



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 ten (10) 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 GARY NIXON	PHONE # H 978 568-1126 C 978 201-1776
	EMAIL: GNIXON4535.DGMAIL.COM?
MAILING ADDRESS: 98 PINE POINT RD STOW MA 01775	
LOCATION AND STREET ADDRESS OF SITE • 98 PINE POINT RD STOW, MA. 01775.	
AREA OF SITE : 1.1 sq. ft./acres 1.98 ACRES 8170 sq. ft.	FRONTAGE 90 linear feet
ZONING DISTRICT R.	TOWN OF STOW ASSESSOR'S MAP Number(s) U-1 Parcel Number(s) 36
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): 16421 121	
or LAND COURT CERTIFICATE OF TITLE NO.(s): _____	
PROPERTY OWNER(S) NAME	PHONE NO. _____
	EMAIL _____
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW	\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER \$

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 checked="" type="checkbox"/> Variance (Section 4.4 (Dimensional Requirements) of the Zoning Bylaw)	Required Setback – Current Zoning Bylaw		Existing Setback	Proposed Setback	Variance Requested
WEST	Front yard	<u>30</u> feet	<u>8.1</u> feet	___ feet	___ feet
	Side Yard	<u>25</u> feet	<u>10.7</u> feet	___ feet	___ feet
	Side Yard	<u>25</u> feet	<u>2</u> feet	___ feet	___ feet
	Rear Yard	<u>40</u> feet	<u>20+</u> feet	___ feet	___ feet
	Other	(Describe)			

<input checked="" 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.

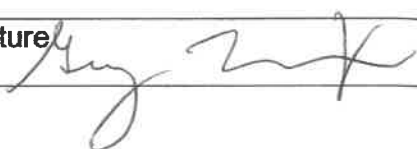
Any additional maps, plans, photographs, deeds, or documents which the Applicant wishes to submit should be enclosed with each copy of this Application.

=====

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:	
Name (print) GARY NIXON	Signature 

OWNER'S KNOWLEDGE AND CONSENT

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

Date:	
Name (print)	Signature

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

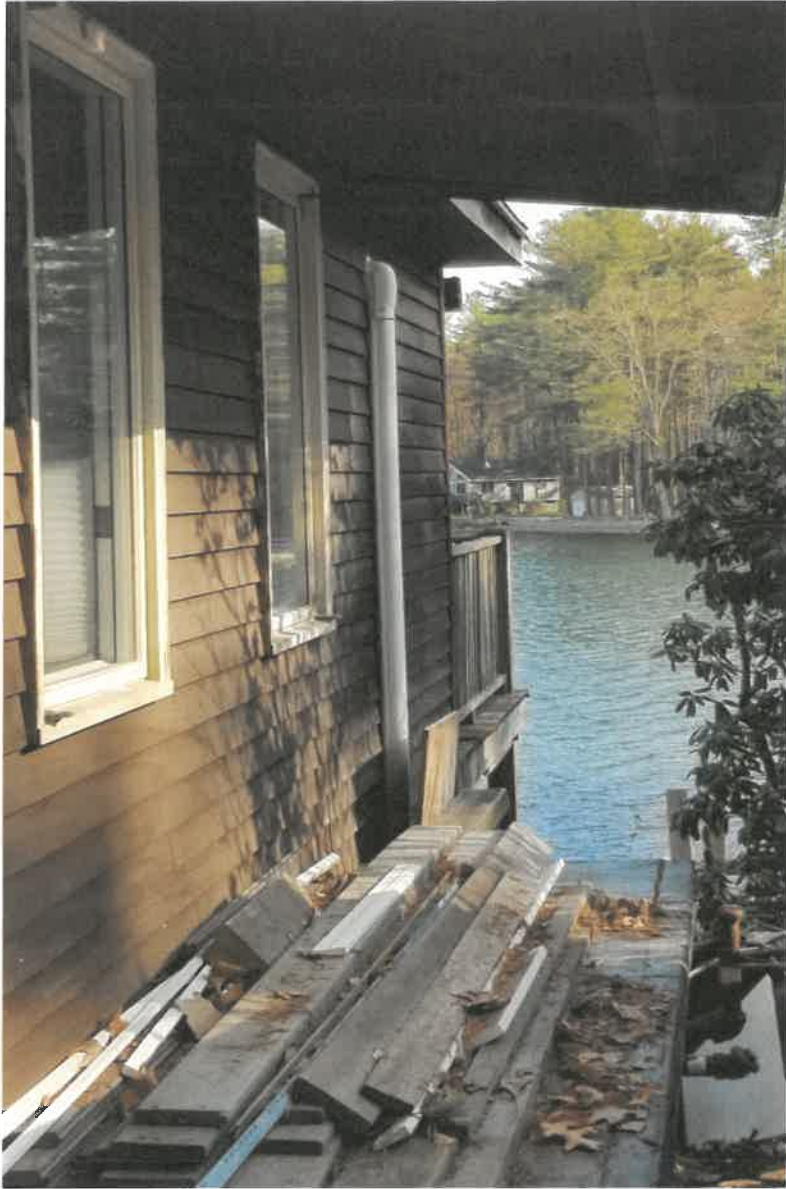
Date:	
Name (print)	Signature

ABUTTERS LIST
 96 PINE POINT #98
 MAP U-1 PARCEL 36

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000U-1 000032	84 PINE POINT RD	MCAHON, JUDY (TRUSTEE)	84 PINE POINT REALTY TRUST	98 WINCH ST	FRAMINGHAM	MA	01701	30769	296
000U-1 000035	94 PINE POINT RD	HILL TIMOTHY W	HILL ANDREA CHRISTINE	94 PINE POINT ROAD	STOW	MA	01775	40538	509
000U-1 000036	96 PINE POINT RD #98	NIXON GARY E	CHRISTINE M SHEDD-NIXON	98 PINE POINT ROAD	STOW	MA	01775	16427	121
000U-1 000037	104 PINE POINT RD	SPAULDING DOROTHY A		104 PINE POINT RD	STOW	MA	01775	12513	665
000U-1 000048	55 PINE POINT RD	DEVINE MICHAEL	DEVINE KAREN A C	55 PINE POINT ROAD	STOW	MA	01775	51304	204
000U-1 000050	64 BARTON RD	PARKER, DOUGLAS J.	LOCKE-DEACON, KAREN A.	64 BARTON RD	STOW	MA	01775	62419	218
000U-1 000051	0 BARTON RD	TOWN OF STOW	LAKE BOONE DAM	TOWN HALL	STOW	MA	01775	10194	35
000U-1 000052	81 BARTON RD	JAMES DANIEL R		81 BARTON RD	STOW	MA	01775	67768	97
000U-1 000053	57 BARTON RD	MCKAY DARYL B	MCKAY JULIE W	57 BARTON RD	STOW	MA	01775	63014	479
000U-1 00033A	88 PINE POINT RD	HILL EDITH A	HILL CHRISTINA E	88 PINE POINT ROAD	STOW	MA	01775	64461	387
000U-1 00038A	98 PINE POINT RD	BARSTOW DANIEL W	BARSTOW EVA K	98 PINE POINT RD	STOW	MA	01775	23275	478
000U-1 00048A	62 BARTON RD	WHITE MATTHEW R	WHITE KATELYN R	62 BARTON RD	STOW	MA	01775	70603	551

Certified by the Stow Board of Assessors: Walter Fries

Date Certified or Re-Certified: 4/24/23 Ft: 300



Description of work.

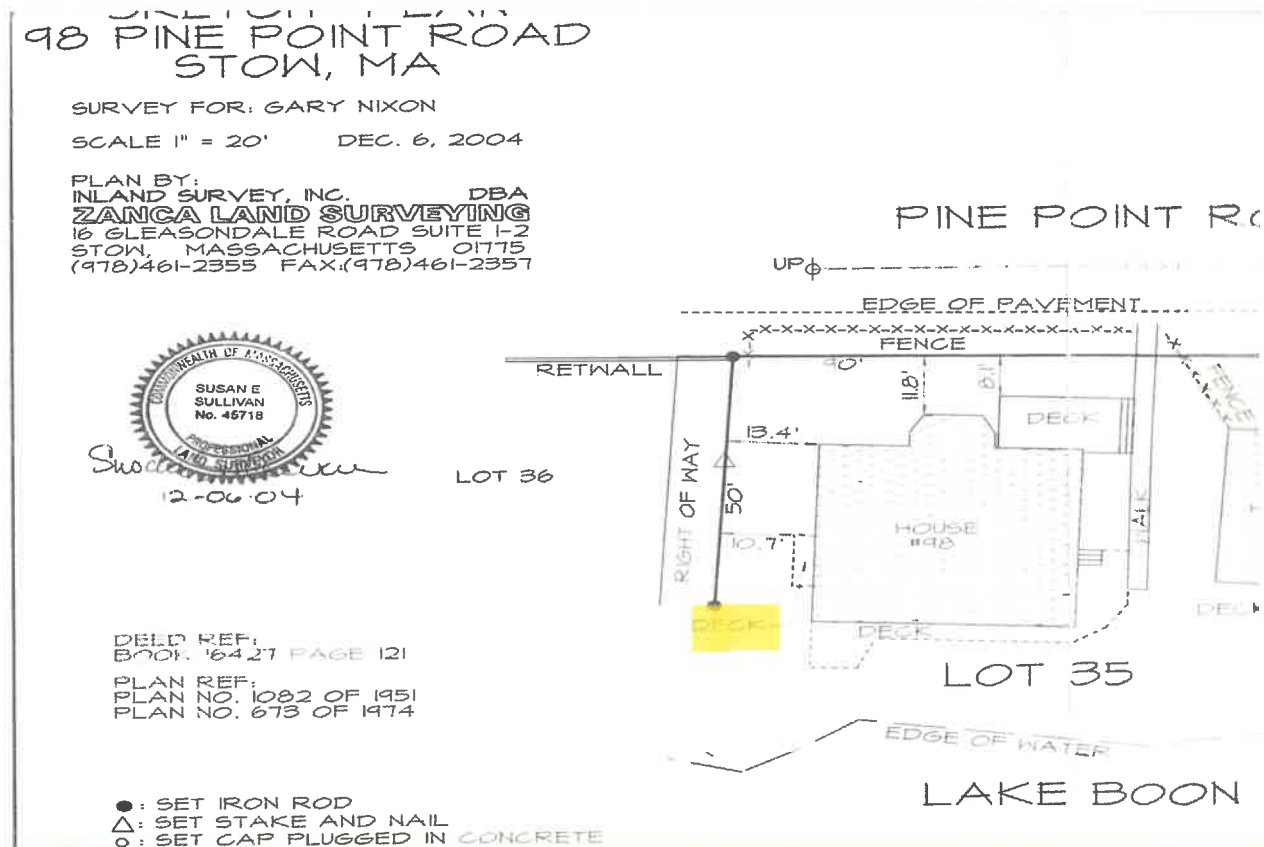
Extend master bedroom wall for more space.

Open/remove existing wall and reframe walls on existing platform. Finish a 3' x 10' primary bedroom extension.

The bedroom is only 9'6" wide where the bed is located. We would like to add extra space where the deck is on the left side of the house.

The offset from the property line to the front corner house is 13'4" and 10' 7" from the lot line to the existing platform/deck.

We would also like to install a 8' x 10' no permanent shed for storage at the end of driveway.



25.00
623 RE
07/12/85 07:00

BK 16427 PG 121

We, JAY J. MARTIN, JR. and SHERRY J. MARTIN, husband and wife, as tenants by the entirety, with rights of survivorship, both

of Weston Middlesex County, Massachusetts
in consideration of One Hundred Fifty-Two Thousand Dollars (\$152,000)

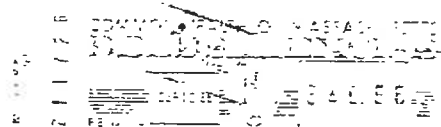
grant to ^{Me} GARY E. NIXON and CHRISTINE SHEDD-NIXON, husband and wife, as tenants by the entirety

of 33 Mercier Ave., Dorchester, Massachusetts with quitclaim covenants
the land ~~xx~~ with the buildings thereon, situated in Stow, Middlesex County, Massachusetts, shown as Lot #35 on Plan of Land in Stow, Mass., owned by Helen B. Eastman and Ann Barton, drawn by Harlan E. Tuttle, Surveyor, dated April 25, 1956, and recorded with Middlesex South District Deeds at end of Book 8988, said lot being bounded and described as follows:

- NORTHERLY by Pine Point Road as shown on said plan, 90 feet;
- EASTERLY by a passageway 60 feet;
- SOUTHERLY by Lake Boone, 90 feet, more or less, and
- WESTERLY by a passageway, 50 feet.

Subject to and with the benefit of all agreements, restrictions and easements of record insofar as the same may be in force and applicable.

Being the same premises conveyed to us by deed of Lucille A. King dated January 10, 1979 and recorded with Middlesex South District Registry of Deeds, Book 13626, Page 081.



Executed as a sealed instrument this 5th day of September 1985

Jay J. Martin, Jr.
Jay J. Martin, Jr.

Sherry J. Martin
Sherry J. Martin

The Commonwealth of Massachusetts

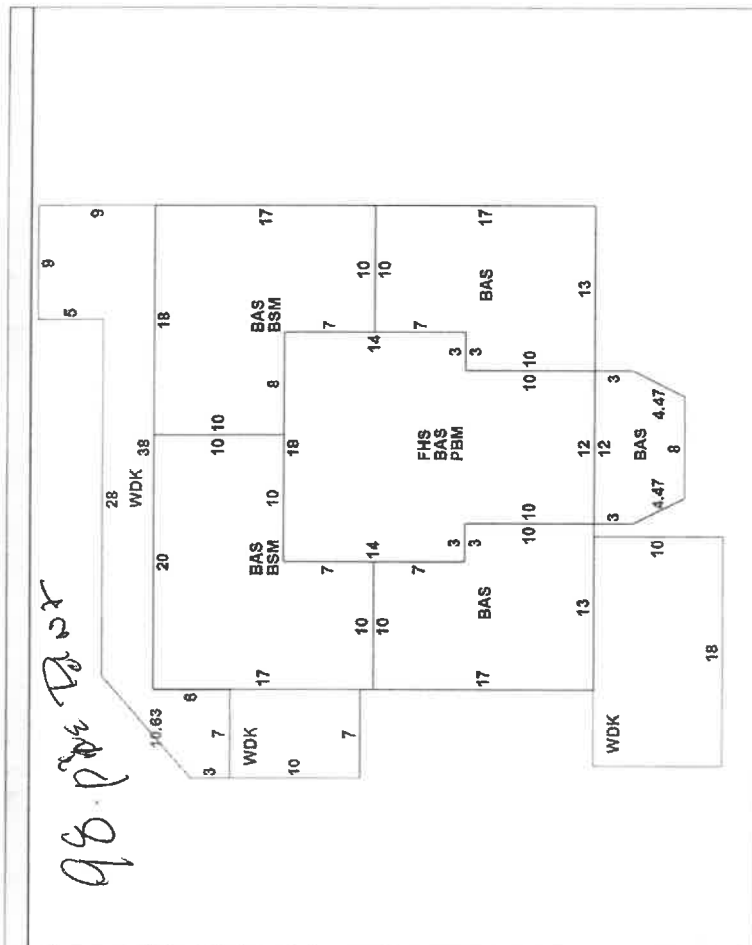
Middlesex ss. September 5, 1985

Then personally appeared the above named

Jay J. Martin, Jr. and Sherry J. Martin

and acknowledged the foregoing instrument to be their free act and deed.

Before me, Joseph F. DiTommaso Notary Public
My commission expires Nov. 17, 1989



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Cd
Model	01	In-Law Apts	0
Style	06	Special Featur	00
Grade	C-	Basement	03
Stories	1.5		Unknown Part
Exterior Wall 1	11	CONDO DATA	
Exterior Wall 2		Parcel Id	C
Roof Structure	03	Adjust Type	Code
Roof Cover	03	Condo Style	Description
Interior Wall 1	05	Condo Unit	Factor%
Interior Wall 2		COST / MARKET VALUATION	
Interior Floor 1	08	Building Value New	238,799
Interior Floor 2		Year Built	1948
Heat Fuel	02	Effective Year Built	1986
Heat Type	05	Depreciation Code	A
AC Type	01	Remodel Rating	36
Bedrooms	2	Year Remodeled	1,000
Full Baths	2	Depreciation %	64
Half Baths	0	Functional Obsol	152,800
Extra Fixtures	1	Economic Obsol	
Extra Kitchens	0	Trend Factor	
Family Room(s)	0	Condition	
Total Rooms	7	Condition %	
Bath Style	02	Percent Good	
Kitchen Style	02	RCNLD	
Attic	01	Dep % Ovr	
WB FPL Stacks	1	Dep Ovr Comment	
WB FPL Openin	1	Misc Imp Ovr	
MTL FPL Stack	0	Misc Imp Ovr Comment	
MTL FPL Openi	0	Cost to Cure Ovr	
Unfinished Area	0.00	Cost to Cure Ovr Comment	
Unheated Area	0		
In-Law Apts	0		
Special Feature	0		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Appr. Value
WDK	Deck	L	456	12.00	2011	A	50	C	1,400
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eiff Area	Unit Cost	Undeprec Value			
BAS	First Floor	1,368	1,368	1,368	125.48	171,955			
BSM	Basement	0	520	104	25.10	13,050			
FHS	Half Story - Finished	186	372	186	62.74	23,339			
PBM	Partial Basement	0	372	37	12.48	4,643			
WDK	Wood Deck	0	489	49	12.57	6,148			
TH Gross Liv / Lease Area		1,554	3,121	1,744		218,835			

CURRENT OWNER		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT	
NIXON GARY E	0 01	0 05	0 101					Code	Assessed
CHRISTINE M SHEDD-NIXON	0 04	0 06		0 02				1090	227,800
98 PINE POINT ROAD				0				1090	401,700
								1090	1,400
STOW MA 01775		SUPPLEMENTAL DATA		SALE PRICE		VC		Assessed	
		Alt ID	Additional Living Unit	98				227,800	2021
		Zoning	Total Mark	0.12				401,700	2021
		Multi Zone	Total Use	0				1,400	2021
		Non-Confo	Use Only A	0				630,900	Total
		Condo Unit	Builder's L					630,900	Total
		Builder's L	Assoc Pld#					630,900	Total
		GIS Plan C	M_199498_906217					630,900	Total

RECORD OF OWNERSHIP										
NIXON GARY E	16427	121	01-01-1985	U	V	0	00	Year	Code	Assessed
MARTIN, JAY J.	13626	81	01-16-1979	U	V			2023	1090	227,800
KING, LUCILLE A.	13598	455	12-04-1978	U	V				1090	401,700
KING, EDWARD A.	10132	286	09-28-1962	U	V				1090	1,400
	Total	0.00							Total	630,900

EXEMPTIONS										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int		

ASSESSING NEIGHBORHOOD										
Nbhd	Nbhd Name	B	Class	State Class						
104.01	RES LAND USE WATERF		R	109						

OTHER ASSESSMENTS											
This signature acknowledges a visit by a Data Collector or Assessor											
APPRaised VALUE SUMMARY											
Appraised Bldg. Value (Card)		227,800		Appraised Xf (B) Value (Bldg)		0		Appraised Ob (B) Value (Bldg)		1,400	
Appraised Land Value (Bldg)		401,700		Special Land Value		0		Total Appraised Parcel Value		630,900	
Valuation Method		C		Total Appraised Parcel Value		630,900					

BUILDING PERMIT RECORD										
Permit Id	Issue Date	Type	Description	Price	Insp Date	% Comp	Date Comp	Notes		

LAND LINE VALUATION SECTION														
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
2	Multi Houses			AC	1.00000	5	1.00	1.00		1.000		0.0000		0
Total Card Land Units		0.00		AC	Parcel Total Land Area		0.12		Total Land Value		0			

VISION

96 Pine Point