



Town of Stow
BOARD OF APPEALS
380 Great Road
Stow, Massachusetts 01775-2127
978-897-2784

March 9, 2020

NOTICE OF PUBLIC HEARING

The Stow Board of Appeals will hold a public hearing on **April 6, 2020 at 8:40 p.m.** in the Stow Town Building, 380 Great Road to hear the petition filed by **Samuel and Sandra Hurwitz**, for a rear yard variance for a proposed garage at **Barton Road**, under Section 4.4, "Table of Dimensional Requirements". The property contains 28,750 +/- sq. ft. and is shown on Stow Property Map U-02 as Parcel 58.

The Petition for variance and plan are on file with Town Clerk.

Mark Jones, Chair



Town of Stow
BOARD OF APPEALS
380 Great Road
Stow, Massachusetts 01775-2127
978-897-2784

March 9, 2010

NOTICE OF PUBLIC HEARING

The Stow Board of Appeals will hold a public hearing on **Monday, April 6, 2020 at 8:40 p.m.** in the Stow Town Building, 380 Great Road to hear the application filed by **Samuel & Sandra Hurwitz** for a Special Permit under Section 3.9 (Non-Conforming Uses and Structures) of the Zoning Bylaw, to allow construction of a garage at **Barton Road**. The property contains 28,750± sq. ft. and is shown on Stow Property Map U-02 as Parcel 58. The application for Special Permit and plans are on file with Town Clerk.

Mark Jones Chair

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 SAMUEL + SANDRA HURWITZ
 Address 156 BARTON ROAD
 State STOW, MA Zip Code 01775

3. Location of Property BARTON ROAD (U02/58)
 Assessors' Map # U-02 Parcel # 58 Area in sq. ft. 28,750 SF
 Applicant is Owner Tenant _____ Agent/Attorney _____ Purchaser _____
 Property Owner Name SAMUEL + SANDRA HURWITZ
 Address 156 BARTON ROAD, STOW, MA 01775 Telephone (617) 593-8888

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 AN ACCESSORY GARAGE ON A LOT IN THE RESIDENTIAL ZONE THAT IS NON-CONFORMING FOR MIN. LOT AREA AT 28,750 SF. 65,340 SF IS REQUIRED IN RESIDENTIAL ZONE.

6. Justification for request:

PRE-EXISTING NON-CONFORMING LOT CREATED IN 1956

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.

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

Signature of applicant or representative

Address 156 BARTON RD, STOW, MA 01775

Telephone (617) 593-8888

Owner's permission (if other than applicant)

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.

Read and understood:

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

Mr. Samuel Hurwitz and Mrs. Sandra Hurwitz

156 Barton Rd.

Stow, MA 01775

Request for Variance

February 17, 2020

To Whom It May Concern:

We are writing to you to express our reasoning for requesting a variance on Parcel 58 across the street from our 156 Barton Rd. property.

My wife Sandra and I purchased this property in July of 2017 as a place for us and our four lovely daughters to spend our summers on the lake together. Lake Boon has been a sentimental place for our family since our children were born, and having a place to call our own now is very special to us. Over the past few years of being around the Stow Community in this neighborhood, we have been able to build amazing friendships with all of our neighbors, and it has become a place we love being.

My wife and I have now come to the point in our lives where we are starting to plan our retirement, and moving to 156 Barton Rd permanently will be the plan. In doing so, we are looking to add a garage on our open property, in order to accommodate the hobbies I will be entertaining when I retire. For my entire life, I have built motorcycle for racing, and it has been a hobby of mine. Being able to have a place big enough to accommodate all of my motorcycles, and my large motor home for travel is the reasoning for this variance.

Thank you for your time in reading this letter.

Sincerely,

Samuel Hurwitz

Sandra Hurwitz

A large, cursive handwritten signature of Sandra Hurwitz, written in black ink, positioned below the printed name.

ZONING BOARD OF APPEALS
STOW, MASSACHUSETTS 01775

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- b. APPLICATION FOR SPECIAL PERMIT: Applicable Bylaw Section _____
- c. APPEAL FROM UNFAVORABLE ACTION: Specify action _____
Board or Official _____ Date of Action _____
- d. OTHER (Specify) _____

2. Name of Applicant SAMUEL + SANDRA HURWITZ
 Address 156 BARTON ROAD, STOW
 State MA Zip Code 01775

3. Location of Property BARTON ROAD
 Assessors' Map # V-02 Parcel # 58 Area in sq. ft. 28,750 SF
 Applicant is Owner Tenant _____ Agent/Attorney _____ Purchaser _____
 Property Owner Name SAMUEL + SANDRA HURWITZ
 Address 156 BARTON ROAD, STOW, MA 01775 Telephone (617)593-8888

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

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PETITION FOR VARIANCE TO RES 40' REAR YARD SETBACK (4.4)
FOR CONSTRUCTION OF AN ACCESSORY GARAGE NOT CLOSER THAN 19' FROM
REAR YARD ABUTTING LAND OF COLLINGS.

6. Justification for request:

LOT SIZE (28,750 SF) AND LIMITING LOT DEPTH AT 100'. PRE-EXISTING NON-
CONFORMING LOT CREATED IN 1956.

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.

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

Signature of applicant or representative _____

Address 156 BARTON RD, STOW, MA 01775 Telephone (617) 593-8888

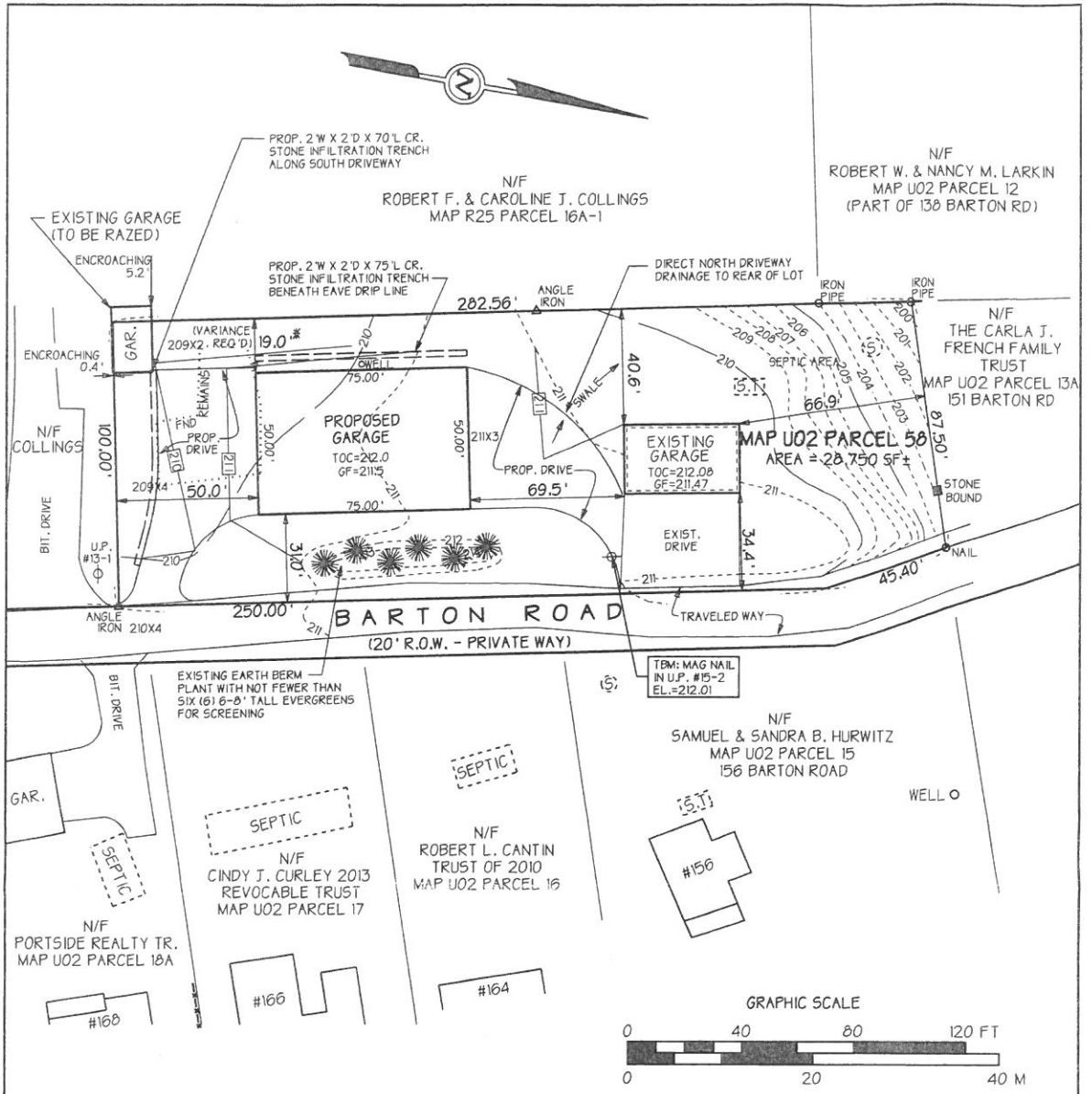
Owner's permission (if other than applicant) _____

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Read and understood:

Signature of Applicant/Petitioner



LOCUS DATA

RECORD OWNERS: SAMUEL & SANDRA B. HURWITZ
 ASSESSORS MAP U-02 PARCEL 58
 ZONING DISTRICT: RESIDENTIAL
 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS:
 BOOK 69571 PAGE 4
 PLAN NO. 1269 OF 1956
 PLAN 61 OF 1943



PLOT PLAN
MAP U02 PARCEL 58
BARTON ROAD
 STOW, MASSACHUSETTS

PREPARED FOR RECORD OWNERS:
 SAMUEL & SANDRA B. HURWITZ
 156 BARTON ROAD
 STOW, MASSACHUSETTS 01775
 DATE: FEBRUARY 20, 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		



FORESITE
ENGINEERING
 ENGINEERING SURVEYING PLANNING

16 Gleasondale Road Suite 1-1
 Stow, Massachusetts 01775

Phone: (978) 461-2350

* ZBA SPECIAL PERMIT REQUESTED FOR NON-CONFORMING LOT AREA
 ** ZBA VARIANCE REQUESTED FROM RES REAR YARD SETBACK TO 19'

