

January 12, 2023

Pun Longmeadow Realty, LLC
P. O. Box 267
Westfield, MA 01086

Re: Zone Change Request

To Select Board Chair Joshua Levine and members of the Select Board,

We are requesting a zone change for Parcel 1, Lot 38, at 899-925 Shaker Road, Longmeadow, MA 01106 from Residence A-1 Zone to Business Zone.

While the building foundation is nonconforming at the former Armata's loading dock, it is still currently in compliance with the Town Zoning Bylaw Article IV Section E 1.b-c, which allows for the rebuilding and continued use of a nonconforming structure if it was destroyed by fire.

This is a proactive effort, despite the fact that we are under no legal obligation to do so, to address the nonconformity of the foundation sitting on the northwest property line that does not meet the required setback of 15 feet per Article VI Section C 3. Once this zone change is approved, the combination of the parcels on the business zone and Parcel 1 will correct this nonconformity.

Please reference the attached existing conditions plan survey dated April 8, 2022. Feel free to reach out if you have any questions.

Best,

Bik Wan Pun
Pun Longmeadow Realty LLC
413-949-2327

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