

SOUTH HADLEY PLANNING BOARD

MAR 10 2015

APPLICATION FOR SITE PLAN REVIEW – Home Occupation II

Town Clerk

Date 3/2/2015

Is this for a Minor Site Plan Review as defined in the Rules & Regulations? NO

File one completed application form together with ten (10) copies of the site plan with the Planning Board. One (1) copy of Form SPR shall be concurrently filed with the Town Clerk.

To the Planning Board:

The undersigned herewith submits the accompanying Site Plan for review as required by Section 12 of the Zoning By-Laws.

1. Applicant Scott Slapin and Tanya Solomon  
Address 37 Mountain Ave.  
South Hadley, Ma. 01075  
Telephone (413) 345-1950 Email: tanyasolomon2@gmail.com

2. Owner (if not applicant) \_\_\_\_\_  
Address \_\_\_\_\_

3. Site Plan Preparer self  
Title or License \_\_\_\_\_  
Address \_\_\_\_\_  
Email: \_\_\_\_\_

4. Deed of property recorded in the Hampshire County Registry of Deeds,  
Book 10933 Page 0147

5. Location and description of property (street and number if any) \_\_\_\_\_  
37 Mountain Ave.

Assessors Map # 27 Parcel # 109

6. Fee Paid: Yes  \$150 No \_\_\_\_\_  
check #1349

Scott Slapin  
Signature of Applicant  
Tanya Solomon

Town Clerk:

Date of Submission 3/10/2015

Signature Julie C. Hamill

We currently have six students who are interested in studying with us privately in South Hadley. Each would take a weekly individual lesson lasting up to one hour in duration. In scheduling these lessons we would always leave at least 15 minutes in between so that no one needs to park on the street.

Our studio is 12 x 12 and approximately 18% of the livable square footage of the house, and a much smaller percentage of the entire square footage. The studio has its own entrance right off of the driveway. There are places in the studio for parents to sit if the student is not an adult. We have enclosed pictures of the inside of the studio as well as the outside entrance to the studio and our driveway where the students/parents would park. During lessons we keep our own car inside the garage. Generally, there won't be more than one car on our driveway at any time.

It is our goal to grow the studio to perhaps 12 or 15 students. This would amount to 2 or 3 students a day, and never back to back. We don't teach before 9 am, and we're always done by 8 pm. It is always our goal to be good neighbors. The amount of traffic generated by these lessons will be very minimal. We also do not teach louder instruments (trumpets, bagpipes, etc.) We have checked with our neighbors, and they cannot hear our own violin and viola playing, which means they will not be able to hear our students' either. We only teach violin and viola. We do not teach group lessons. We do not employ any other workers who would be coming to our studio.

We would like to thank you in advance for considering our application. We hope you will view our proposed studio as an asset to the musical community of South Hadley and neighboring communities.

Best regards,  
Scott Slapin and Tanya Solomon  
37 Mountain Avenue

Property Location: 37 MOUNTAIN AV

MAP ID:27/ 109/11

Bldg Name:

State Use: 1010

Vision ID: 3187

Account #

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:03/07/2014 13:42

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
SOLOMON TANYA & SLAPIN SCOTT 37 MOUNTAIN AV						Description	Code	Appraised Value	Assessed Value
SOUTH HADLEY, MA 01075 Additional Owners:		SUPPLEMENTAL DATA				RESIDENTL	1010	86,600	86,600
						RES LAND	1010	78,000	78,000
						RESIDENTL	1010	800	800
Other ID:		Water		TOWN		<b>616</b> <b>SOUTH HADLEY, MA</b>  <b>VISION</b>			
Exemption Cl		Sewer		TOWN					
		Sump Pump		CONSEW					
GIS ID: G04098		ASSOC PID#				Total: 165,400 165,400			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
SOLOMON TANYA		10933/0147	06/07/2012	Q	I	177,750	00	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
DUNAY SANDRA		08772/0061	06/28/2006	Q	I	175,000	00	2014	1010		2013	1010	80,700	2012	1010	80,200	
PAULIN JOHN M		05037/0207	12/27/1996	U	I		1	1F	2014	1010	78,000	2013	1010	79,500	2012	1010	79,500
PAULIN MARY		01348/0399	04/18/1961	U	I		1	00	2014	1010	800	2013	1010	800	2012	1010	800
Total:								165,400		Total:		161,000		Total:		160,500	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor			
Total:								<b>APPRAISED VALUE SUMMARY</b> Appraised Bldg. Value (Card) 77,800 Appraised XF (B) Value (Bldg) 8,800 Appraised OB (L) Value (Bldg) 800 Appraised Land Value (Bldg) 78,000 Special Land Value 0 Total Appraised Parcel Value 165,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 165,400				

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES									

BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result	
12BP441	10/22/2012	RS	Residential	25,000		0		FINISH BASEMENT	06/11/2012			MC	52	Mailer returned for verifc	
10BP113	04/23/2010	RS	Residential	975		0		SHED	10/03/2006			MC	52	Mailer returned for verifc	
08BP25	02/14/2008	RS	Residential	83,808		0		REPAIR FIRE DAMAGE	10/16/1990			RG	00	Measur+Listed	
07BP452	12/20/2007	RS	Residential	10,000		0		TEMP MOBLE HOME							

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	SF	Unit Price	L Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	1010	Single Fam MDL-01	RA2	I			15,625		4.99	1.0000	5	1.0000	1.00	0.00				1.00	4.99	78,000	
Total Card Land Units:							0.36	AC	Parcel Total Land Area:0.36 AC							Total Land Value: 78,000					

Property Location: 37 MOUNTAIN AV  
 Vision ID: 3187

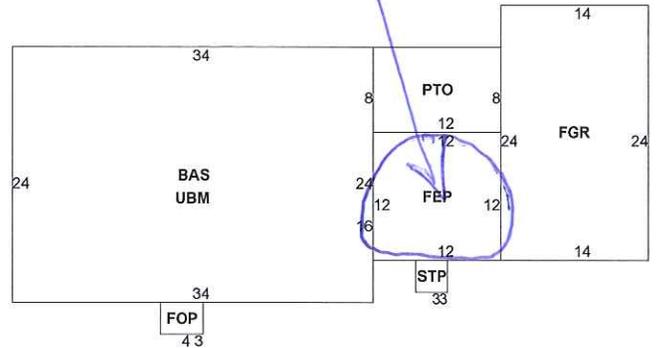
MAP ID: 27/ 109/ / 1

Bldg Name:  
 Account # Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 1010  
 Print Date: 03/07/2014 13:42

Studio

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	01		Ranch				
Model	01		Residential				
Grade	03		Average				
Stories	1		1 Story				
Occupancy	1						
<b>MIXED USE</b>							
Exterior Wall 1	25		Vinyl Siding	Code	Description	Percentage	
Exterior Wall 2				1010	Single Fam MDL-01	100	
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
<b>COST/MARKET VALUATION</b>							
Interior Flr 1	12		Hardwood	Adj. Base Rate:	90.56		
Interior Flr 2					111,117		
Heat Fuel	02		Oil	Net Other Adj:	0.00		
Heat Type	05		Hot Water	Replace Cost	111,117		
AC Type	01		None	AYB	1955		
Total Bedrooms	02		2 Bedrooms	EYB	1983		
Total Bthrms	2			Dep Code	AV		
Total Half Baths	0			Remodel Rating			
Total Xtra Fixtrs				Year Remodeled			
Total Rooms	4		4 Rooms	Dep %	30		
Bath Style				Functional Obslnc	0		
Kitchen Style				External Obslnc	0		
				Cost Trend Factor	1		
				Condition			
				% Complete			
				Overall % Cond	70		
				Apprais Val	77,800		
				Dep % Ovr	0		
				Dep Ovr Comment			
				Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	LB	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME			L	100	8.00	2010		0		100	800
FBM3	FIN BSMINT GL			B	800	11.00	2013		1		100	8,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	816	816	816	90.56	73,897
FEP	Porch, Enclosed, Finished	0	144	101	63.52	9,147
FGR	Garage, Finished	0	336	134	36.12	12,135
FOP	Porch, Open, Finished	0	12	2	15.09	181
PTO	Patio	0	96	10	9.43	906
STP	Stoop	0	9	1	10.06	91
UBM	Basement, Unfinished	0	816	163	18.09	14,761
<b>Ttl. Gross Liv/Lease Area:</b>		<b>816</b>	<b>2,229</b>	<b>1,227</b>		<b>111,117</b>

No Photo On Record

Photos attached

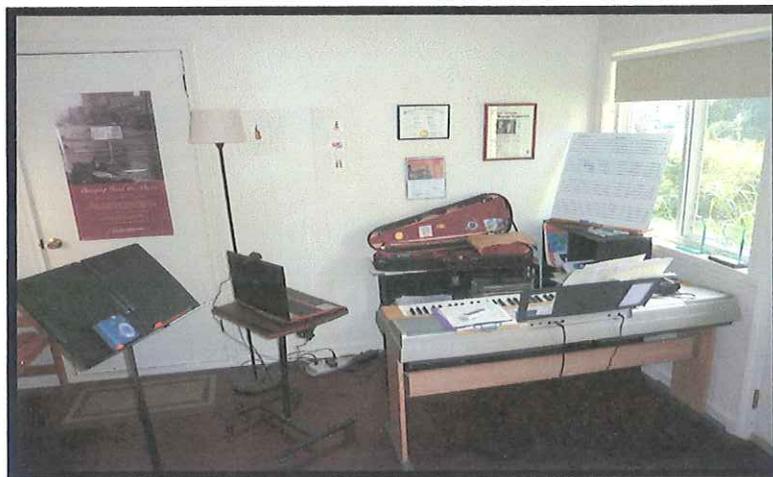
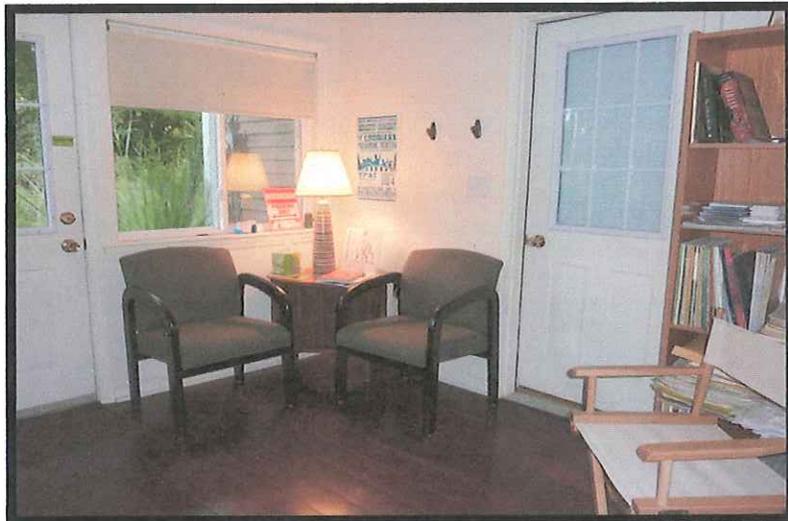
# 37 Mountain Avenue



Entrance to studio



Long driveway (fits 3 cars)



Teaching studio



37 Mountain Avenue  
 South Hadley, MA  
 1 Inch = 30 Feet  
 February 26, 2015



[www.cai-tech.com](http://www.cai-tech.com)



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Sign as photographed from inside the house due to impact of sunlight on the photo

