



Mayor Joshua Garcia

City of Holyoke

Office of Planning & Development

Planning Department

February 8, 2022

Linda Vacon, Chair
City Council Ordinance Committee
C/o City Messenger

RECEIVED

MAR 20 2022

Holyoke City Clerk's
Holyoke, MA

RE: Holyoke Zoning Ordinance, Swimming Pools in a Front Yard

Dear Councilor Vacon,

Please be advised that the Holyoke Planning Board, at their January 25, 2022 meeting, discussed the above referenced text change requests to the Zoning Ordinance.

After discussion, based on the information received during the public hearing, the Board voted 4-1 to recommend to the Ordinance Committee of the City Council that the zone change request for allowing front yard pools by Special Permit of the City Council not be adopted.

The Board determined that allowing pools in a front yard could create significant concerns for neighborhood safety and site lines due to the required safety barriers (780 CMR), especially on corner lots. Additionally, there is concern for aesthetics and the streetscape which could contribute to a decrease in the surrounding property values.

If you have any question regarding this recommendation, please contact me at once.

Very truly yours,


John Kelley, Chairman

CITY OF HOLYOKE
BY CITY COUNCIL

DATE April 5, 22
REFERRED TO COMMITTEE ON

Ordinance
BRENNA MURPHY MCGEE, CLERK

ONE COURT PLAZA • HOLYOKE, MASSACHUSETTS 01040-5037

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Birthplace of Volleyball

Local Zoning Examples for Swimming Pools

Holyoke

4.5.2 Location.

The wall of a swimming pool shall not be located less than eight (8) feet to any dwelling or accessory structure, six (6) feet from any rear or side lot line, and ten (10) feet from the street line. A pool shall not encroach into any front or side yard of a parcel. In the case of corner lots, pools shall not be constructed within the front yards of the lot.

Westfield

Minimum front yard setback for all accessory buildings/uses shall be the same as that of a principal building or the setback of the lot's existing principal building, whichever is less.

A pool shall not be nearer than eight (8) feet to any lot line or eight (8) feet to any dwelling.

West Springfield

A pool shall not be nearer than eight feet to any lot line or 10 feet to any dwelling.

Accessory structures:

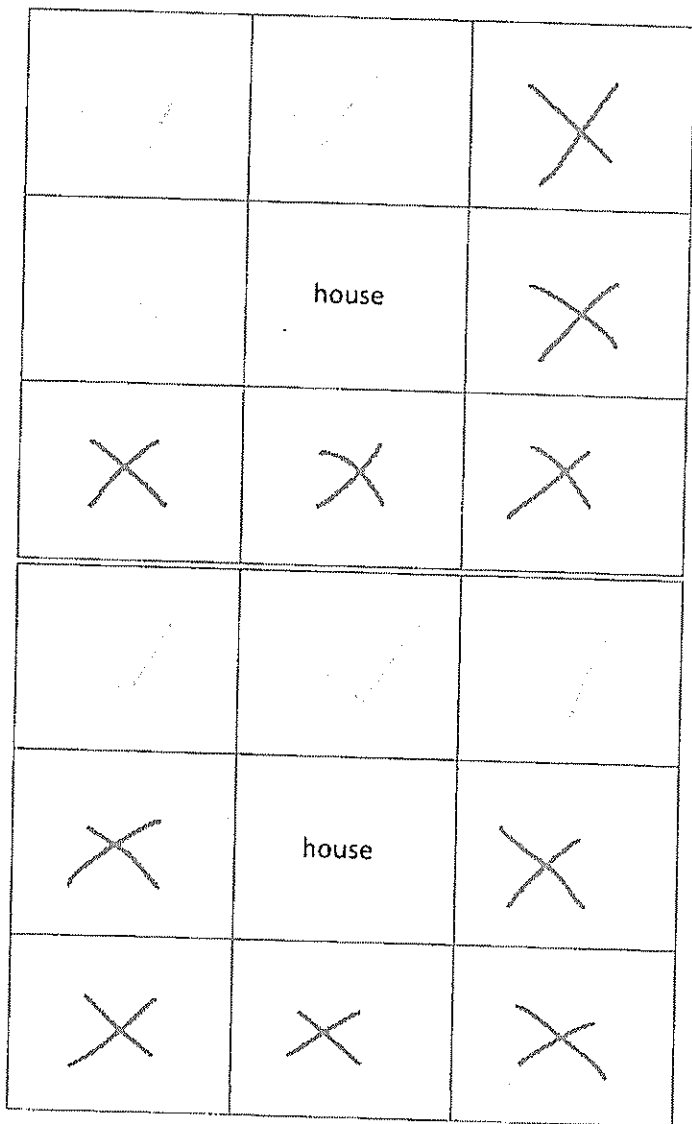
(1) Accessory structures shall be located in the rear yard of the principal structure.

(2) No more than 25% of a rear yard shall be occupied by accessory structures.

(3) Accessory structures located on a corner lot shall be set back from any street line a distance equal to or greater than that required of the principal structure.

(4) Except for structures used for agricultural purposes as defined by MGL c. 40A, § 3, the footprint of the accessory structure shall not be greater than that of the principal structure.

Corner lot



Street

Street

Non-corner lot

Street