

Application for Special Permit & Dimensional Variance

Pursuant to Zoning Bylaw Sections 3.9 & 4.4

**89 Kingland Road
Stow, MA 01775**

Applicant: Thomas Payne
89 Kingland Road
Stow, MA 01775

Record Owner: Jill Sullivan & Thomas Payne
89 Kingland Road
Stow, MA 01775

February 2nd, 2023

Revised: March 24th, 2023

7094

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Special Permit & Variance Application
89 Kingland Road
Stow, MA

February 2nd, 2023
Thomas Payne

1.0 Application, Checklist & Copy of Filing Fee

ZONING BOARD OF APPEALS

TOWN OF STOW

Karen Kelleher
Board of Appeals Secretary
kkelleher@stow-ma.gov
978-897-2784

Z.B.A MEETINGS ARE HELD THE FIRST MONDAY OF THE MONTH, EXCEPT IF DATE IS
A HOLIDAY.

SUBMITTALS ARE DUE THE MONTH PRIOR TO THE MEETING DATE.
THE FIRST TUESDAY BY NOON.

CHECK LIST FOR ZONING BOARD OF APPEALS SUBMITTALS

Application: Completed with all information required, including a description or narrative of the proposed project. (Separate applications when both a Special Permit and a Variance are requested.)

List of Abutters: Request for List of Abutters must be submitted to the Assessors' Office. The application is included in this package. *The applicant is to make copies of the list of abutters provided by the Assessors office and insert it in each packet: special permit = 13 and variance = 8*

Site plan prepared by engineer or land surveyor: If the application pertains to new construction or addition to an existing structure, the plan must show the location of the same with setbacks from the lot lines.

Plan/drawing of the proposed new construction with dimensions, square footage, elevations, height, etc.

Check for the fee made payable to Town of Stow:
Special Permit filing fee is \$150.00;
Variance filing fee is \$100.00;
plus \$6.00 for each abutter as listed by the Assessors.
Payment may be made with one check.

10 Copies Provided

For Special Permit: Thirteen (13) complete copies of the application, abutters list, plans and supporting documents.

For Variance: Eight (8) complete copies of the application, abutters list, plans and supporting documents.

Z.B.A Application, Abutters List and Additional Information are also available on-line at: WWW.STOW-MA.GOV



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 <i>Thomas Payne</i>	PHONE # _____
	EMAIL: <i>tpayne1258@gmail.com</i>
MAILING ADDRESS: _____	
LOCATION AND STREET ADDRESS OF SITE <i>89 Kingland Road</i>	
AREA OF SITE <i>10,411 SF</i> sq. ft./acres	FRONTAGE <i>60</i> linear feet
ZONING DISTRICT <i>Residential</i>	TOWN OF STOW ASSESSOR'S MAP Number(s) <i>U-04</i> Parcel Number(s) <i>62</i>
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <i>Book: 1577 Page 62</i> or LAND COURT CERTIFICATE OF TITLE NO.(s): _____	
PROPERTY OWNER(S) NAME <i>Jill Sullivan & Thomas Payne</i>	PHONE NO. _____ EMAIL <i>tpayne1258@gmail.com</i>
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW	\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER \$ <i>276.00</i>

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 checked="" 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>117.6</u> feet	<u>56.3</u> feet	<u>—</u> feet
	Side Yard	<u>25</u> feet	<u>8.1</u> feet	<u>8.1</u> feet	<u>17</u> feet
	Rear Yard	<u>40</u> feet	<u>16.5</u> feet	<u>22.7</u> feet	<u>18</u> feet
	Other	(Describe)	8 foot variance requested from the 25-foot side yard setback (northern property line)		

<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.

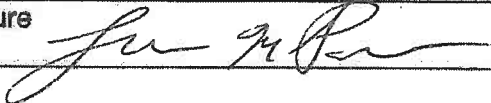
The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

APPLICANT

Date: 02/03/2023	
Name (print) THOMAS PAYNE	Signature 

OWNER'S KNOWLEDGE AND CONSENT

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

Date: 02/03/2023	
Name (print) THOMAS PAYNE	Signature 

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

Date:	
Name (print)	Signature

2.0 Project Narrative

Existing Conditions

The property is located at 89 Kingland Road which is shown on assessors Map U04, Parcel 62. The property is accessed by a gravel driveway and has frontage along the east side of Lake Boon. The parcel is approximately 10,411 SF in area and is located within the Residential Zoning District

The lot is non-conforming with respect to Lot area and Frontage. Additionally, the shape of the lot is narrow, which provides a very small building area. The existing dwelling does not meet the required rear yard & side yard zoning setback. As such, the lot is considered to be a Pre-Existing, Non-Conforming lot.

The existing dwelling is listed as a 2-bedroom dwelling based on the latest available assessors' records (See section 6 for property record cards). The dwelling has a total living area of 786 SF. Access to the dwelling is provided via a concrete stairway adjacent to a large concrete retaining wall.

Proposed Conditions

The applicant is proposing to remove the existing dwelling and construct a new two-bedroom dwelling with a paved driveway and new sewage disposal system. Additionally, the applicant is proposing to drill a new well to serve the proposed house. A site plan is attached showing the location of the proposed dwelling, septic system, & driveway.

The proposed house will be in an increase in the floor area as compared to the existing dwelling. As such, a Special Permit is required to extend the non-conformance of the property. The finished floor area of the proposed structure will be 2,060 SF. The house will also have an additional 720 SF of garage floor area.

The Applicant is requesting the following variances from the Zoning Board of Appeals:

1. A 17-foot variance from the 25-foot side yard zoning setback (southern lot line).
2. An 8-foot variance from the 25-foot side yard zoning setback (northern lot line)

Special Permit Criteria

Section 3.9.7.1 2. of the Zoning Bylaw states the following:

“the proposed alteration, extension or structural change itself does not conform to the requirements of the present Bylaw, and does intensify existing non-conformities or results in additional non-conformities, in which event a Petition for Special Permit must be made to the Board of Appeals, and the Board of Appeals must find that:

- a) there is no substantial increase in the nonconforming nature of said structure; and
- b) such reconstruction, alteration or extension will not be substantially more detrimental to the neighborhood than the existing nonconforming structure.

The following is a brief description of the proposed project with respect to each criteria listed above:

“...no substantial increase in the nonconforming nature of said structure”

The existing dwelling is approximately 8.1-feet from the southern property line. The proposed dwelling will not be located any closer than 8.1 from the side lot line. Additionally, the proposed house (elevated deck) is approximately 27.3-feet from the rear lot line. This is an improvement over existing conditions, as the existing structure is approximately 16.5-feet from the rear lot line. The proposed house will meet the front yard zoning setback.

The finished floor area of the proposed house will increase from 786 SF to 2,060 SF. Section 4.4 (Table of Dimensional Requirements) does not have a maximum floor area ratio listed for the site. As such, the increase in the floor area of the structure does not create a great non-conformity on the lot.

“...not be substantially more detrimental to the neighborhood”

The applicant is proposing to remove an existing two-bedroom dwelling and construct a new, two-bedroom dwelling which will fit into the architectural character of the neighborhood. The proposed use will be identical to the existing use and harmonious with the other uses in the neighborhood. The applicant has been working with an architect to ensure that the proposed dwelling is consistent with other properties on Lake Boon and in the Town of Stow.

Architectural renderings prepared by the Client’s Architect are attached.

Variance Criteria

As set forth in Mass. General Laws Chapter 40A and Section 4.1 of the Town of Stow Zoning Board of Appeals Application Requirements, Procedural Rules, and Application Forms for Variance...”, the applicant must show that all of the following conditions are met:

- 1) That there are circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures, but not affecting generally the zoning district in which it is located.
- 2) That literal enforcement of the provisions of the ordinance or zoning bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant.
- 3) That the desired relief may be granted without substantial detriment to the neighborhood.

- 4) That the desired relief may be granted without nullifying or substantially derogating from the intent and purpose of such ordinance or bylaw.

The proposed project satisfies each of these criteria as follows:

“...circumstances relating to the soil conditions, shape, or topography...”

The existing site is a small lot at 10,411 Square Feet. As such, the buildable area on the lot is extremely limited, with the width of the area between the zoning setbacks being less than 10-feet wide. Additionally, the topography of the lot is level adjacent to Kingland Road, but slopes steeply toward Lake Boon just prior to the existing house, where a large retaining wall and stone steps provide access to the dwelling and to the edge of the water. The proposed dwelling will require a new septic system and private well. The septic system is proposed adjacent to the proposed driveway adjacent to Kingland Road and the proposed well will be installed down gradient from the septic system between the proposed house and Lake Boon.

Given the shape and size of the existing lot, the buildable area on the property within the zoning setbacks is only 10-feet wide, with a total footprint of less than 1,000 square feet. As such, it is not feasible to construct a livable home that conforms entirely with the required zoning setbacks. The proposed house has been situated on the lot such that a large portion of the living area falls within the footprint of the existing house or within the allowable building footprint area on the lot.

“...substantial hardship...”

The existing dwelling on the lot is not currently suitable as a living space for the owner of the property. The proposed structure will meet the clients needs for a suitable living area and will be an improvement over the existing conditions of the site with respect to grading, layout, & access.

“...without substantial detriment to the neighborhood.”

The proposed house will not be located any closer to a side lot line than the existing house. The proposed structure will comply with the front yard zoning setback and will decrease the level of non-conformity with the rear yard zoning setback. The property is abutted by a parcel of vacant land to the north (owned by the town of stow).

“...without nullifying or substantially derogating from the intent and purpose of the bylaw...”

The variance will positively serve the intent and purpose of the bylaw by allowing the construction of a new residential dwelling and appropriate sewage disposal system and private well. The proposed dwelling will have safer access, fit in with the existing topography of the site, and will provide a level of landscaping on the site that does not exist there today.

Specifically, the variance would not derogate from the intent of the Bylaw or its purposes as stated in Section 1.2, as follows:

1. ***Protect the public health and safety and general welfare of present and future inhabitants,***

The existing house is currently accessed by a steep stone staircase with approximately 7 feet of elevation drop from the existing gravel parking area to the existing dwelling. The proposed dwelling will have a garage on the upper level of the property to provide ease of access to the dwelling. There will still be a staircase on the north side of the house to provide access to the lower level of the house and to Lake Boon. The grading of the proposed house is proposed to minimize the grading impacts to the existing topography of the site and will not have a substantial impact to the existing drainage patterns of the site.

2. ***Preserve environmental resources of the Town,***

The proposed project will include the installation of a new private well and sewage disposal system to service the new dwelling. The proposed house has been situated on the lot such that it provides a greater setback from the edge of Lake Boon than the existing dwelling. All portions of the proposed house, including the proposed deck, are located outside of the 35-foot “No-Touch” wetland buffer zone. The proposed use of the site will be exactly the same as the current residential use of the property. As such, no adverse impacts to the environmental resources of the Town are anticipated.

3. ***Maintain open spaces by recognizing the concern for irretrievable loss of farmland, wetlands or woodlands while respecting the rights of landowners,***

Tree removal for the proposed project has been minimized to the greatest extent practicable. The Applicant will be working with a Landscape Architect to produce a landscape & planting plan for the new dwelling. All disturbed areas that are not landscaped will be restored with a minimum 4” of loam and seed.

4. ***Encourage the most appropriate use of land through a proper balance of residential, commercial and industrial designations,***

The proposed property falls within the residential zoning district. The proposed use of the site will be exactly the same as the existing use, a two-bedroom, single-family dwelling.

5. ***Preserve the historical and cultural characteristics of the Town,***

The Applicant has been working with an architect to design a house that will fit with the architectural characteristics of the Town of Stow and that will be in consistent character with other residential dwellings on Lake Boon.

6. *Achieve housing choices and a range of housing costs,*

The proposed dwelling will replace the existing residential dwelling. The proposed dwelling will be deed restricted to two-bedrooms and the proposed use of the dwelling is exactly the same as the existing dwelling.

7. *To induce its citizens to remain in the community, thus providing a sense of history and continuity.*

The Applicant and owner of the property is proposing to construct the new dwelling to provide a house that is better suited to their needs with respect to living area, ease of access to the dwelling, and with an increased setback to the edge of Lake Boon.

3.0 Abutters List

ABUTTERS LIST
89 Kingland Road
MAP U4 PARCELS 62

10914

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CTY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000U-4-000058	103 KINGLAND RD	CHARRA SHELLEY		103 KINGLAND ROAD	STOW	MA	01775	68515	79
000U-4-000059	101 KINGLAND RD	KOTOSKY ROBERT J		101 KINGLAND ROAD	STOW	MA	01775	58003	304
000U-4-000060	95 KINGLAND RD	WALKER DANIEL A		95 KINGLAND ROAD	STOW	MA	01775	13365	242
000U-4-000061	93 KINGLAND RD	WALKER LIVING TRUST		93 KINGLAND ROAD	STOW	MA	01775	59571	300
000U-4-000062	89 KINGLAND RD	TSNE, SEVERINE ET AL	(REGISTERED LAND CERTIFICATE # 277168)	89 KINGLAND ROAD	STOW	MA	01775	1577	187
000U-4-000063	0 KINGLAND RD	TOWN OF STOW		380 GREAT RD	STOW	MA	01775	947	82
000U-4-000066	73 KINGLAND RD	DION, MARCUS T.	(REGISTERED LAND CERTIFICATE # 277654)	73 KINGLAND RD	STOW	MA	01775	1580	80
000U-4-000068	0 KINGLAND RD	PAULEY KENNETH C/O ERNEST DODD		339 SUDBURY RD	STOW	MA	01775	848	43
000U-4-000074	0 KINGLAND RD	TOWN OF STOW		TOWN-HALL 209	STOW	MA	01775	14330	298
000U-4-000075	0 KINGLAND RD	ROBERTS FRANK		65 GASTON ST	MEDFORD	MA	02155	7387	148
000U-4-000077	92 KINGLAND RD	SCHANDELMAYER JR CLIFTON L		92 KINGLAND RD	STOW	MA	01775	31329	371
000U-4-000078	98 KINGLAND RD	GARABEDIAN HELEN		98 KINGLAND DR	STOW	MA	01775	50930	244
00R-25 02A-2A	0 WOODLAND WY	TOWN OF STOW		380 GREAT RD 209	STOW	MA	01775	53275	473
* RECENT SALES									

Certified by the Stow Board of Assessors:



Stuart Carter, MAA

Date Certified or Re-Certified:

2/18/22

Fr:

300

4.0 Record Deed/Assessors Data

2021 01891085
Blk: 1677 Pg: 187 Cert#: 277188
Doc: DEED 08/20/2021 01:38 PM

LOCUS

Quitclaim Deed

We, Shirley A. Rossetti and Kurt Rossetti, Trustees of the Shirley A. Rossetti Trust w/d/t, dated July 20, 2005, as evidenced by a trustee certificate recorded with the Middlesex South Registry of Deeds in Document No. 1452646 and also by trustee certificate recorded herewith of Arlington, Middlesex County, Massachusetts

For Full Consideration paid of Four Hundred and Seventy Thousand (\$470,000.00) Dollars

Grant to

Severine Tisne of 25 Hale Road, Stow, MA 01775 a 66% interest, Allison Read of 39 Hardy Avenue, Watertown, MA 02472 a 21% interest, and Jill Sullivan of 89 Kingland Road, Stow, MA 01775 a 13% interest, all as tenants in common

With Quitclaim Covenants

That certain parcel of land situated in Stow in the County of Middlesex and said Commonwealth, described as follows:

NORTHWESTERLY by high water mark in Lake Boon;

NORTHEASTERLY by lots C15 and C16 as shown on plan hereinafter mentioned, about one hundred and seventy-six feet;

SOUTHEASTERLY by the middle line of a way as shown on said plan, sixty and 10/100 feet; and

SOUTHWESTERLY by lot A on said plan, about one hundred and sixty-nine feet.

Said parcel shown as lot C17 on said plan, (Plan No. 10130E).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the land registration office, a copy of which is filed in the Registry of Deeds for the South District of Middlesex County in Registration Book 407, Page 253, with Certificate 60977.

So much of the above describer land as is included within the limits of the way twenty feet wide, as shown on said plan, is subject to the rights of all persons lawfully entitled thereto in and over the same, and there is appurtenant to the above described land the right to use the whole of said way in common with others entitled thereto.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/20/2021 01:38 PM
Crt# 844889 22044 Doc# 01891085
Fee: \$2,149.20 Cons: \$470,000.00

Property Address: 89 Kingland Road, Stow, MA 01775

240248

1343-47

WITNESS my hand and seal this 16th day of August, 2021. ✓

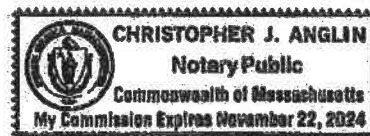
Shirley A. Rossetti, Trustee
Shirley A. Rossetti, Trustee

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On 16th day of August, 2021, before me, the undersigned Notary Public, personally appeared the above-named Shirley A. Rossetti, Trustee of the Shirley A. Rossetti Trust Under Declaration of Trust dated July 20, 2005 proved to me through satisfactory evidence of identification which was MDH, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose, as trustee.

[Signature]
Notary Public:
My commission expires:



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

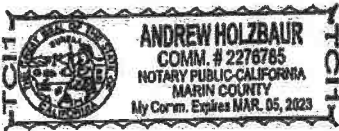
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Marin }

On 8/17/21, before me, Andrew Holzbaur, Notary Public,
personally appeared Kurt Rossetti

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE [Signature]

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Quitclaim Deed

Document Date: 8/17/21

Number of Pages: 4

Signer(s) Other than Named Above: NA

89 KINGLAND RD

Location 89 KINGLAND RD

Mblu 000U-4/ 000062/ / /

Acct# 000U-4 000062

Owner SULLIVAN, JILL

PBN SINGLE FAMILY

Assessment \$457,700

Appraisal \$457,700

PID 985

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2022	\$53,100	\$404,600	\$457,700

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$53,100	\$404,600	\$457,700

Owner of Record

Owner	SULLIVAN, JILL	Sale Price	\$470,000
Co-Owner	READ, ALLISON & TISNE, SEVERINE	Certificate	
Address	89 KINGLAND RD STOW, MA 01775	Book & Page	1577/187
		Sale Date	08/20/2021
		Instrument	10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SULLIVAN, JILL	\$470,000		1577/187	10	08/20/2021
ROSSETTI SHIRLEY A TRUST	\$100	0	1343/47	1F	08/23/2007
ROSSETTI SHIRLEY A	\$47,000	0	940/48	00	01/01/1980
CHAPMAN, W. DONALD	\$0		779/12		01/01/1969

Building Information

Building 1 : Section 1

In-Law Apts	0
Special Feature	Unknown
Family Room(s)	0
Brick Size 1	0
Stone Size 1	0
CDU	Average CDU
Basement	Part
Unheated Area	0
Stone Size 2	0
Bath Remodel	No
Kitchen Remodel	No
Brick Size 2	0

Extra Features

Extra Features

Legend

No Data for Extra Features

.and

Land Use

Land Line Valuation

Use Code 1010
Description Single Family
Zone R
Neighborhood 104.01
Alt Land Appr No
Category

Size (Acres) 0.24
Frontage 0
Depth 0
Assessed Value \$404,600
Appraised Value \$404,600

Outbuildings

Outbuildings

Legend

No Data for Outbuildings

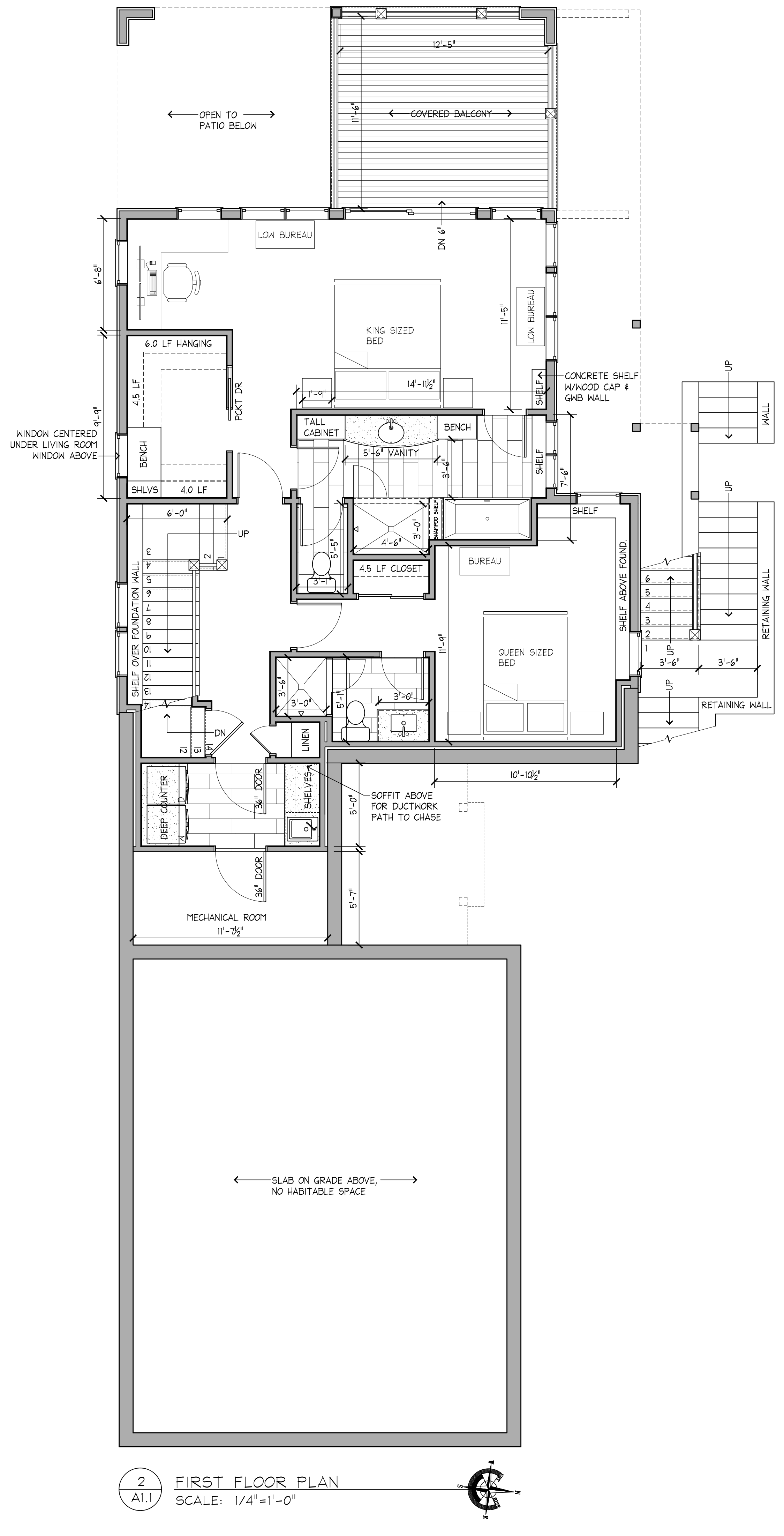
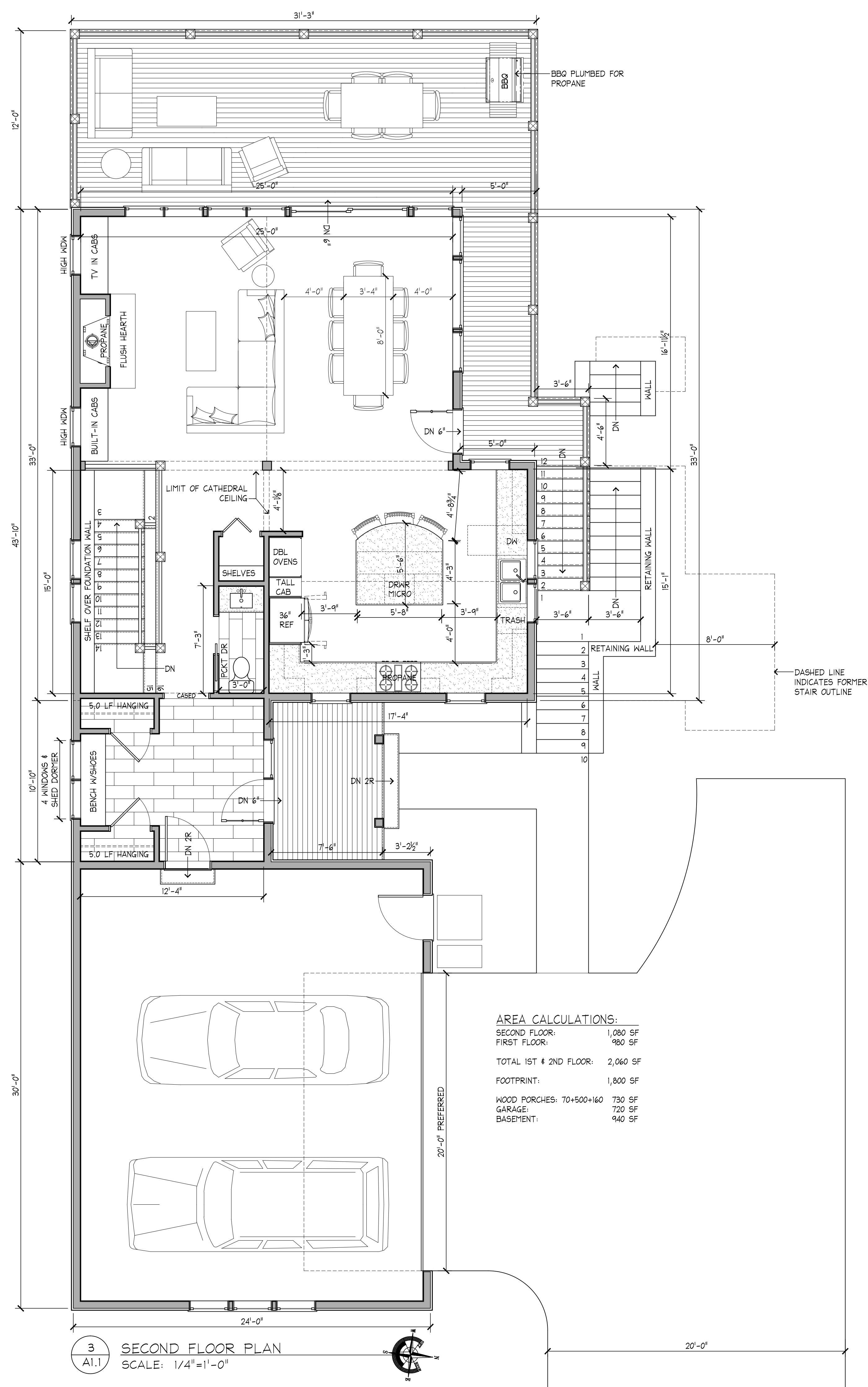
Valuation History

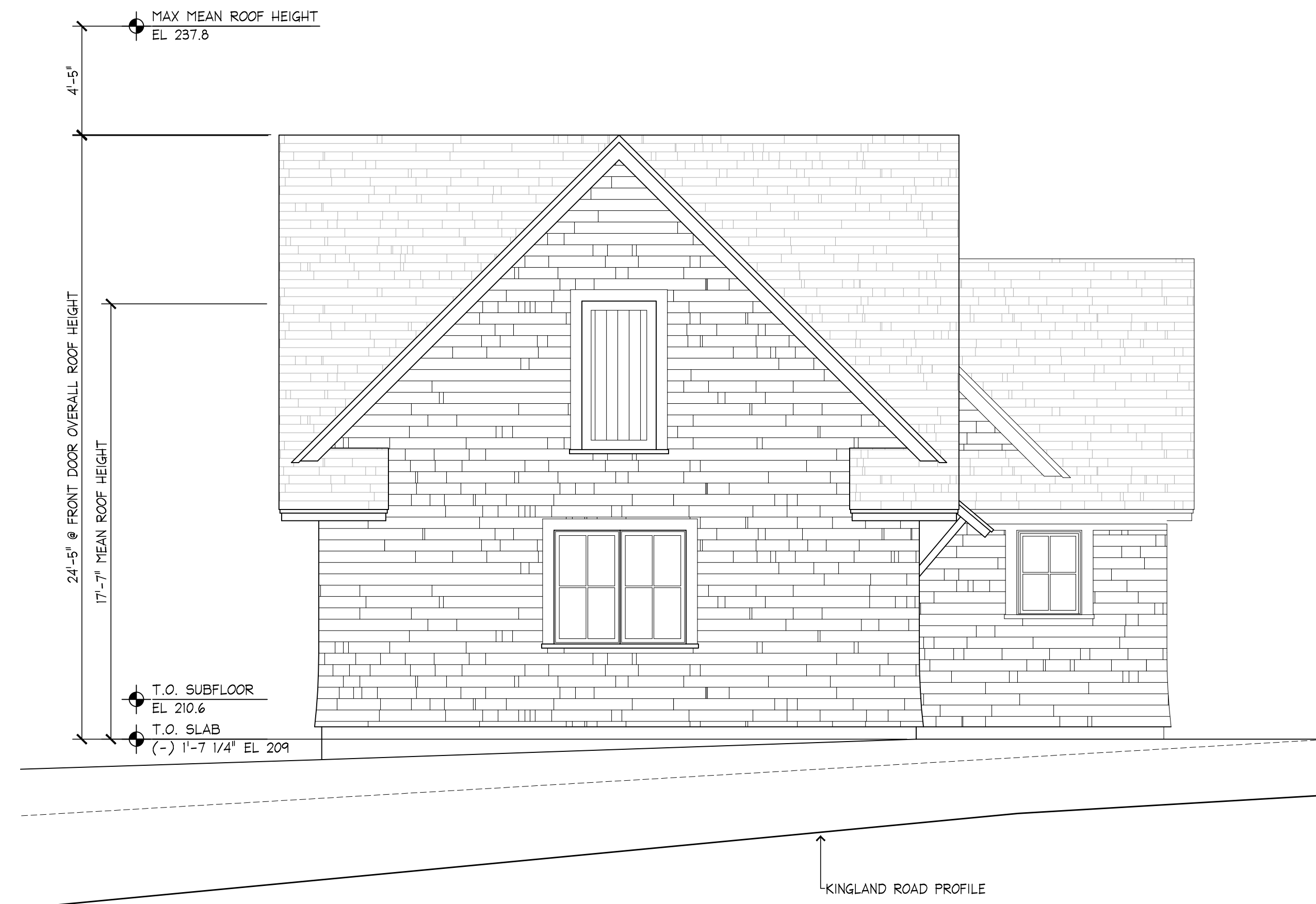
Appraisal

Valuation Year	Improvements	Land	Total
2021	\$51,100	\$342,400	\$393,500
2020	\$84,100	\$345,800	\$429,900
2019	\$81,600	\$345,800	\$427,400

5.0 Architectural Plans

ISSUED FOR:	SUBMISSION REVS	
DATE:	082223	
SCALE:	AS NOTED	
DRAWN BY:		
CHECKED BY:		
FILE NAME:	2025 Plans	
DATE	REVISION	BY

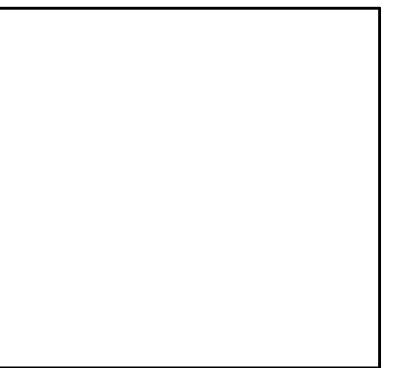




1 EAST ELEVATION
A2.1 SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
A2.1 SCALE: 1/4"=1'-0"

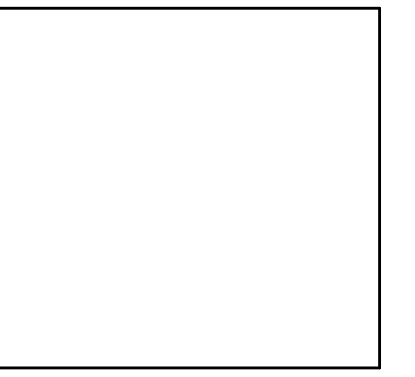


Project:
TOM PAYNE RESIDENCE
89 KINGLAND ROAD
STOW, MA

Sheet Title:
**EAST & NORTH
EXTERIOR ELEVATIONS**

ISSUED FOR:	SUBMISSION REVS	
DATE:	02/23	
SCALE:	AS NOTED	
DRAWN BY:		
CHECKED BY:		
FILE NAME:	2205 Elevations	
DATE	REVISION	BY

Sheet Number:
A2.1



TOM PAYNE RESIDENCE
89 KINGLAND ROAD
STOW, MA

**WEST & SOUTH
EXTERIOR ELEVATIONS**

ISSUED FOR:	SUBMISSION REVS	
DATE:	02/23	
SCALE:	AS NOTED	
DRAWN BY:		
CHECKED BY:		
FILE NAME:	2205 Elevations	
DATE	REVISION	BY

Sheet Number:
A2.2



1
A2.2 **WEST ELEVATION**
SCALE: 1/4"=1'-0"

STOW BY-LAW: SECTION 4.2.2: HEIGHT SHALL BE MEASURED AS THE VERTICAL DISTANCE FROM THE AVERAGE GROUND ELEVATION AROUND THE EXTERIOR WALLS OF THE STRUCTURE, OR, IN THE CASE OF BUILT-UP LAND, THE HIGHEST ELEVATION AT THE SITE PRIOR TO SUCH CHANGE IN CONTOUR, TO THE HIGHEST POINT OF THE ROOF SURFACE IN THE CASE OF A FLAT ROOF, AND TO THE MEAN HEIGHT BETWEEN EAVES AND RIDGE IN THE CASE OF A PITCHED ROOF.



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A2.2 **SOUTH ELEVATION**
SCALE: 1/4"=1'-0"

6.0 Site Plan
