

Special Permit Application  
for  
Jacob and Katie Silverman

104 Interlaken Road  
Stockbridge, MA 01262

March 2024



White Engineering, Inc.  
55 South Merriam Street  
Pittsfield, MA 01201  
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**Town of Stockbridge  
Special Permit Application (6.1.2)**

(\$200 Application Fee plus the cost of publication of notice of public hearing and postage costs paid by applicant prior to hearing)

**Application for: Extension, Alteration, Reconstruction, or Change of Use of Nonconforming Structures, Uses and Lots per zoning bylaw section 6.1.2:**

Application is hereby made to the **Board of Selectmen** by:

Applicant (name): Jacob and Katie Silverman

Applicant Signature: Jacob Silverman / JSB

Applicant Mailing Address: 530 East 72nd Street Apt 1C, New York, NY 10021

Applicant phone and email: 347-216-0274 jksilverman@gmail.com

On the 12 day of March, 2024 for property shown on the Stockbridge

Assessors Map # 205, Lot # 15 Book 7000, Page 250, Zoning District R-4

Owner of property: Jacob and Katie Silverman

Owner's signature: Jacob Silverman / JSB

Address of property: 104 Interlaken Road

Mailing Address: 530 East 72nd Street Apt 1C, New York, NY 10021

Description of property: 4.92 acre parcel developed with single-family house

Present use of property: Residential

Project Description: Construction of screen porch and patio within 100-ft of Stockbridge Bowl

Appropriate Section of Zoning Bylaw: 6.1.2

Describe the reason you believe that the lot and/or structure to be in nonconformance with the current Zoning Bylaw: i.e. lacks frontage, lacks area square footage, height of structure, infringement on setbacks:

Existing house is within 100-ft of mean highwater line of Stockbridge Bowl, actual is 50-ft . Proposed is no closer.

1. Attach six sets of scale drawings or prepared site plan with measurements showing the existing conditions and proposed changes, including location, size and height of proposed building.
2. Also attach six plot plans showing the locations of all structures and buildings with scaled measurements to all lot lines and between all structures,
3. along with a total of five copies of this application, **six complete sets of documents.**
4. Submit **digital plans** and application to: [selectmen@stockbridge-ma.gov](mailto:selectmen@stockbridge-ma.gov)

**All applications must be accompanied by seven complete sets of documents, all areas of the above form must be completed and submitted to the Town Clerk with the proper fee paid, or the application will be deemed to be incomplete and returned to the applicant.**

Town of Stockbridge  
Special Permit Application  
Narrative

The Property is located in an R-4 zone district. Section 5.5 Table of Dimensional Requirements requires a minimum lot area of 174,240 square feet (4 acres). The lot is a pre-existing and contains 4.92 acres. The existing conditions on site have an existing house with a total lot coverage of 1.87%. The R-4 zone requires a 50' front setback and the existing cottage is 414'. The required rear setback is 50' for R-4 zone, Existing and proposed is 50'. Section 5.5 Table of Dimensional Requirements for R-4 zone footnote (f) requires all structures to be 150' from Stockbridge Bowl. The existing house is 50' from Stockbridge Bowl and the proposed is no closer. The property has an on-site septic system and private water supply well.

The applicant proposes to add a screen porch (290 SF) and pervious patio to the south side of the house.

The applicant proposes stone trenched at the new roof drip lines for the addition to capture and infiltrate roof run off. Trees proposed to be taken down will be replaced 1:1 within the buffer zone to the intermittent stream. Additionally, invasive plants along the shoreline of Stockbridge Bowl will be removed, managed through annual cutting and replaced with native plantings. The total natural vegetation within 150-ft of Stockbridge Bowl will be 75%.

REQUIRED FINDINGS FOR ISSUANCE OF A SPECIAL PERMIT UNDER SECTION 6.2

Pursuant to Section 6.1 of the Bylaw, the Select Board may grant a special permit for a change, extension, alteration or reconstruction of a pre-existing nonconforming structure or use to a substantially greater extent if such change, extension, alteration or reconstruction will not be in greater nonconformity with open space, yard and off-street parking requirements subject to a finding that in accordance with Chapter 40A of the General Laws, such change, extension, alteration or reconstruction will not be substantially more detrimental than the pre-existing nonconforming structure or use to the neighborhood.

1. The proposed house will not be in greater non-conformity with open space, yard and off-street parking requirements. As shown in the table on the site plan, the proposed house will conform with lot coverage requirements. There are no off-street parking requirements for single family homes and the site plan shows ample parking for the proposed house.
2. The proposed house will not be substantially more detrimental to the neighborhood than the existing structure or use. Construction of a single-family house is a by right use in the R-4 District and is in keeping with the neighborhood; the redesigned house will be no more non-conforming with all dimensional requirements. The house is served by the private water well and septic system; and the Applicant will provide adequate stormwater management.

FINDINGS UNDER SECTION 6.3.6

Under Section 6.3.6 of the Bylaw, the Select Board shall make findings that the proposed use meets the following general special permit criteria:

- a. Is in compliance with all provision and requirements of the Bylaw, and in harmony with its*

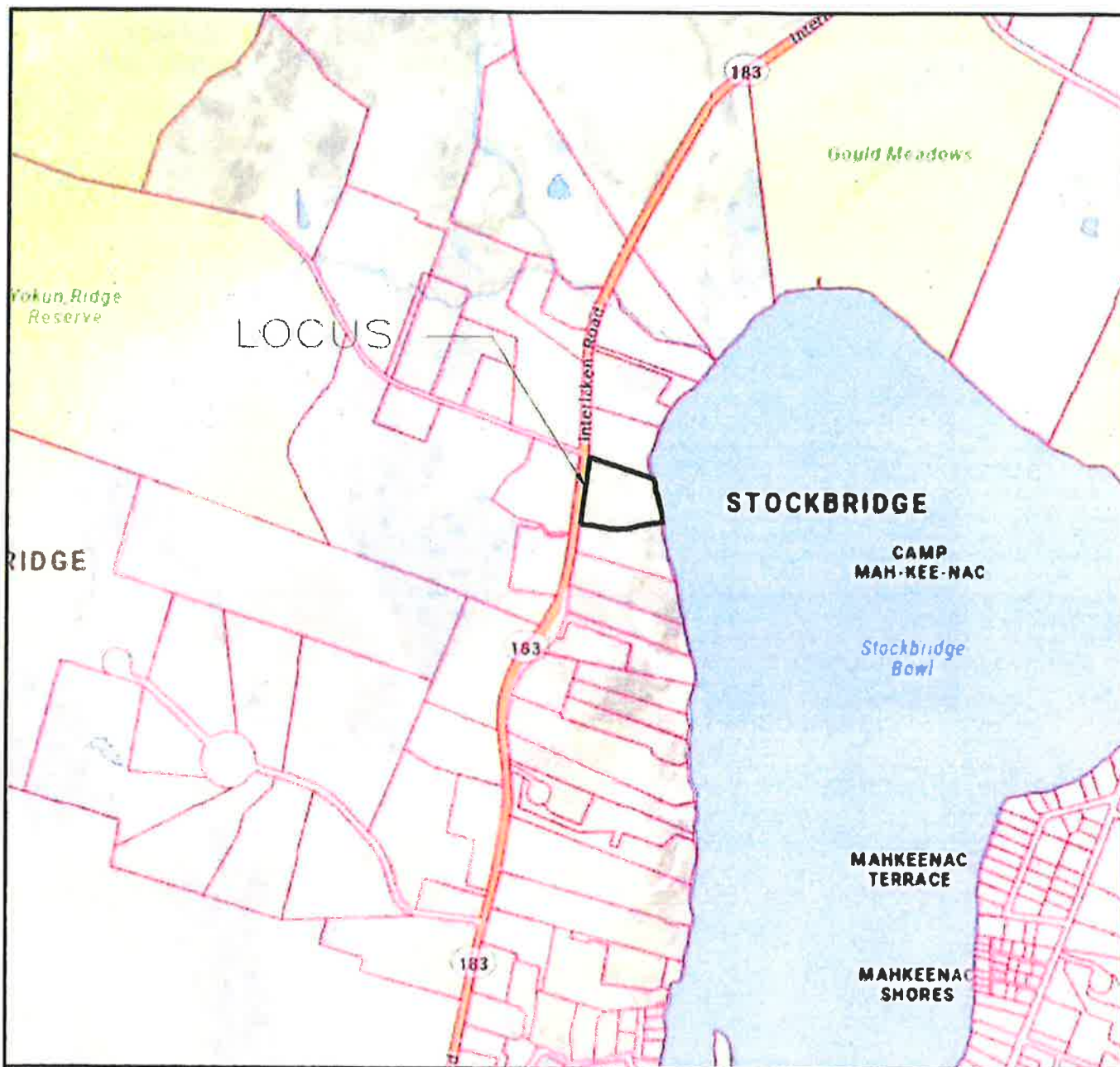
*general intent and purpose.*

- b. Is essential or desirable to the public convenience or welfare at the proposed location;*
- c. Will not be detrimental to adjacent uses or to the established or future character of the neighborhood;*
- d. Will not create undue traffic congestion or unduly impair pedestrian safety;*
- e. Will not overload any public water, drainage, or sewer system or any other municipal facility to such an extent that the proposed use of any existing use in the immediate areas or in any other areas of the town will be unduly subjected to the hazards affecting public health, safety or general welfare.*

As stated above and as shown on the Site Plans, construction of the redesigned single-family house is consistent with the uses in the neighborhood. The proposed construction will not obstruct an abutter's view, nor will it detract from the scenic qualities visible from Stockbridge Bowl. The use as a single-family house will not be detrimental to the adjacent residential uses and will be in keeping with the character of the neighborhood. Further, it will not create any undue traffic or impair pedestrian safety. The house will be served by the private water well; septic system; and the Applicant will implement adequate stormwater management and, therefore, the new house will not overload any public water, drainage, sewer, or municipal facility.

#### CONCLUSION

For the foregoing reasons, the Applicant respectfully requests this Board grant the special permit to allow the construction of a screen porch addition and pervious patio to a single-family house on the premises as shown on the plans as submitted.



TOWN ASSESSORS MAP  
FOR  
JACOB & KATIE SILVERMAN

104 INTERLAKEN ROAD

STOCKBRIDGE, MA



**WHITE ENGINEERING INC.**

**CIVIL & ENVIRONMENTAL**

55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201

PHONE (413) 443-8011

E-MAIL: SBOOMSMA@WHITEENG.COM

FAX (413) 443-8012

DATE: **AUGUST 17, 2022**

DRN: TJR

APVD: SDB/BMW

DWG NO:

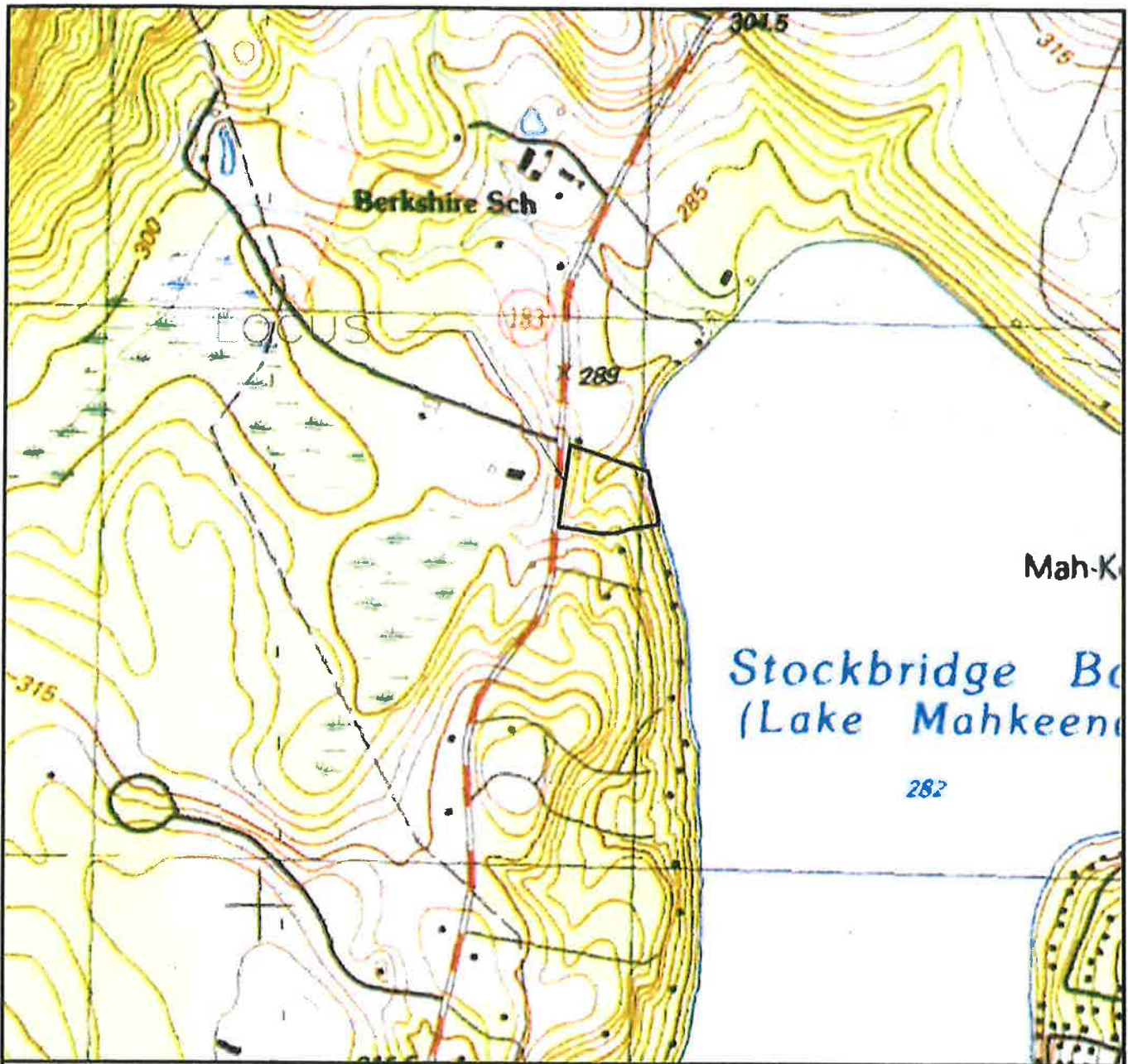
DSGN: SDB

CKD: SDB/BMW

SCALE: N.T.S

**22-05-01**





USGS MAP  
FOR  
JACOB & KATIE SILVERMAN

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ORTHO PHOTO  
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PROPOSED  
SCREEN PORCH  
DESIGN 1





