health, and the Planning Boards of every abutting municipality and to every person present at the hearing who requested that notice be sent to him and stated the address to which such notice was to be sent.)

APPLICANT COCO LULU HOSPITALITY INC

PREMISES AFFECTED: 30 East Street, Stockbridge, MA.

REFERRING The applicant is requesting an Appeal to maximum permanent sign size under Section 6.8.7 and requesting a Variance to exceed the maximum allowable four square feet area for a permanent sign with regard to property at 30 East Street

DATE OF DECISION September 12, 2023

Findings:

The applicant is requesting a 5 ft square sign noting a 4' foot square sign is too small for motorist traveling on Rte 7 to see. The Business is more than 30 feet from the Entrance on Rte 7 & is not easily visible from the road. The Board found that the property is not visible & is located in a high speed area which is unique to any other commercial property located in the town. The board found the existing 4 foot sign was a substantial hardship because it was too small for potential customers to read at the speed limit on Rte 7 is 45 mph. The proposed 5 ft sign does not nullify the intent or purpose of the Zoning Bylaw. The conditions presented by the topography of the property are unique and reasons of this variance.

VOTED:

The Board found that the property is not visible & is located in a high speed area which is unique to any other commercial property located in the town. The board found the existing 4 foot sign was a substantial hardship because it was too small for potential customers to read at the speed limit on Rte 7 is 45 mph. The proposed 5 ft sign does not nullify the intent or purpose of the Zoning Bylaw. The conditions presented by the topography of the property are unique and reasons of this variance.

IMPORTANT:

Any appeal from the decision of the Board of Appeals must be made in a manner prescribed in Section 17, Chapter 40A (G.L.) as amended and must be filed within twenty (20) days after the date of filing of the decision with the Town Clerk.

would not self a dangerous precedent

The ZBA voted 5 to 0 to Approve the Variance
JPSH
Approve

Thomas Schuler, ZBA Chair

CERTIFICATE BY THE TOWN CLERK FOR FILING OF THE DECISION IN THE REGISTRY

This is to certify that twenty (20) days have elapsed since filing of the above decision with this office and no appeal has been filed, or appeal has been filed and denied in the case.

TOWN OF STOCKBRIDGE, MASSACHUSETTS

NOTICE FOR RECORDING IN THE REGISTRY
DECISION

ZONING BOARD OF APPEALS

(A copy to the applicant, and for filing with Town Clerk together with the Record of Proceedings and Plans.)

Notice is hereby given that a Variance under section 7.2.2 of the Zoning Bylaws has been granted, in compliance with the statutory requirements as set forth in Chapter 40A as amended

TO: COCO LULU HOSPITALITY INC
ADDRESS: 30 EAST ST, STOCKBRIDGE, MA 01262

by the Zoning Board of Appeals, affecting the rights of the owner with respect to the use of premises located at: 30 East Street, Stockbridge, MA.

The record title stands in the name of: COCO LULU HOSPITALITY INC
Registry of Deeds in Book 7367, Page 169

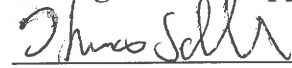
Registry District of Land Court, Certificate No. _____.

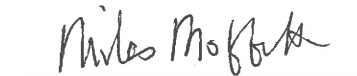
Said deed will be/has been duly received in the Middle District, Berkshire County.

The decision of said Board is on file with the papers and plans in the Office of the Town Clerk.


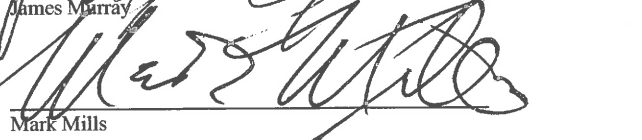
Signed and certified this 12th day of September 2023

Zoning Board of Appeals:


Thomas Schuler


John Hyson Miles Moffatt


Patricia Andrew Catherine Chester


James Murray

Mark Mills

CERTIFICATE BY THE TOWN CLERK FOR FILING OF THE DECISION IN THE REGISTRY

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Terri Iemolini, Town Clerk