



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 and Filed with Town Clerk
Date _____
Stow Town Clerk _____

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 <u>Stephen O'Riorden</u>	PHONE # <u>978-799-1719</u>
	EMAIL: <u>Steveoriorden@gmail.com</u>
MAILING ADDRESS: LOCATION AND STREET ADDRESS OF SITE <u>12 Davis Rd</u>	
AREA OF SITE <u>16,498</u> (sq. ft./) acres	FRONTAGE <u>105.85</u> linear feet
ZONING DISTRICT <u>Residential</u>	TOWN OF STOW ASSESSOR'S MAP Number(s) <u>U-4</u> Parcel Number(s) <u>41A</u>
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <u>39738/517</u> or LAND COURT CERTIFICATE OF TITLE NO.(s): _____	
PROPERTY OWNER(S) NAME <u>Stephen O'Riorden + Theresa O'Riorden</u>	PHONE NO. <u>978-799-1719</u> EMAIL <u>Steveoriorden@gmail.com</u>
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW	\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER <u>\$ 288.00</u>

TYPE OF APPLICATION

<input 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>26.7</u> feet	<u>26.7</u> feet	___ feet
	Side Yard	<u>25</u> feet	<u>21.8</u> feet	<u>20.8</u> feet	___ feet
	Rear Yard	<u>40</u> feet	<u>38</u> feet	<u>38</u> feet	___ 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.

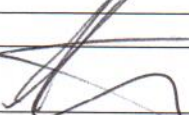
Any additional maps, plans, photographs, deeds, or documents which the Applicant wishes to submit should be enclosed with each copy of this Application.

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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: 19 May 2022	
Name (print) Stephen O'Riorden	Signature 

OWNER'S KNOWLEDGE AND CONSENT

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

Date: 19 May 2022	
Name (print) Stephen O'Riorden	Signature 

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

Date:	
Name (print)	Signature

19 May 2022

Stow Zoning Board of Appeals

Regarding the Special Permit Request for 12 Davis Road, Stow, MA; the extent of work will include redesign of the roof to permit better roof drainage and handling of snow. Our house, built in 1908 was originally a small bungalow in Lake Boon. Since that time, various additions we constructed with little consideration for overall roof design. This is most evident in the front of our house where a flat roof connects with the hip roof.

This poor design leads to bad ice dams that will back up 20 feet or more from the edge of our roof. Most winters require us to get on the roof and remove snow. The proposed redesign is intended to improve drainage and eliminate this ice dam issue, thus future proofing our house.

At the same time, we will beautify the front of our house. The existing garage will have a room above so the roofline will match with the new house roofline. This space will be used as a home office while working remotely.

A handwritten signature in blue ink, appearing to read 'Stephen O'Riorden', is written over a light blue grid background.

Stephen O'Riorden