



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 8/20/2021
Linda E. Hatley
 Stow Town Clerk

AUG 20 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 <i>Chris Schuch</i>	PHONE # <i>508 269 8928</i>
	EMAIL: <i>Campcraft@AOL.com</i>
MAILING ADDRESS:	
LOCATION AND STREET ADDRESS OF SITE <i>51 Hale Rd Stow 01775</i>	
AREA OF SITE <i>29.85</i> sq. ft./acres	FRONTAGE <i>136.38</i> linear feet
ZONING DISTRICT <i>Residential</i>	TOWN OF STOW ASSESSOR'S MAP Number(s) <i>U5</i> Parcel Number(s) <i>2</i>
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <i>69236 / 89</i>	
or LAND COURT CERTIFICATE OF TITLE NO.(s): _____	
PROPERTY OWNER(S) NAME <i>Chris Schuch</i>	PHONE NO. <i>508 269 8928</i>
	EMAIL <i>Campcraft@AOL.com</i>
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW	\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER \$

TYPE OF APPLICATION

<input checked="" type="checkbox"/> Special Permit	Check the appropriate box below
	<input checked="" 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	___ feet	___ feet
	Side Yard	<u>25</u> feet	___ feet	___ feet
	Rear Yard	<u>40</u> feet	___ 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.

=====

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: 8/12/2021	
Name (print) Chris Schuch	Signature <i>Chris Schuch</i>

OWNER'S KNOWLEDGE AND CONSENT

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

Date: 8/12/2021	
Name (print) Chris Schuch	Signature <i>Chris Schuch</i>

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

Date:	
Name (print)	Signature

Chris Schuch
51 Hale Rd
Stow, MA

Looking to install a 24 Ft X 41 Ft X 15 Ft tall pre fab metal garage/work shop. The garage will be from Carport Central .

I am asking for the variance because of the size of my lot and placement of garage. My lot is 0.699 Acres. I also live on Lake Boon so there is a setback of 100 ft. from the lake and the septic system taking up all of the available land east of the driveway. Leaving only one area to place the garage. There is also a telephone pole in the middle of my property that is in the area available for the garage.

The telephone pole is owned by Verizon. I called Verizon to see about moving the Pole. I was told a deposit of \$5,000.00 is required and balance due (an additional \$2,000 to \$5,000) after the pole is moved. That would be a 25% increase in the cost of the project.

If I move the garage closer to the water setback the telephone pole ends up in the middle of the garage door opening. Also I wish to be able to have access between the garage and the lake setback. To be able to put things out of view behind the garage.

The actual road is NOT where the plot plans papers say it is. This can be seen on the plot plan for 43 Hale Rd. and the photos included in the packet.

As far as the setback from the road.

Where I want to put the garage the set back from the paper road is 25 feet.

The set back to where the road actually is, is 31.5 feet

Pic #5 Telephone pole and Lot marker at the corner of 43 and 51 Hale Rd.

Picture #1 looking south down Hale Rd from North Shore Dr. The telephone pole (circled in Yellow)

Picture #2 1 looking south down Hale Rd from North Shore Dr. Shows the pole and Lot marker Between 51 Hale Rd and 43 Hale Rd.

Picture #3 is looking down Hale Rd towards North Shore Dr From 43 Hale Rd. You can see the Telephone pole above the Hedges.

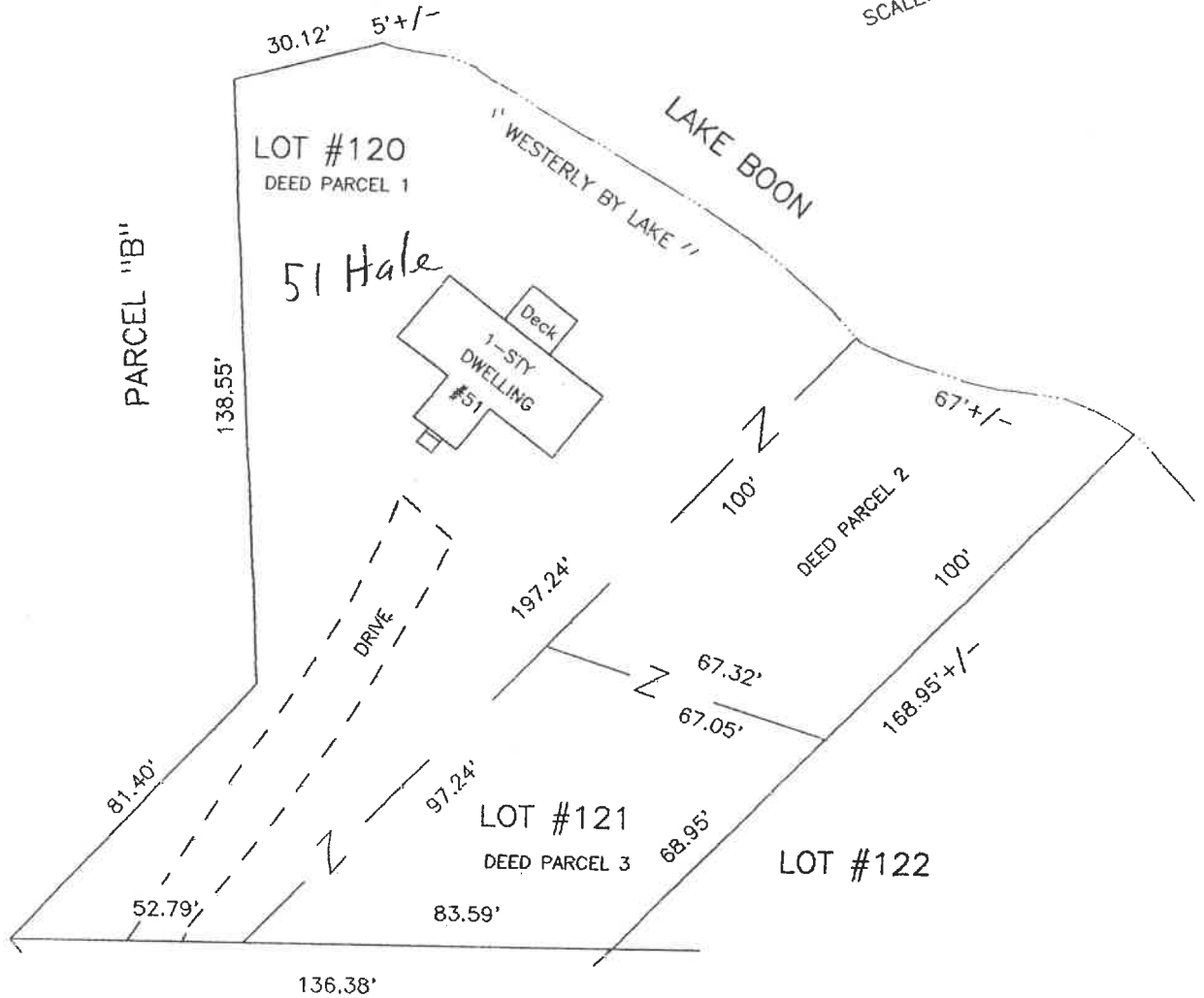
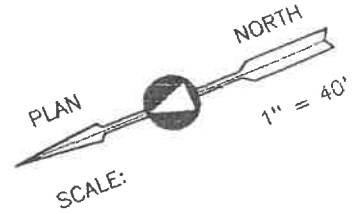
Pick #4 Again looking down Hale Rd towards North Shore Dr From 43 Hale Rd. You can see the Telephone pole and the Jeep that has been there for all the pictures and is far enough off the actual road to be behind the hedges.







NOTE: THIS DOCUMENT IS COPYRIGHTED AND WAS PREPARED FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, LENDER AND LENDER'S TITLE INSURANCE COMPANY FOR THIS ENGAGEMENT ONLY. IT SHOULD NOT BE REPRODUCED OR BE USED BY ANY OTHER PARTY(S) FOR ANY PURPOSE OR ENGAGEMENT, WITHOUT THE WRITTEN PERMISSION OF CABCO CONSULT.




HALE ROAD
(fka ROAD "E")



I, C.A. BUDNICK,
A REGISTERED LAND SURVEYOR, DO
HEREBY CERTIFY THAT THE ABOVE
MORTGAGE INSPECTION PLAN WAS
PREPARED FOR:
SALEM FIVE MORTGAGE COMPANY, LLC

IN CONNECTION WITH A NEW MORTGAGE AND IS

MORTGAGE	LOAN	PLOT	PLAN
 CABCO CONSULT		MORTGAGE LOAN PLOT PLANS	
		LAND SURVEYING AND MAPPING	
P.O. BOX 14 CLINTON, MA. 01510		TEL: 800-675-1591 FAX: 978-365-7419	
DATE: <u>OCTOBER 07, 2016</u> CLIENT: <u>SCHEIER, KATIN & EPSTEIN, P.C.</u> CLIENT REF: <u>2016-633</u> P.D. # <u>334716</u>		RECORDED AT: <u>MIDDLESEX SOUTH</u> COUNTY REGISTRY OF DEED BOOK: <u>22520</u> PAGE: <u>101</u> L.C. CERT # _____ PLAN REFERENCE: <u>PL 1041 OF 1953</u> DRAWN PER TOWN / CITY OF _____ ASSESSOR MAP # _____ PARCEL # _____ DATED: _____ ADDRESS: <u>51 HALE ROAD</u>	
THE LOCATION OF THE ORIGINAL DWELLING SHOWN			



STOW, MASSACHUSETTS

PROPERTY MAP

JAN 1 - 2013

FROM MAP ORIGINALS COMPILED BY:
 JOHN E. GARDNER, JUNIOR
 1971

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
 AND IS NOT INTENDED FOR PROPERTY CONVEYANCE.
 DRAWN BY: AERIAL SURVEY AND PHOTO, INC.
 516 ASPEN ROAD, SUITE 659
 HARTFORD, CONNECTICUT 06115
 1978

REPORT # 2012

U-5



**Carport Central -
Albert Lara**

1018 Rockford Street
Mount Airy
Info@carportcentral.com
(980) 321-9898

Sales: Mickie Snow

1018 Rockford Street
Mount Airy
mickie@carportcentral.com

Building Quote
QTE-065999

Date
08/20/2021

Total
\$23,447.56

CUSTOMER DETAILS

Chris Schuch

Billing Address
51 HALE RD,01775
Shipping Address
51 HALE RD,01775
campcraft@aol.com
(508) 269-8928

Standard Garages

- Roof Color: P. Beige
- Trim Color: Tan
- Sides/Ends Color: Brown
- Wainscot Color: NA



Ready for Installation? _____ Jobsite Level? Yes Permit Required? _____ Inside City Limit? _____ Electricity Available? Yes Installation Surface? Gravel

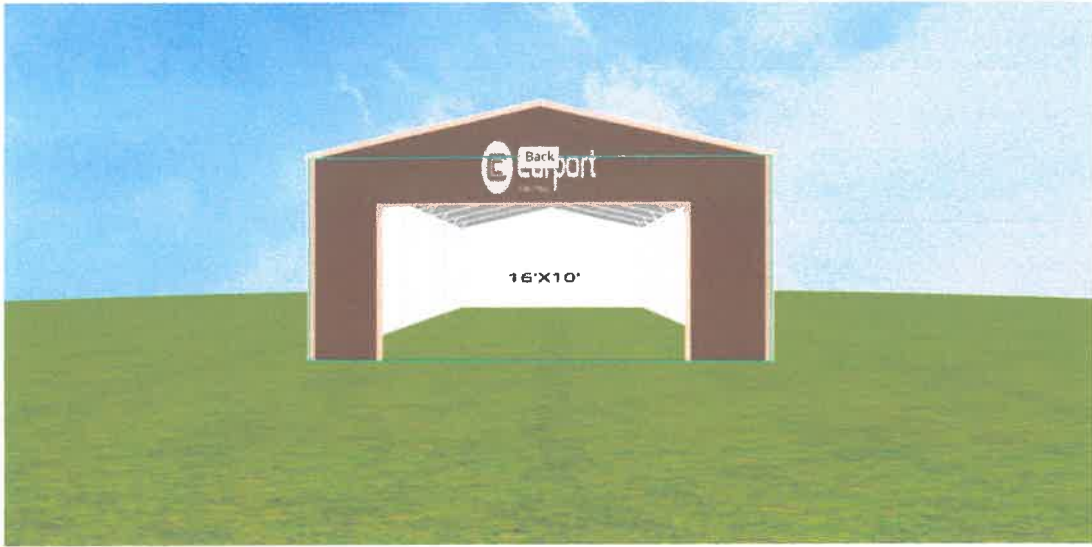
Building Dimension **24'W x41'L x12'H** Roof Style **Vertical** Gauge **14 Gauge** Wind/Snow Rating **Certified 130 MPH + 65 PSF** Distance on Center **5 Feet**

24X41' Vertical Roof	1
12' Height	1
Certified 130 MPH + 65 PSF	1
3/12' Roof Pitch	1
Front Wall Closed	1
Back Wall Closed	1
Left Closed	1
Right Closed	1
16x10ft Garage Door Frameout on Back	1
Trim	1
Colored Match Screw	1
Roof Only Insulation Type 2" Fiber Glass	1
Installation Surface Levelled : Yes	
Electricity : Yes	

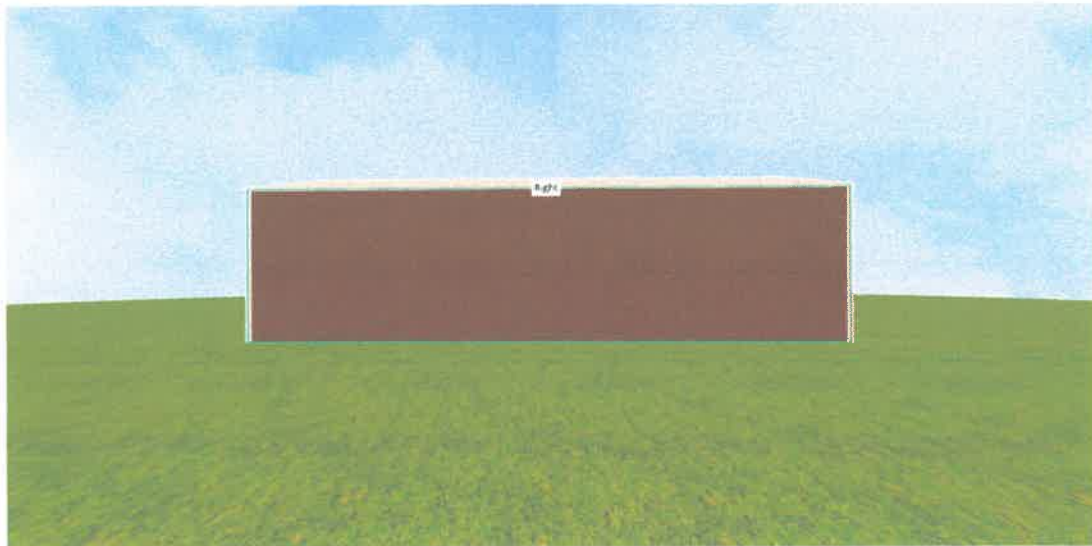
NOTES

Sub Total: **\$23,447.55**
Down Payment **\$2,344.76**
Additional Charges **\$0.00**
Due Upon Installation: **\$21,102.80**
Grand Total: **\$23,447.56**

BUILDING VIEW



BACK



RIGHT

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 66029
Document Type : DEED
Recorded Date : May 04, 2017
Recorded Time : 01:39:52 PM

Recorded Book and Page : 69236 / 89
Number of Pages(including cover sheet) : 5
Receipt Number : 2079945
Recording Fee (including excise) : \$1,607.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 05/04/2017 01:39 PM
Ctrl# 261147 19069 Doc# 00066029
Fee: \$1,482.00 Cons: \$325,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.cambridgedeeds.com

51 Hale Road, Stow, MA

We, PETER V. K. PARSONS, of Boston, Massachusetts, and TREMAINE PARSONS, of Georgetown, California, as we are Successor Trustees of the PARSONS/STOW REALTY TRUST, under a Declaration of Trust dated October 10, 1992, and recorded with the Middlesex County South District Registry of Deeds, at Book 22520, Page 094, in consideration of Three Hundred Twenty-five Thousand Dollars (\$325,000) paid, grant to CHRISTOPHER SCHUCH and SUE H. BACKE, of 51 Hale Road, Stow, Massachusetts, 01775 as joint tenants, with right of survivorship, with QUITCLAIM COVENANTS, three parcels of land, with any buildings thereon, located in Stow, Middlesex County, Massachusetts, and being bounded and described as follows:

PARCEL ONE: The land situated in Stow, Middlesex County, Massachusetts on Boone's Pond so-called, containing 17,000 square feet more or less, and bounded and described as follows:

Beginning at the Northeasterly corner of same, on the Road 'E' and Parcel 'B' on a plan hereinafter referred to and running thence by said Parcel 'B' South 23° 43'30" East eighty-one and 40/100 (81.40) feet to an angle at a concrete bound; thence South 69° 15' East one hundred thirty-eight and 55/100 (138.55) feet to an angle at a concrete bound; thence South 8° 55' West thirty and 12/100 (30.12) feet to an iron pipe in the ground; and thence South 8° 55' West five (5) feet more or less to the shore of Lake Boone; thence by the shore of said Lake Boone Westerly to land shown as Knowlton on said plan; thence by said Knowlton land North 22° 05' West one hundred ninety-seven and 24/100 (197.24) feet to said Road 'E'; thence by said Road 'E' North 23° 47' East fifty-two and 79/100 (52.79) feet to a concrete bound at the point of beginning.

Being Lot 120 as shown on a plan entitled "Subdivision of Land at Lake Boone in Stow, Mass. Owned by Robert T Dawes" dated August 20, 1949, surveyed by R. E. MacCarthy, C.E. and recorded with Middlesex South District Deeds in Book 8089, Page 54.

Conveying also the right to pass and repass in common with others over and upon Road 'E' as shown on said plan, from the above-described premises to Louis Lavigne Road; conveying also the right to pass and repass in common with others over and upon Louis Lavigne Road to Sudbury Road.

The above-described premises are conveyed subject to covenants and restrictions running with the land for the benefit of other lots and parcels of land, as of record, so far as the same may now be in force and applicable, and also as set forth in deed of Robert T. Dawes et ux to Frank Ledger et ux recorded with said Deeds in Book 8089, Page 54.

PARCEL TWO: A certain parcel or tract of land in the Town of Stow situated on Boone's Pond so-called, bounded and described as follows:

Beginning at the Southwesterly corner thereof at said Lake Boone at an iron pipe in the ground and at land now or formerly of one Claffey, and running thence by said Claffey land North $22^{\circ} 05'$ West one hundred (100) feet to an angle at an iron pipe in the ground at land now or formerly of Robert T. Dawes and Evelyn L. Dawes; thence by land now or formerly of said Dawes North $41^{\circ} 24'$ East sixty-seven and $32/100$ (67.32) feet to an angle at an iron pipe in the ground at other land now or formerly of said Dawes; thence by land formerly of said Dawes South $22^{\circ} 05'$ East one hundred (100) feet to said Lake Boone at an iron pipe in the ground; thence by said Lake Boone Southwesterly sixty-seven (67) feet more or less to the point of beginning.

Being land shown as "Knowlton" on a plan entitled "Subdivision of Land at Lake Boone in Stow, Mass. Owned by Robert T Dawes" dated August 20, 1949, surveyed by R. E. MacCarthy, C.E. and recorded with Middlesex South District Deeds in Book 8089, Page 54.

PARCEL THREE: A certain parcel or tract of land situated in Stow, Middlesex County, Massachusetts, containing forty-eight hundred (4,800) square feet more or less, and bounded and described as follows:

Beginning at the Northwesterly corner of the same on the Southerly side of Road 'E' at lot 122 on a plan hereinafter referred to and running thence by said Road 'E' North $23^{\circ} 47'$ East eighty-three and $59/100$ (83.59) feet to an angle at an

iron pipe at Lot 120 as shown on said plan; thence by said Lot 120 South 22° 05' East ninety-seven and 24/100 (97.24) feet to an angle at an iron pipe at land shown as "Knowlton" on said plan; thence by said Knowlton land South 41° 24' West sixty-seven and 5/100 (67.05) feet to an angle at land shown as Claffey and Lot 122 on said plan; thence by said Lot 122 North 22° 05' West sixty-eight and 95/100 (68.95) feet to the point of beginning.

Being Lot 121 as shown on a plan entitled "Subdivision of Land at Lake Boone in Stow, Mass. Owned by Robert T Dawes" dated August 20, 1949, surveyed by R. E. MacCarthy, C.E. and recorded with Middlesex South District Deeds in Book 8089, Page 54.


Road 'E' described herein is now known as Hale Road and Louis Lavigne Road described herein is now known as North Shore Drive.

Subject to rights and easements granted by William H. Parker to New England Telephone and Telegraph Company by instrument dated May 14, 1917, recorded with said Deeds in Book 4139, Page 35.

For title see deed from Betty J. Parsons dated October 10, 1992, recorded with Middlesex South District Deeds in Book 22520, Page 101.

Subject to Deed Restriction recorded herewith prior hereto. We hereby certify that said PARSONS/STOW REALTY TRUST remains in full force and effect in accordance with its terms, and that this conveyance has been duly authorized and directed by the beneficiaries thereof in accordance with its terms.

WITNESS our hands and seals this 4th day of May 2017.


Peter V. K. Parsons, Trustee


Tremaine Parsons, Trustee

COMMONWEALTH OF MASSACHUSETTS

[Signature], ss.

May 4, 2017

Before me personally appeared PETER V. K. PARSONS, personally known by me, or proved to me through satisfactory evidence of identification, which were *Drivers license*

, to be the person whose name is signed on the preceding document, and acknowledged the foregoing to be his free act and deed as *Trustee* as aforesaid.

[Signature]

Notary Public

My commission expires:

Subject to Deed Restriction recorded herewith, prior hereto.

