



TOWN OF STOW ZONING BOARD OF APPEALS APPLICATION FOR:

- SPECIAL PERMIT**
- DIMENSIONAL VARIANCE**
- SIGN VARIANCE**
- APPEAL of DECISION OF BUILDING INSPECTOR/ZONING ENFORCEMENT OFFICER/SIGN OFFICER**

File one (1) copy of the Application (including plans and reports as required by the Rules and Regulations), folded to fit neatly within a legal sized file folder, to the Town Clerk

RECEIVED

Received and Filed with Town Clerk
Date _____
Stow Town Clerk _____

OCT 28 2021

TOWN CLERK
STOW, MA

File nine (9) copies of the Application (including plans and reports as required by the Rules and Regulations), folded to fit neatly within a legal sized file folder, to the Zoning Board of Appeals along with an Application fee payable to "Town of Stow" in the amount required by the Rules and Regulations. Refer to the Rules and Regulations for details on the information required.

APPLICANT'S NAME Karen Madden	PHONE # 617-549-0872
	EMAIL: kmadds12@gmail.com
MAILING ADDRESS: 126 N. SHORE DRIVE STOW MA 01775	
LOCATION AND STREET ADDRESS OF SITE 126 N. SHORE DRIVE STOW MA 01775	
AREA OF SITE <u>46.375</u> / (1.06) sq. ft./acres	FRONTAGE <u>246.5</u> linear feet
ZONING DISTRICT Stow, Residential	TOWN OF STOW ASSESSOR'S MAP Number(s) <u>U-4</u> Parcel Number(s) <u>21</u>
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <u>Book #67885 Page: 74</u> or LAND COURT CERTIFICATE OF TITLE NO.(s): _____	
PROPERTY OWNER(S) NAME KAREN MADDEN	PHONE NO. <u>617-549-0872</u> EMAIL <u>kmadds12@gmail.com</u>
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW	\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER \$ <u>282.00.</u>

TYPE OF APPLICATION

<input checked="" type="checkbox"/> Special Permit	Check the appropriate box below
	<input type="checkbox"/> Section 3.2.2 of the Zoning Bylaw (Residential District Use)
	<input type="checkbox"/> Section 3.3.3 of the Zoning Bylaw (Business District Use)
	<input checked="" type="checkbox"/> Section 3.9 of the Zoning Bylaw (Non-Conforming Use or Structure) (attach copy of form Appendix 7 for non-conforming vacant lots)
	<input type="checkbox"/> Section 4.1.3 of the Zoning Bylaw (Two or more dwelling houses)
	<input type="checkbox"/> Section 4.1.4 of the Zoning Bylaw (Floodplain)
	<input type="checkbox"/> Section 4.1.6 of the Zoning Bylaw (Single Family dwelling on non-conforming lot in single ownership)
	<input type="checkbox"/> Section 4.4 of the Zoning Bylaw (Table of Dimensional Requirements) for expansion of an existing non-conformity.
	<input type="checkbox"/> Section 5.1.1.7 of the Zoning Bylaw (Floodplain Overlay District – Mapping Error)
	<input type="checkbox"/> Other

<input type="checkbox"/> Variance (Section 4.4 (Dimensional Requirements) of the Zoning Bylaw)	Required Setback – Current Zoning Bylaw		Existing Setback	Proposed Setback	Variance Requested
	Front yard	<u>30</u> feet	<u>30</u> feet	<u>30</u> feet	<u>0</u> feet
	Side Yard	<u>25</u> feet	<u>25</u> feet	<u>25</u> feet	<u>0</u> feet
	Rear Yard	<u>40</u> feet	<u>40</u> feet	<u>40</u> feet	<u>0</u> feet
	Other	(Describe)			

<input type="checkbox"/> Variance – Section 6.3..7.7 (Signs) of the Zoning Bylaw	Attach description of and justification for variance.
<input type="checkbox"/> Appeal of Decision of the Building Commissioner/Zoning Enforcement Officer/Sign Officer	Attach description of and justification for appeal.

DESCRIPTION AND JUSTIFICATION FOR THE PROPOSED REQUEST:

Attach detailed description and justification for request.

Any additional maps, plans, photographs, deeds, or documents which the Applicant wishes to submit should be enclosed with each copy of this Application.

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The undersigned hereby certify that the information on this Application and plans submitted herewith are correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with.


The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

APPLICANT

Date: <i>Oct 27, 2021</i>	
Name (print) KAREN MADDEN	Signature 

OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the Application presented above.

Date: <i>Oct 27, 2021</i>	
Name (print) KAREN MADDEN	Signature 

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

Date:	
Name (print)	Signature

October 28, 2021

Dear Neighbor,

As is required from the Town of Stow for any neighbor within 300 feet of our property, we are writing to inform you that we are planning to construct a post and beam two car garage next to our existing garage structure at 126 N. Shore Drive. We expect the building to be completed in the Spring of 2022. A picture is included below for your reference.

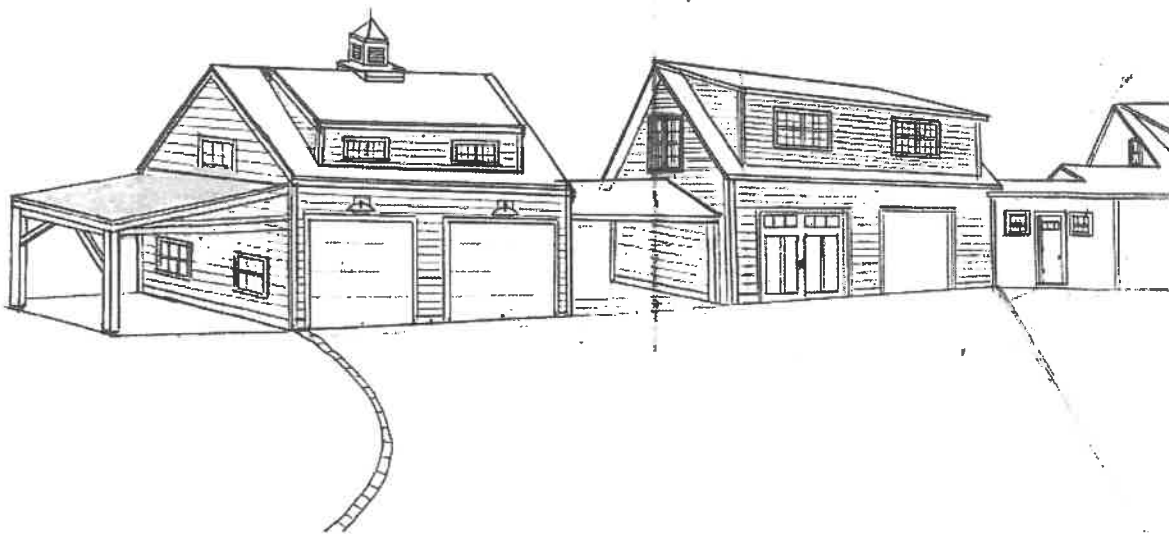
If you have driven by our property you will note that we have more than a third of an acre that is undeveloped. As a result, we have to park our vehicles and boat outside and it is not aesthetically appealing to have the lot cluttered with vehicles given the serene surroundings. Thus, we are building the garage to have additional storage and covered parking. This addition requires no exception to the existing lot plan with regard to required setbacks. Additionally, and importantly we will be able to maintain the large trees that exist there today with just a few small trees removed next to the garage. The building will be placed on our property more than 100 feet from the waterfront and within all existing setbacks maintained from our immediate neighbors and the road.

If you have any concerns, please feel free to contact us at 617-549-0872 or the Town of Stow (978) 897-2193. We thank you in advance for your support and we hope that this project will be a nice addition to the neighborhood.

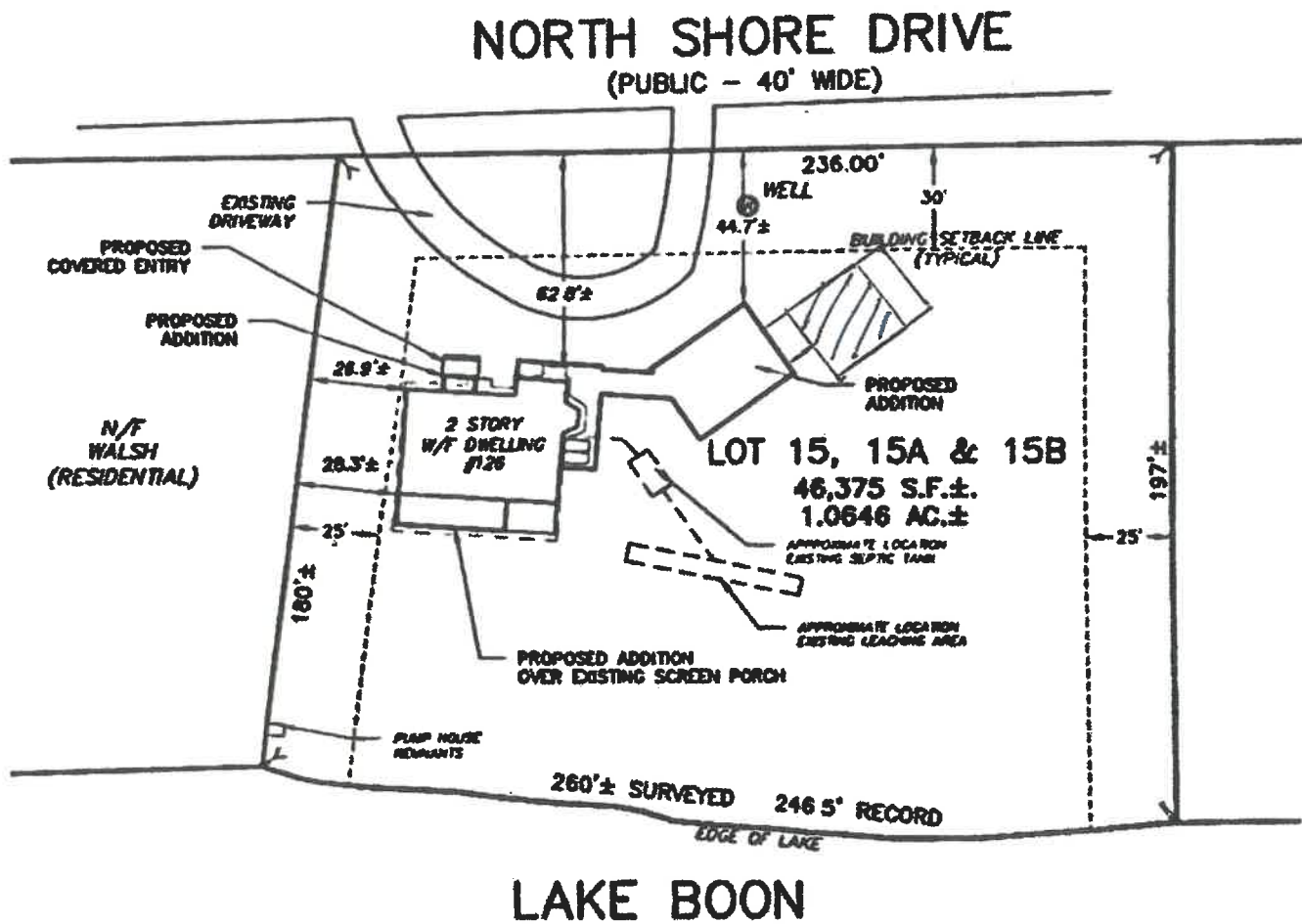
Kind regards,



Karen Madden



126 North Shore Drive, Stow
Lot 15, 15A & 15B

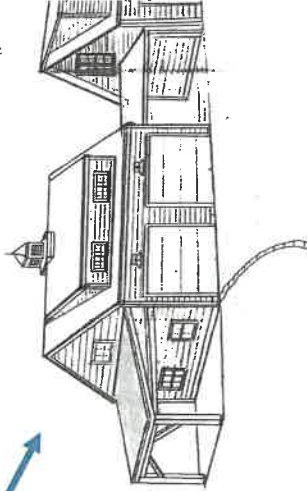
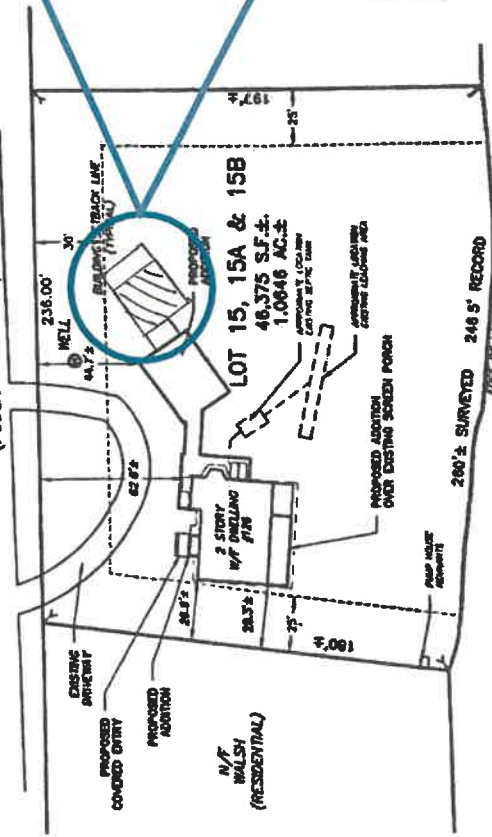




TODAY: More than 75% of the lot is undeveloped. As a result, vehicles, boats, storage, etc. must be parked, uncovered, in full view from the street.

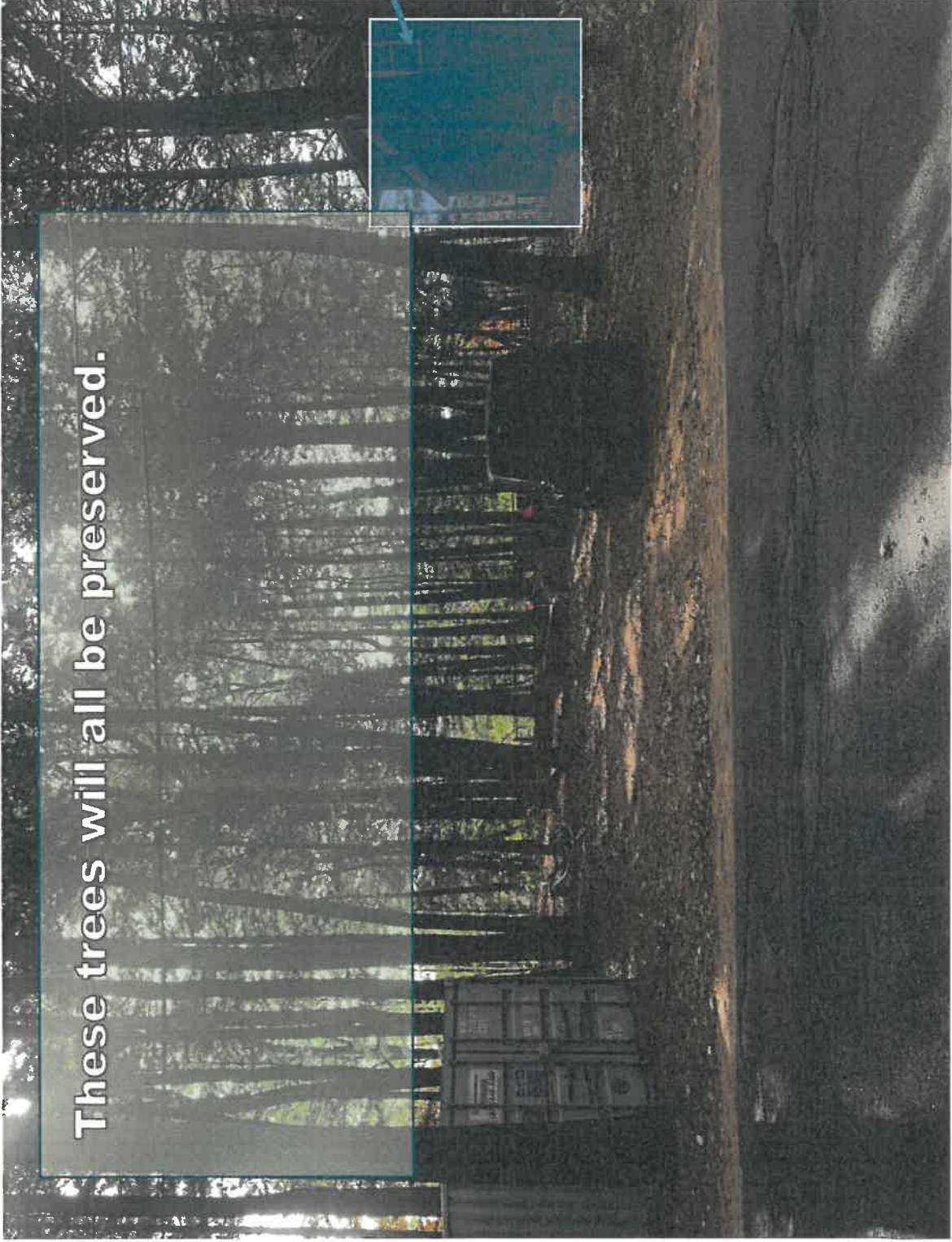
FUTURE: Clean covered post-and-beam garage that fits within the existing setbacks, limited tree removal, clean lot that attaches to current driveway. Further away from the lake than the existing buildings. Does not disrupt privacy on any side of the property. Vacant land across from front of house has no development plans.

NORTH SHORE DRIVE
(PUBLIC - 40' WIDE)

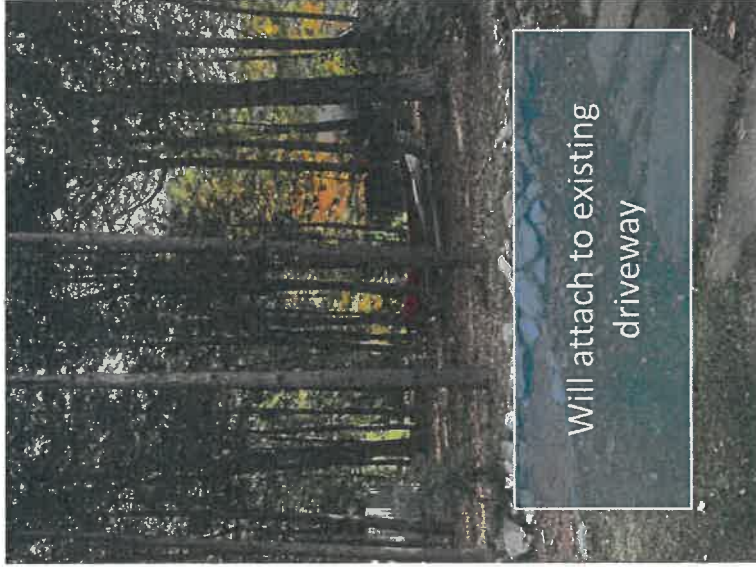


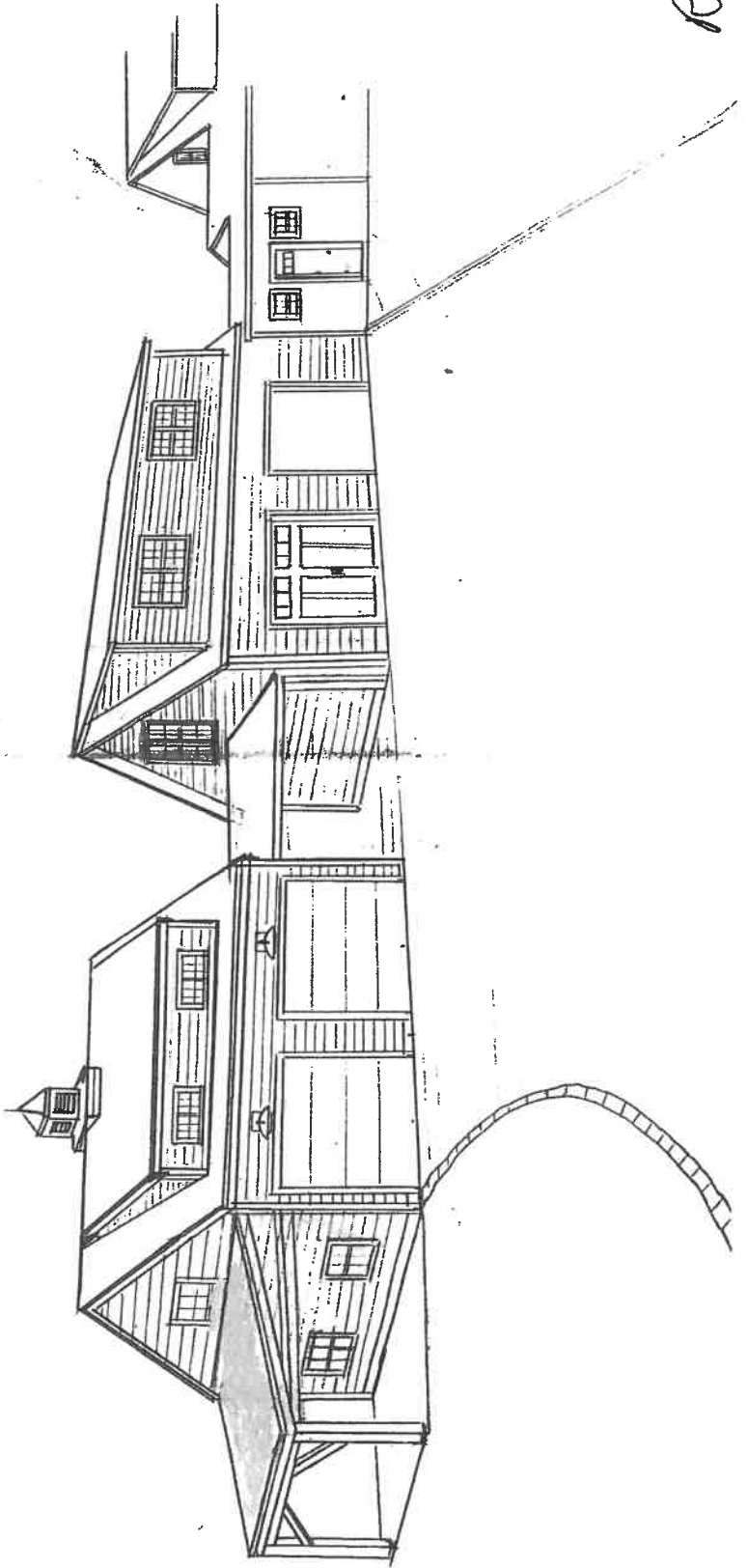
These trees will all be preserved.

Garage to be built here.

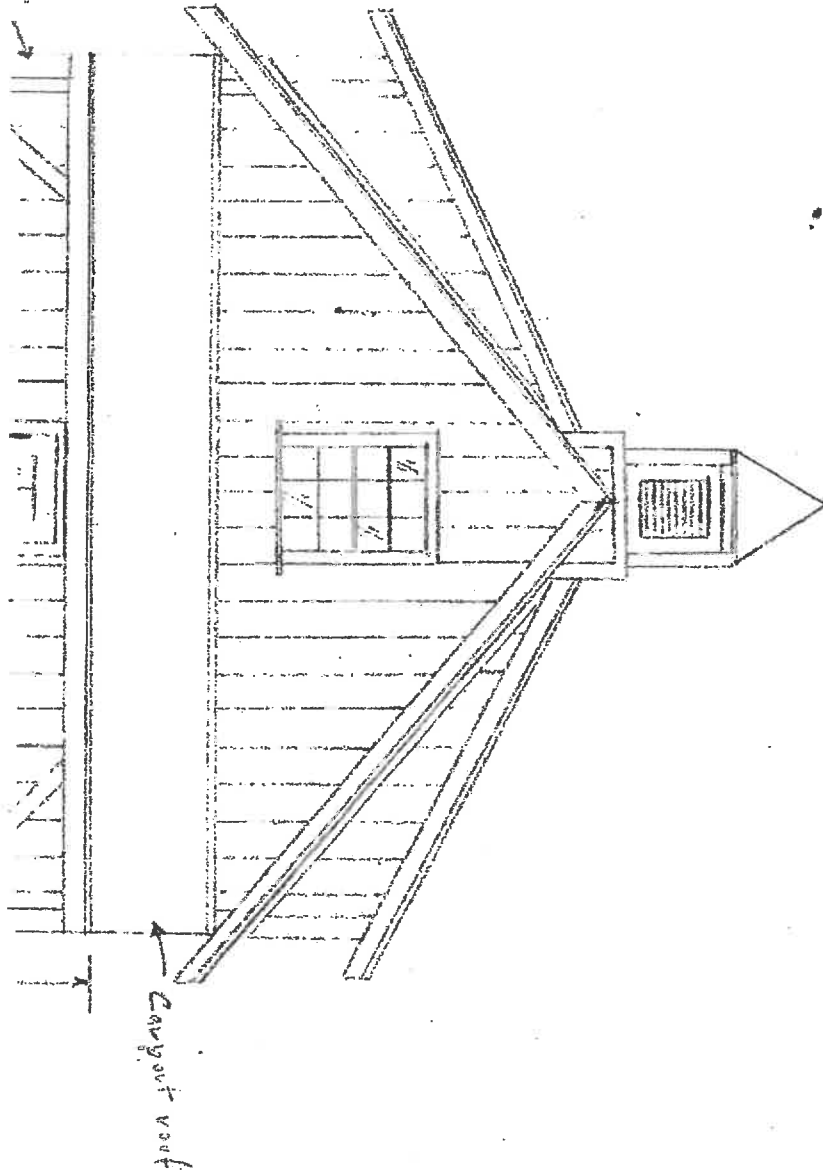


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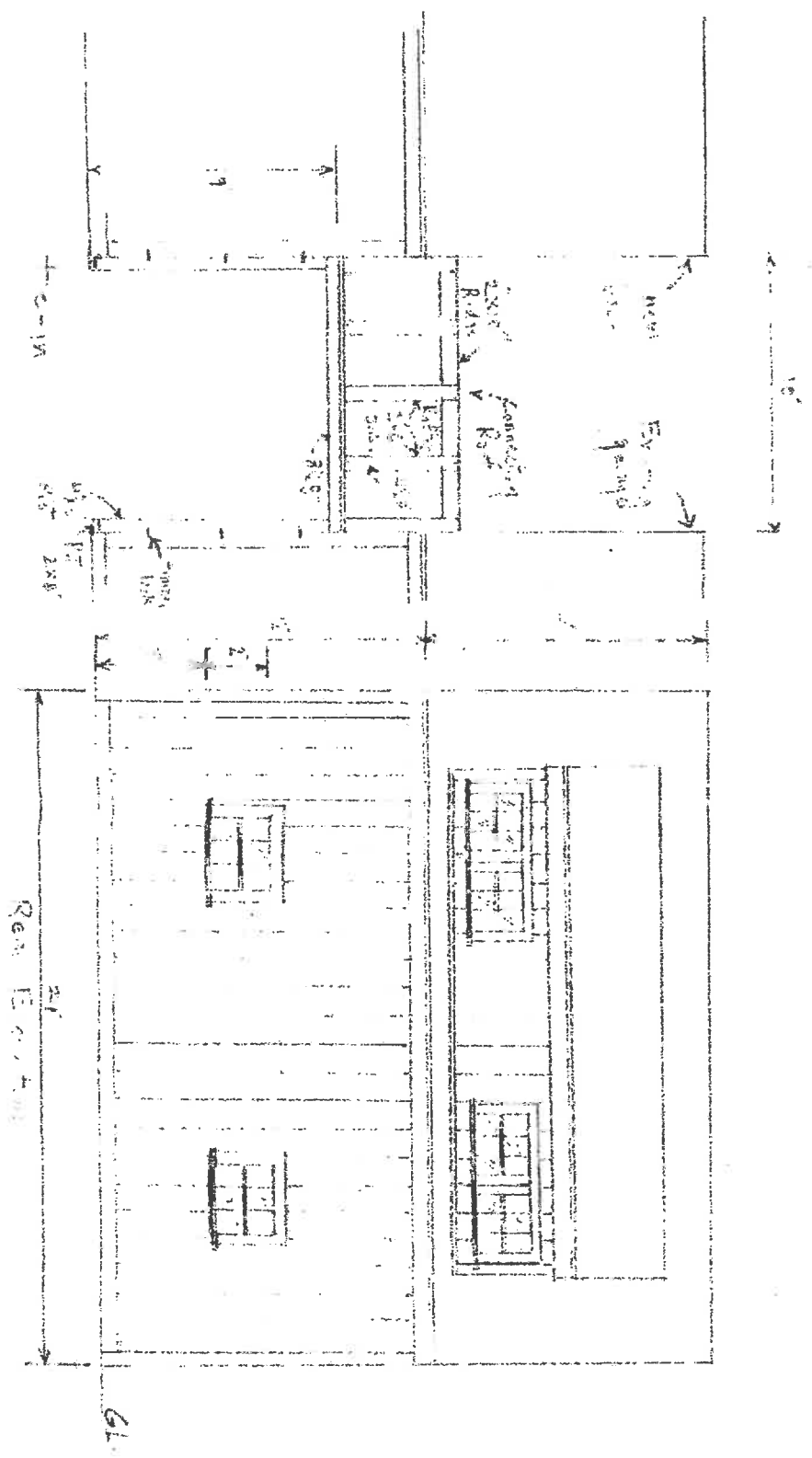




R. B. H. 8/28/21



LEFT ELEVATION PLAN		
3/22/21		AKB
1/20/21		
126 Northshore Drive		
R.B. HAWORTH-SON		#2

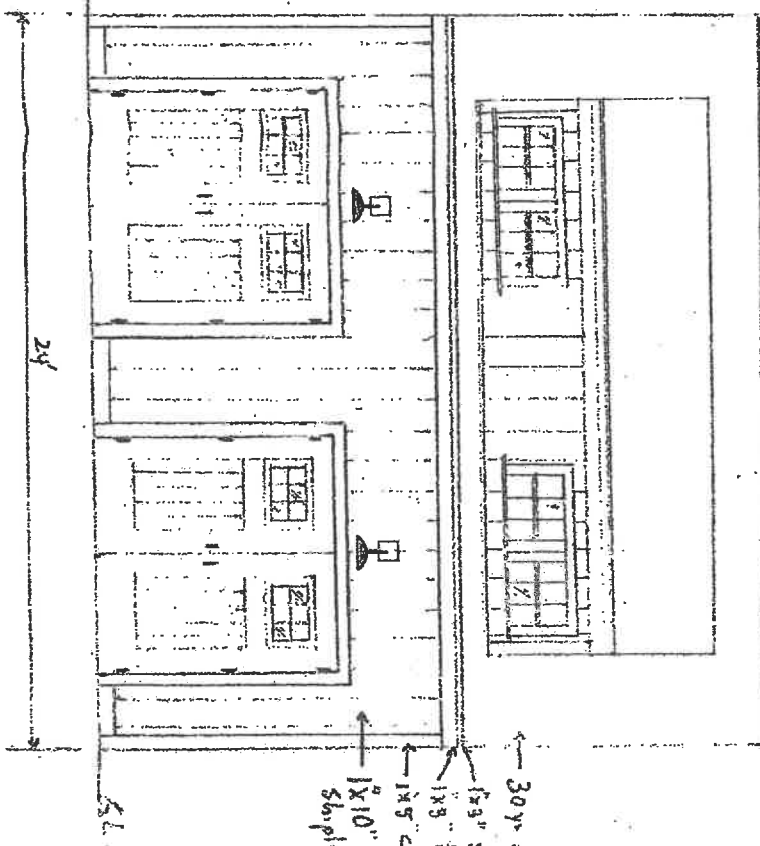
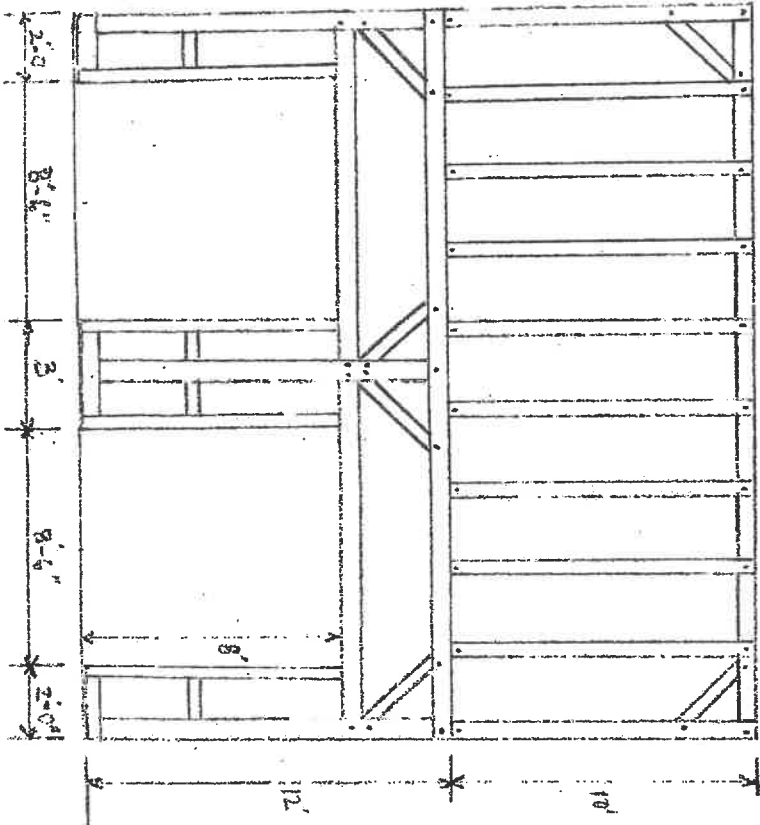


REAR ELEVATION + TIE-IN

9/22/21
1/4" = 1'

R.H.

126 Northshore Drive
R.B. HAWORTH, SON #4



FRONT ELEVATION FRAME	
1/4" = 1'	
12.6 Northshore Drive	
R.F. HAWORTH & SON # 1	