



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>Dan + Eva Barstow</i>	PHONE # <i>978-568-9461</i>
	EMAIL: <i>DanBarstow@gmail.com</i>
MAILING ADDRESS: <i>99 Pine Point Rd. Stow MA 01775</i>	
LOCATION AND STREET ADDRESS OF SITE <i>99 Pine Point Rd. Stow MA 01775</i>	
AREA OF SITE <i>0.4</i> sq. ft. <u>acres</u>	FRONTAGE <i>100</i> linear feet
ZONING DISTRICT <i>Residential</i>	TOWN OF STOW ASSESSOR'S MAP Number(s) <i>u-1</i> Parcel Number(s) <i>39A</i>
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <i>23275 p. 478 10+39</i> or LAND COURT CERTIFICATE OF TITLE NO.(s): _____	
PROPERTY OWNER(S) NAME <i>Dan + Eva Barstow</i>	PHONE NO. <i>978-568-9461</i> EMAIL <i>DanBarstow@gmail.com</i>
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW	\$250.00 PLUS \$2.00 FOR EACH LISTED ABUTTER <i>\$250 + 15 x 2 = 280 -</i>

RECEIVED
OCT 4 2021
 Town of Stow
 Zoning Board of Appeals

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	___ feet	___ feet	<u>0</u> feet
Side Yard	<u>25</u> feet	<u>25</u> feet	<u>10</u> feet	<u>15</u> feet
Rear Yard	<u>40</u> feet	___ feet	___ feet	<u>0</u> 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: Oct 4, 2021	
Name (print) Daniel Barstow Eva Barstow	Signature  EK BARSTOW

OWNER'S KNOWLEDGE AND CONSENT

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

Date: Oct. 4, 2021	
Name (print) Daniel Barstow Eva Barstow	Signature  EK BARSTOW

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

Date:	
Name (print)	Signature

Dan and Eva Barstow – Backyard Shed

Request for Zoning Variance to place shed 10 ft (instead of 25 ft) from property line

Dan and Eva Barstow
99 Pine Point Rd.
Stow MA 01775
H 978-568-9461
E DanBarstow@gmail.com

Please refer to attachments:

1. GIS plot map of Barstow property and abutters
2. Plot map of Barstow property with proposed shed location
3. Photo mock-up of shed in Barstow backyard
4. Photo mock-up of shed as seen from abutter's unoccupied property
5. Photo mock-up of shed as seen from abutter's home
6. Reeds Ferry site preparation procedure

Dan and Eva Barstow want to put a storage shed in their back yard. The shed is a pre-built structure from Reeds Ferry, with a 10x14 ft footprint. Barstows need the shed to store various lawn and gardening supplies and equipment. The shed will be installed on a gravel bed with a concrete support block in each corner (see site preparation procedure).

According to standard zoning, they would need to install it at least 25 ft from Barstows' property line. However, because they live on a relatively narrow piece of property (100 ft), that would place the shed almost in the middle of their back yard. Residential sheds are allowed under Bylaw 3.1.2.8.

Therefore, the Barstows request a zoning variance to place it 10 ft from the property line, abutting land owned by 104 Pine Point. There are no physical structures in that part of the abutter's property, and the area on both sides of the property line has trees and shrubs, thus isolating the shed and limiting visibility from the abutter's property. No trees or shrubs will be removed for this installation. Once the shed is installed, the Barstows will add small plants in front and on the sides of the shed to enhance visual appeal.

Barstows have spoken with the abutter, and they do not object to this variance, which abuts an unoccupied section of their property.

Depending on availability of the shed structure, the Barstows would install the level gravel base in November 2021, and Reeds Ferry would install the shed in March 2022.

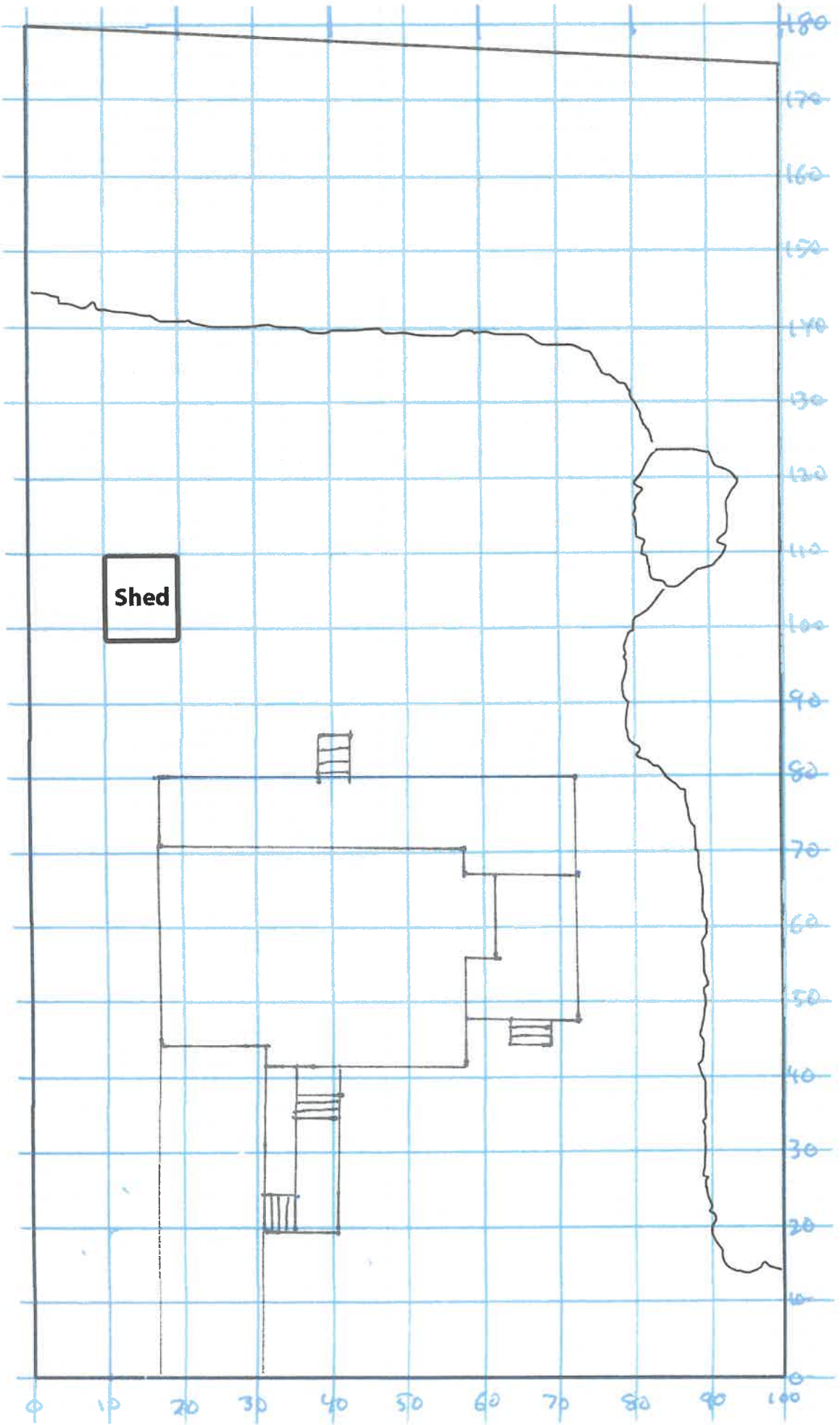
This request complies with the three core reasons for approving this Zoning Bylaw variance:

1. Literal enforcement of the zoning bylaw would involve substantial hardship in that the shed at 25 ft setback would intrude prominently into the Barstow backyard and limit its effective use.

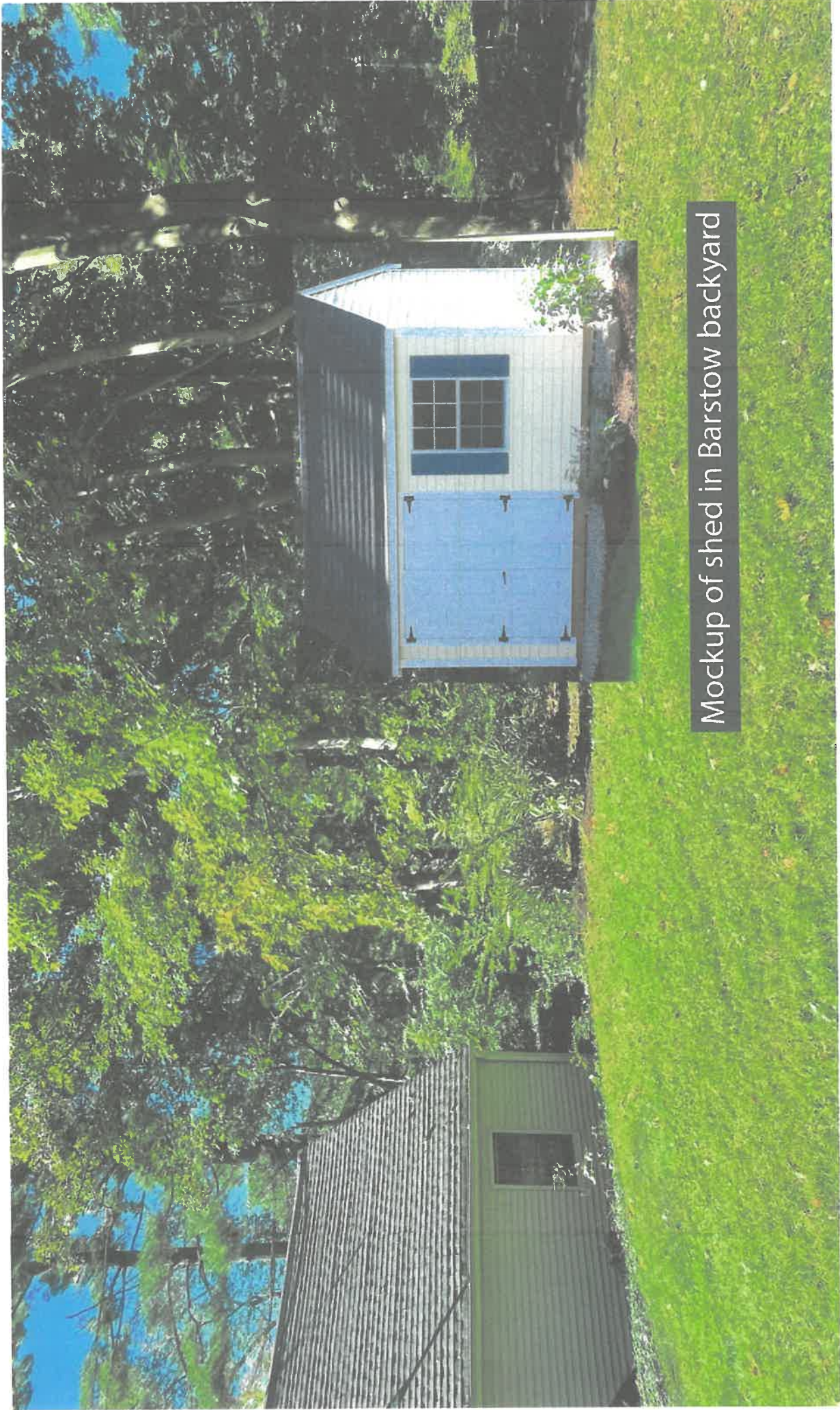
2. This relief would cause no substantial detriment to the public good, in that it is not prominently visible from the abutter's property. Since it is in the Barstows' back yard it is not visible from Pine Point Rd where they live.

3. This relief does not nullify or substantially derogate the intent or purpose of the Zoning Bylaw, because the shed is a small structure that does not significantly impact on the abutter.

Thank you for considering the Barstows' request.



Shed



Mockup of shed in Barstow backyard

Unoccupied
abutter property
104 Pine Point Rd.



Shed
Mockup

Property Line



Shed mock-up as seen from abutter's home

Reeds Ferry Shed – Site Preparation Instructions

Preparing for Your Shed Installation

To ensure a problem-free installation, please read the following information:

Your new building will provide you with decades of dependable service if care is exercised in the location and preparation of the building site. If you have any questions please call our customer-service desk at 888-857-4337.

Permits

Please note that permits are the responsibility of the property owner. Please check with your local building department for requirements. Reeds Ferry® has experience working with many building departments in New England. If you need assistance please call our customer-service desk at 888-857-4337 and we'd be glad to assist.

DIY

In most situations site preparation can be done easily by the property owner. Either the site is nearly level or the homeowner can correct it by spreading 3/4" crushed stone. (See the directions below.) In situations where the grade is significantly out of level the homeowner can address it themselves or contract the work. Reeds can help put you in contact with qualified contractors. Please call our customer-service desk at 888-857-4337.

Site Preparation Before the Delivery Date

Select the **EXACT** location for your new building **PRIOR** to the delivery date. Once you've selected the site, consider the following:

Mark the Building Location

Mark the site using stakes to locate the four corners of the building (FIGURE 1). A three (3) foot clear work area perimeter is necessary for our crews to place your building.



FIGURE 1

FLAT & LEVEL

FIGURE 2 **EARTH**

FLAT, BUT NOT LEVEL

FIGURE 3 **EARTH**

Confirm the Site is FLAT and LEVEL

Frequently, customers assume because the ground is flat it is level. The building must be installed on a FLAT and LEVEL surface to function properly (FIGURES 2 & 3).

Checking if the Location is Level

To determine if your building location is level use a **LINE LEVEL** – **FIGURE 4** and check to see if there is a slope in the site. A **LINE LEVEL** can be purchased at most hardware stores or home centers for less than \$2



FIGURE 4

Locate the highest corner point of the proposed building site and using the line level determine location irregularities (**FIGURE 5 & 6**).

- › Start from the stake at the highest point of the site (**A**), run a string to each of the other three stakes: **A to D**, **A to C** and **A to B** and check with a line level
- › The string should be tied snug to the ground on stake **A** (the high point) The distance between the string and the ground at stakes **D**, **C** and **B** must be six (6) inches or less
- › If the proposed building location is more than six inches out of level, the site will need to be altered to ensure it is **FLAT** and **LEVEL** before the building is delivered



EARTH
FLAT SITE, NOT LEVEL

FIGURE 5



FIGURE 6

Preparation should be completed 10 days prior to delivery. A proper flat and level site should look similar to the photo to the right. (click to enlarge)

Notice the crushed-stone is completely level like a table-top. This base will create a perfectly level shed. Yet the ground is not level, it is about 8-inches lower in the back, but the lumber frame corrects the slope because it is set deep in the front and not as deep in the back. Once the top of the frame is level front-to-back and side-to-side it's filled with the crushed-stone



Altering the Site if it's Not Level

If the site is not **FLAT** and **LEVEL** there are several ways to alter the site. If the site is within the six (6) inch limitation we can shim the building using solid concrete blocks. **CAUTION:** Distances greater than twelve (12) inches can make the building unstable and unsafe. The site must be leveled.

Option 1 - Fill In

Fill the low areas with processed gravel or washed stone and bring up to a level grade. **NOTE:** Do Not use Top Soil (Loam or sand) for the base since it does not provide a stable enough base



EARTH

FIGURE 7

Option 2 - Cut Out

The site may be altered by re-grading the area. Cut out the higher area of the site. If the materials removed are unstable (loam or sand) you may want to add some processed gravel or washed stone to the site. If the material cut from the slope is used for fill, locate the building on the cut portion of the site.



FIGURE 8

Option 3 - Pour Concrete

If the building is to be constructed on concrete sonotubes or a concrete slab, the work must be completed at least five (5) days prior to delivery to allow for the proper curing time for the concrete.

NOTE: If you plan to install concrete sonotubes we will provide you with a foot-print drawing and instructions to assist you in the proper installation and alignment of the sonotubes.

Additional Delivery Notes

The site must be clear of all debris including brush, stumps, animal waste and other impediments. Trees located in the general area must not have any branches hanging over the site closer than fourteen (14) feet from the ground.

- › Please, no building changes or modifications ten (10) days prior to delivery.
- › The owner does not need to be present during the installation, but should mark the 4 corners and be available by phone.
- › Please allow access for a truck to park as close as possible to the site. (Note: We won't travel the lawn without prior permission.)
- › Severe inclement weather may cause a delivery delay. In that event we will contact you to schedule a new delivery date.
- › Any options not requested with the initial order may require an additional delivery fee
- › If installation is impossible because the site was improperly prepared, an additional delivery fee may be required.



Town of Stow BOARD OF ASSESSORS

380 Great Road
Stow, Massachusetts 01775-1122
(978) 897-4597
Email: Assessors2@Stow-MA.gov

RECEIVED

OCT 4 2021

Town of Stow
Zoning Board of Appeals

REQUEST FOR CERTIFIED ABUTTERS' LIST

Date of Request: Oct. 4, 2021
Property Owner: Dan + Eva Barstow
Property Location: 99 Pine Point Rd. Stow
Parcel ID: (Map & Lot): 4-1 / 39A
Requesting Board: Zoning Board of Appeals

Requestor Information:

Name: Dan + Eva Barstow
Mailing Address: Dan Barstow@gmail.com
Email address: Dan Barstow@gmail.com
Phone Number: 978-235-3300 (mobile)

FEE: \$20.00 for first 20 abutters or less:
PLUS: \$1.00 per abutter above 20 entries and \$2.00 per sheet of labels.

Assessors' Office Use Only:

Deposit: \$ _____ Cash Check (check # _____)
Add'l Fee: \$ _____ Cash Check (check # _____)

The Board of Assessors has 10 business days to provide all Certified Lists of Abutters.
The list is valid for 90 days from the date of Certification.



ABUTTERS LIST
 99 Pine Point Road
 MAP U1 PARCELS 39A

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	MCGMAHON JOHN D		249 DUTTON RD	SUDBURY	MA	01776	30769	296
000U-1-000035	94 PINE POINT RD	HILL TIMOTHY W		94 PINE POINT ROAD	STOW	MA	01775	40538	509
000U-1-000036	96 PINE POINT RD	NIXON GARY E		98 PINE POINT ROAD	STOW	MA	01775	16427	121
000U-1-000037	104 PINE POINT RD	SPALDING DOROTHY A		104 PINE POINT RD	STOW	MA	01775	12513	665
000U-1-000046	18 MARTIN LN	HENNESSY JOHN M		18 MARTIN LANE	STOW	MA	01775	14153	584
000U-1-000048	55 PINE POINT RD	DEVINE MICHAEL		55 PINE POINT ROAD	STOW	MA	01775	51304	204
000U-1-000050	64 BARTON RD	MATTY MARJORIE		64 BARTON RD	STOW	MA	01775	62419	218
000U-1-000051	0 BARTON RD	TOWN OF STOW		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		57 BARTON RD	STOW	MA	01775	63014	479
000U-1-000054	53 BARTON RD	BABB THOMAS		53 BARTON RD	STOW	MA	01775	13915	221
000U-1-00033A	88 PINE POINT RD	HILL EDITH A		88 PINE POINT ROAD	STOW	MA	01775	64461	387
000U-1-00039A	99 PINE POINT RD	BARSTOW DANIEL W		99 PINE POINT RD	STOW	MA	01775	72169	475
000U-1-00046A	52 BARTON RD	RIAZ, NAZISH		52 BARTON RD	STOW	MA	01775	75764	88
000U-1-00049A	62 BARTON RD	WHITE MATTHEW R		62 BARTON RD	STOW	MA	01775	70603	551
000U-1-0036-C	0 PINE POINT RD	KING, LUCILLE A.		0 PINE POINT RD	STOW	MA	01775	12656	162

Certified by the Stow Board of Assessors:



Stuart Carter, MAA

Date Certified or Re-Certified:

10/4/21

Fi:

300