

ZONING BOARD OF APPEALS  
STOW, MASSACHUSETTS 01775

APPLICATION FOR HEARING

Please follow the instructions carefully. Failure to complete the form properly or to supply the required plan, properly engineered, will result in denial of the request. Submission of the form to the Board for review prior to filing is strongly recommended.

1. Nature of relief sought. Circle only one. If multiple relief is sought, complete a form for each item.

a. PETITION FOR VARIANCE: Applicable Bylaw Section \_\_\_\_\_

b. APPLICATION FOR SPECIAL PERMIT: Applicable Bylaw Section 4.4

c. APPEAL FROM UNFAVORABLE ACTION: Specify action \_\_\_\_\_

Board or Official \_\_\_\_\_ Date of Action \_\_\_\_\_

d. OTHER (Specify) \_\_\_\_\_

2. Name of Applicant DONALD + NANCY PATTON

Address 21 KIRKLAND DR. STOW

State MA Zip Code 01775

3. Location of Property 21 KIRKLAND DRIVE

Assessors' Map # R-5 Parcel # 73 Area in sq. ft. 41,379 SF

Applicant is Owner  Tenant \_\_\_\_\_ Agent/Attorney \_\_\_\_\_ Purchaser \_\_\_\_\_

Property Owner Name (SAME AS APPLICANT)

Address \_\_\_\_\_ Telephone \_\_\_\_\_

4. Definitive plan(s) or site plans in accordance with the accompanying instruction sheet shall be included with the application.

5. Description of problem for which relief is sought. If a request for lot line variance(s), state the variance(s) sought in actual feet.

CONSTRUCTION OF A BUILDING ADDITION ON A LOT IN A RESIDENTIAL ZONE THAT IS NON-CONFORMING FOR AREA (41,379 SF) AND FRONTAGE (150') PROPOSED ADDITION IS UNFORMING TO ALL CURRENT SETBACK REQUIREMENTS

6. Justification for request:

PRE-EXISTING NON-UNFORMING LOT.

7. List of names and addresses of abutters and abutters of abutters within 300 feet of the property line of the petitioner, together with a copy of the Assessors' map showing the corresponding locations of those names listed. (ATTACHED)

I hereby certify that I have read and complied with the instructions accompanying this application and request a hearing before the Board of Appeals.

*P Mr Patton*

Signature of applicant or representative Nancy H. Patton

Address 21 KIRKLAND DR. STOW, MA 01775 Telephone (617) 901-9695

Owner's permission (if other than applicant) (SAME)

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**WARNING**

Failure to provide all of the information and documentation as required by the Stow Board of Appeals rules, regulations and instructions for filing an application for special permit or a petition for variance may very well result in an automatic denial by the Board after opening the public hearing.

*P Mr Patton*

Read and understood: Nancy H. Patton

Signature of Applicant/Petitioner

SUMMARY OF BOARD OF APPEALS ACTION

Received by ZBA \_\_\_\_\_ Hearing Date \_\_\_\_\_

Publishing Dates \_\_\_\_\_ Abutter Mailing \_\_\_\_\_

Decision required by \_\_\_\_\_ Decision notices sent \_\_\_\_\_  
(Within 100 days of filing for variance)  
(Within 90 days of hearing for special permit)

Granted \_\_\_\_\_ Denied \_\_\_\_\_

Withdrawn on \_\_\_\_\_ By \_\_\_\_\_  
Signature

04/02

ABUTTERS LIST  
21 Kirkland Dr  
MAP R5 PARCELS 73



MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000R-5-000005	375 HARVARD RD	PERSICETTI ROSE A		375 HARVARD RD	STOW	MA	01775	52110	407
000R-5-000006	4 KIRKLAND DR	THE GREBE LIVING TRUST		4 KIRKLAND DRIVE	STOW	MA	01775	71703	26
000R-5-000007	10 KIRKLAND DR	MARIANNE N RICHTER		10 KIRKLAND DR	STOW	MA	01775	73527	57
000R-5-000008	16 KIRKLAND DR	VERSOI CELESTE J.		16 KIRKLAND DRIVE	STOW	MA	01775	26632	57
000R-5-000009	24 KIRKLAND DR	FOSTER DANIEL S		24 KIRKLAND DRIVE	STOW	MA	01775	39371	129
000R-5-000010	32 KIRKLAND DR	SHEFFIELD EVAN C		32 KIRKLAND DRIVE	STOW	MA	01775	72840	239
000R-5-000011	38 KIRKLAND DR	BIDDLE JASON C		38 KIRKLAND DR	STOW	MA	01775	63555	533
000R-5-000067	17 LOWELL DR	SEFTON EDMUND C		17 LOWELL DR	STOW	MA	01775	27292	395
000R-5-000070	39 KIRKLAND DR	MCDERMOTT COLM G INVEST TRUST		39 KIRKLAND DRIVE	STOW	MA	01775	72320	97
000R-5-000071	33 KIRKLAND DR	PROFFITT TINA A		33 KIRKLAND DRIVE	STOW	MA	01775	42111	381
000R-5-000072	27 KIRKLAND DR	SADLER MICHAEL		27 KIRKLAND DR	STOW	MA	01775	61581	42
000R-5-000073	21 KIRKLAND DR	PATTON REALTY TRUST 2017		21 KIRKLAND DRIVE	STOW	MA	01775	71898	182
000R-5-000074	15 KIRKLAND DR	MAYNARD PHILIP D		15 KIRKLAND DRIVE	STOW	MA	01775	30289	463
000R-5-000075	9 KIRKLAND DR	DRAGONETTI DAWNE		9 KIRKLAND DR	STOW	MA	01775	66071	195
000R-5-000076	361 HARVARD RD	C M THE LIVING TRUST		361 HARVARD RD	STOW	MA	01775	68264	321
000R-5-000079	331 HARVARD RD	331 HARVARD ROAD REALTY TRUST		331 HARVARD RD	STOW	MA	01775	70064	561
000R-5-00067A	0 KIRKLAND DR	331 HARVARD ROAD REALTY TRUST		331 HARVARD ROAD	STOW	MA	01775	70064	561

Certified by the Stow Board of Assessors: \_\_\_\_\_ Date Certified or Re-Certified: \_\_\_\_\_

PERSICHETTI ROSE A  
375 HARVARD RD  
STOW, MA 01775

THE GREBE LIVING TRUST  
4 KIRKLAND DRIVE  
STOW, MA 01775

MARIANNE N RICHTER  
10 KIRKLAND DR  
STOW, MA 01775

VERSOI CLELESTE J.  
16 KIRKLAND DRIVE  
STOW, MA 01775

FOSTER DANIEL S  
24 KIRKLAND DRIVE  
STOW, MA 01775

SHEFFIELD EVAN C  
32 KIRKLAND DRIVE  
STOW, MA 01775

BIDDLE JASON C  
38 KIRKLAND DR  
STOW, MA 01775

SEFTON EDMUND C  
17 LOWELL DR  
STOW, MA 01775

MCDERMOTT COLM G INVEST TRUST  
39 KIRKLAND DRIVE  
STOW, MA 01775

PROFFITT TINA A  
33 KIRKLAND DRIVE  
STOW, MA 01775

SADLER MICHAEL  
27 KIRKLAND DR  
STOW, MA 01775

PATTON REALTY TRUST 2017  
21 KIRKLAND DR  
STOW, MA 01775

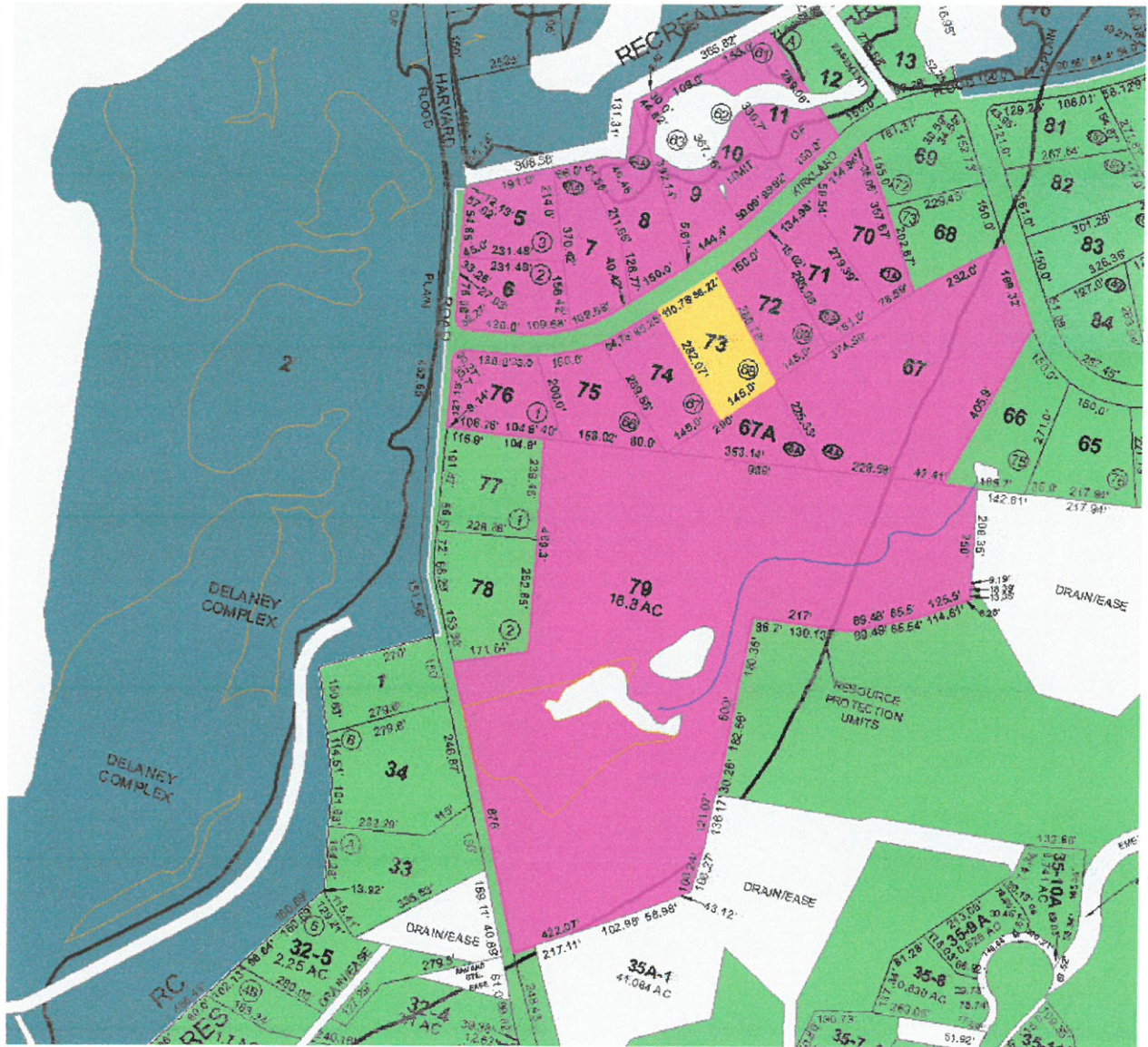
MAYNARD PHILIP D  
15 KIRKLAND DRIVE  
STOW, MA 01775

DRAGONETTI DAWNE  
9 KIRKLAND DR  
STOW, MA 01775

C M THE LIVING TRUST  
361 HARVARD RD  
STOW, MA 01775

331 HARVARD ROAD REALTY TRUST  
331 HARVARD RD  
STOW, MA 01775

331 HARVARD ROAD REALTY TRUST  
331 HARVARD ROAD  
STOW, MA 01775

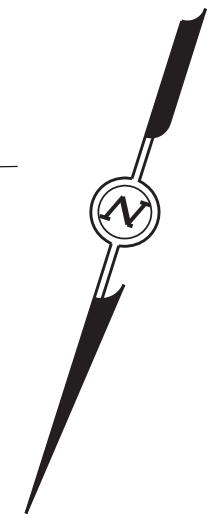
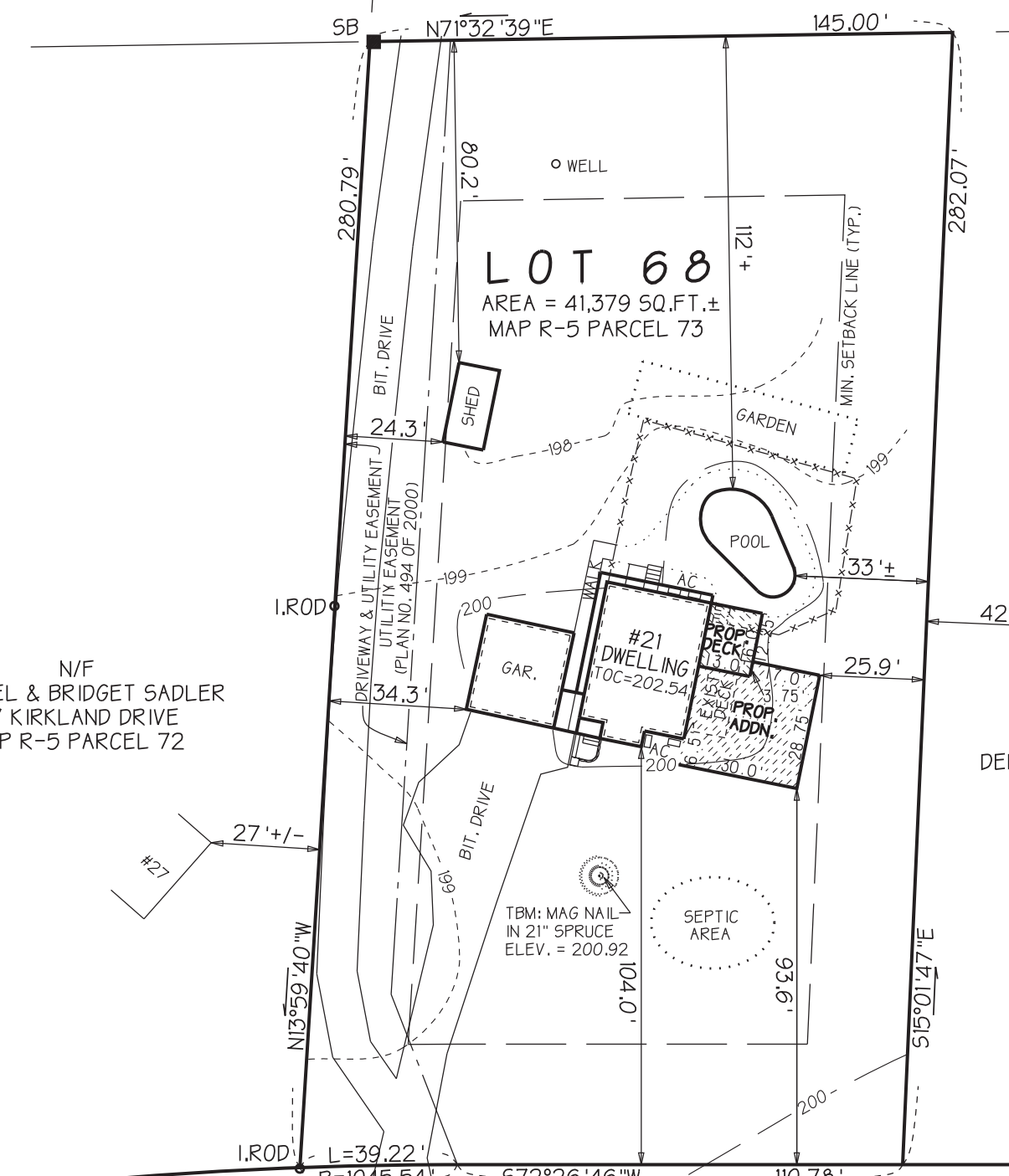


N/F  
EDMUND C & DORCAS B SEFTON  
17 LOWELL DRIVE  
MAP R-5 PARCEL 67

N/F  
331 HARVARD ROAD REALTY TRUST  
MAP R-5 PARCEL 67A

N/F  
MICHAEL & BRIDGET SADLER  
27 KIRKLAND DRIVE  
MAP R-5 PARCEL 72

N/F  
DEREK J & BARBARA A MAYNARD  
15 KIRKLAND DRIVE  
MAP R-5 PARCEL 74



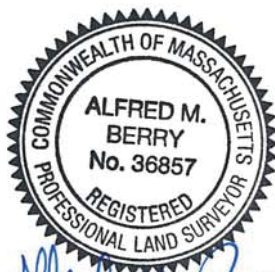
**KIRKLAND DRIVE**  
PUBLIC WAY - 50-FT WIDE

N/F  
DANIEL S FOSTER & JORDANA BIEZE  
24 KIRKLAND DRIVE  
MAP R-5 PARCEL 9

N/F  
THOMAS D & CELESTE J VERSO  
16 KIRKLAND DRIVE  
MAP R-5 PARCEL 8

**LOCUS DATA**

RECORD OWNER: PATTON REALTY TRUST - 2017  
ASSESSORS MAP R-05 PARCEL 73  
ZONING DISTRICT: RESIDENTIAL  
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS:  
BOOK 71898 PAGE 182  
PLAN NO. 573 OF 1967



*Alfred M. Berry*

**PLOT PLAN**  
**21 KIRKLAND DRIVE**  
STOW, MASSACHUSETTS

RECORD OWNER:  
PATTON REALTY TRUST - 2017  
21 KIRKLAND DRIVE  
STOW, MASSACHUSETTS 01775

DATE: DECEMBER 4, 2020  
SCALE: 1"=40'

www.foresitel.com

**DIMENSIONAL REQUIREMENTS (RESIDENTIAL)**

MIN. AREA:	65,340 S.F.*	MIN. FRONT YARD:	30-FT
MIN. FRONTAGE:	200-FT*	MIN. SIDE YARD:	25-FT
MIN. OPEN SPACE:	10%	MIN. REAR YARD:	40-FT
MAX. HEIGHT:	35-FT		

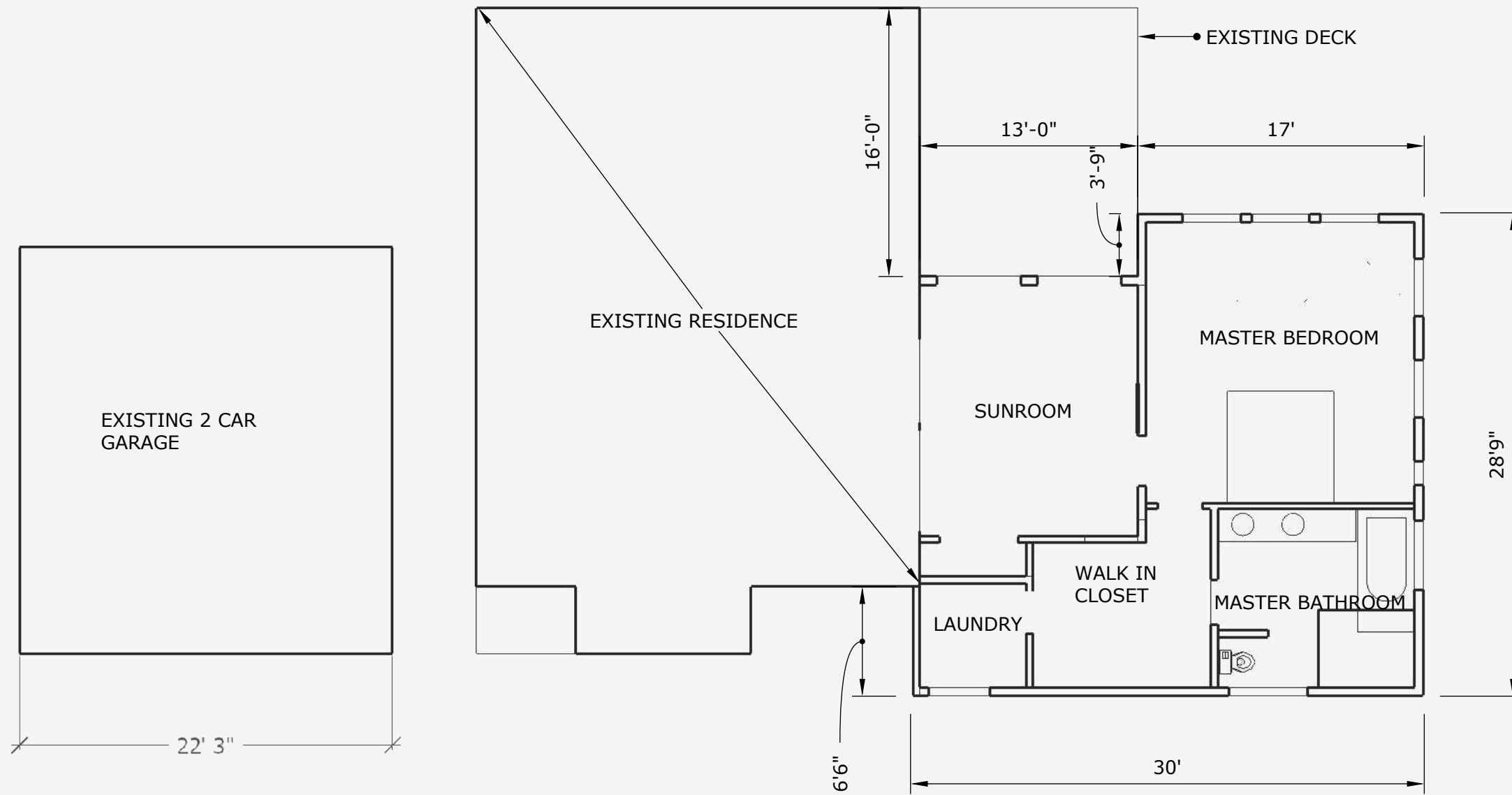
\*ZBA SPECIAL PERMIT REQUIRED FOR ALTERATION OF STRUCTURE ON A LOT THAT IS NON-CONFORMING FOR FRONTAGE AND AREA



**FORESITE**  
**ENGINEERING**  
ENGINEERING SURVEYING PLANNING

16 Gleasondale Road Suite 1-1  
Stow, Massachusetts 01775

Phone: (978) 461-2350



TOTAL ADDITIONAL SPACE  
820 SQUARE FEET

PROPOSED ADDITION  
21 KIRKLAND  
STOW MA

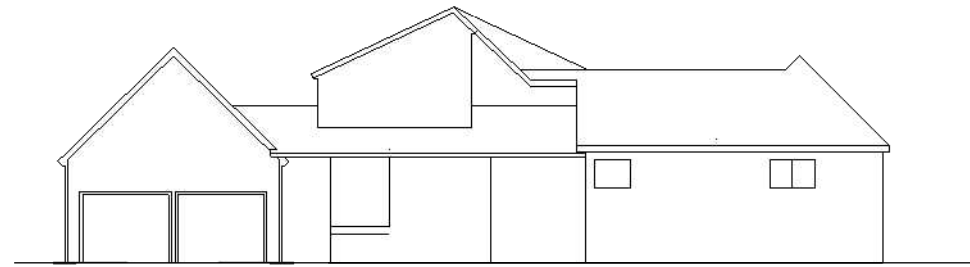
THORNE DESIGN BUILD LLC  
748 HIGH ROCK RD  
FITCHBURG MA 01420  
DUNCANTHORNE@GMAIL.COM  
978-804-2639

December 2020

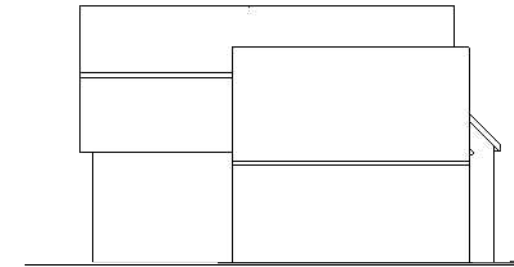
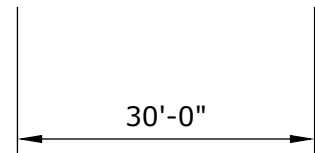
SCALE  
1/8"=1'

PROPOSED ADDITION  
PLAN VIEW

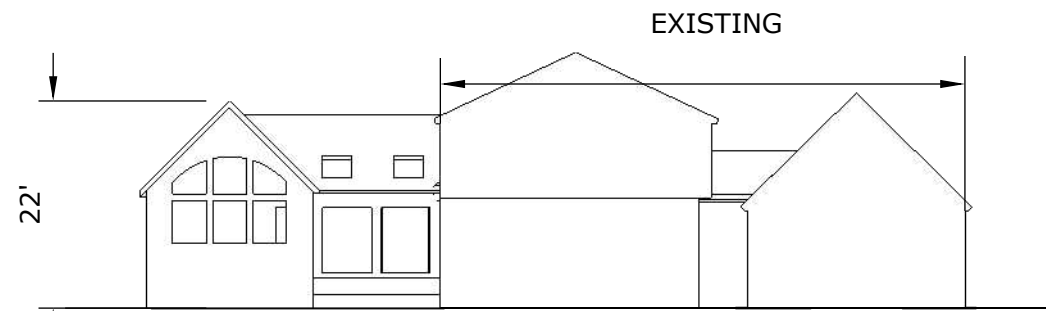




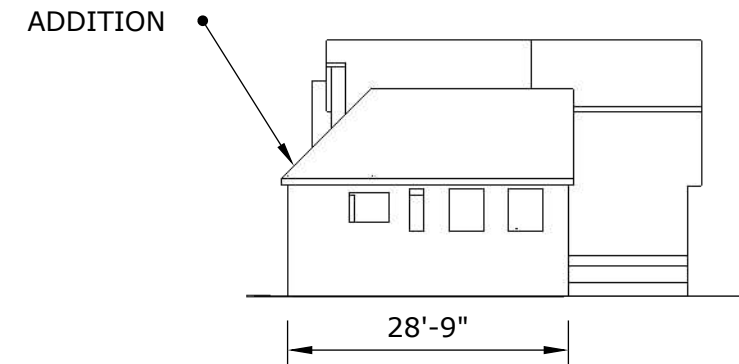
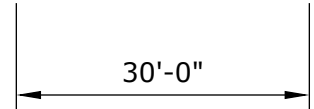
PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION

EXISTING

ADDITION

THORNE DESIGN BUILD LLC  
 748 HIGH ROCK RD  
 FITCHBURG MA  
 DUNCANTHORNE@GMAIL.COM  
 978-804-2639

December 2020

SCALE  
 1/16"=1'

PROPOSED ELEVATIONS

PROPOSED ADDITION  
 21 KIRKLAND  
 STOW MA