



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 Timothy Hess	PHONE # (978) - 461 - 6114 EMAIL: Tim@studioinsitu.com
MAILING ADDRESS: 63 Main St. Maynard, MA 10754	
LOCATION AND STREET ADDRESS OF SITE 206 Barton Road. Stow, MA 01775	
AREA OF SITE <u>5,183</u> sq. ft./acres	FRONTAGE <u>22' - 6"</u> linear feet
ZONING DISTRICT RES	TOWN OF STOW ASSESSOR'S MAP Number(s) <u>U02</u> Parcel Number(s) <u>29</u>
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): <u>Book 68894 Page No. 348</u> or LAND COURT CERTIFICATE OF TITLE NO.(s): _____	
PROPERTY OWNER(S) NAME Michael Lombardi Jr.	PHONE NO. _____ EMAIL <u>michael.lombardijr@gmail.com</u>
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 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 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	___ feet	___ feet	___ feet	___ feet
	Side Yard	___ feet	feet	___ feet	___ feet
	Rear Yard	___ feet	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.

n/a

DESCRIPTION AND JUSTIFICATION FOR THE PROPOSED REQUEST:

Attach detailed description and justification for request.

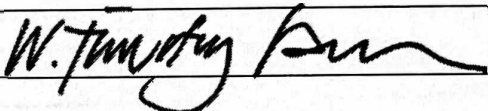
Any additional maps, plans, photographs, deeds, or documents which the Applicant wishes to submit should be enclosed with each copy of this Application.

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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.

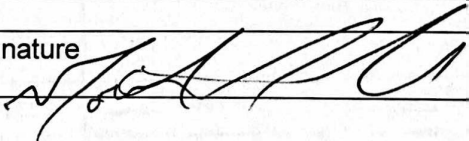
The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

APPLICANT

Date:	
Name (print) W. Timothy Hess	Signature 

OWNER'S KNOWLEDGE AND CONSENT

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

Date: 8/19/21	
Name (print) Michael Lombardi	Signature 

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

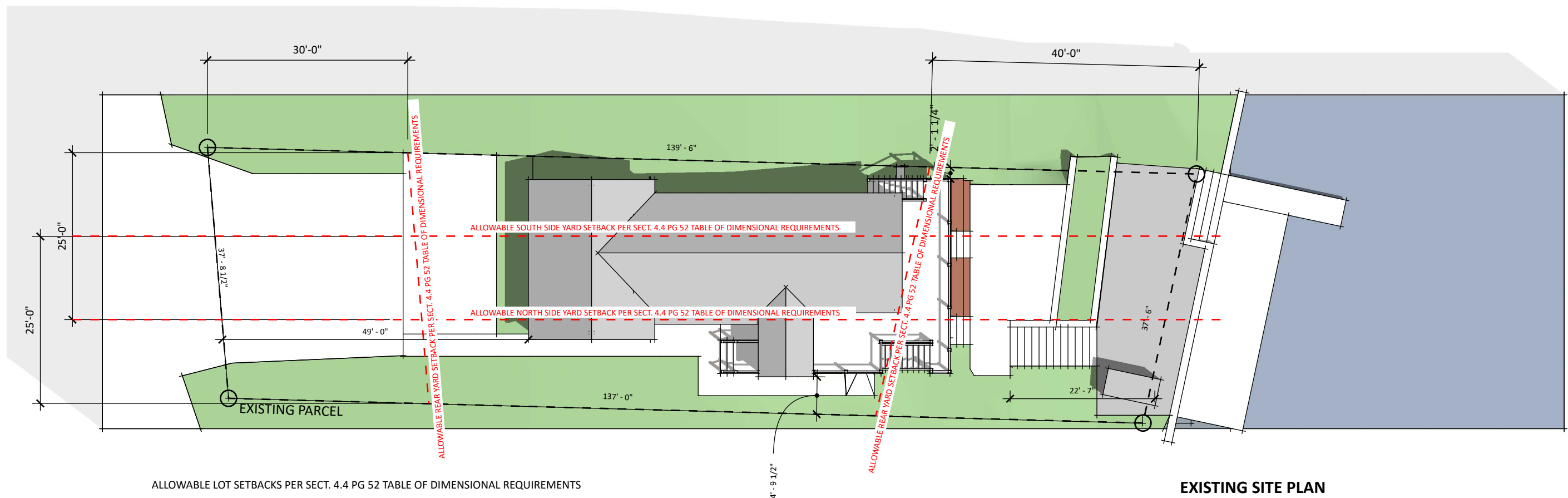
Date:	
Name (print)	Signature

ZONING ANALYSIS

STOW ZONING BYLAWS
PER SEC 4.4, PG. 52, TABLE OF DIMENSIONAL REQUIREMENTS

ZONE	RESIDENTIAL		
	DIMENSIONAL REQUIREMENTS	EXISTING CONDITIONS	PROPOSED
MINIMUM LOT SIZE	65,340 SQ FT	5,183 SQ FT (+/-)	NO CHANGE
MINIMUM FRONTAGE	200'-0"	22'-6"	NO CHANGE
MAX. FLOOR AREA RATIO	NR	-	NO CHANGE
FRONT YARD SETBACK	30'-0"	49'-0"	NO CHANGE
SIDE YARD SETBACK	25'-0"	2' - 1 1/4" NORTH	NO CHANGE
		4' - 9 1/2" SOUTH	NO CHANGE
REAR YARD SETBACK	40'-0"	22' - 6"	

NOTE:
NORTH AND SOUTH SIDE YARD SETBACKS OVERLAP
RESULTING IN A TOTAL ALLOWABLE BUILT AREA OF **NEGATIVE 12'-9"**



LOMBARDI RESIDENCE, STOW, MA

ZBA Meeting
February 7th, 2022

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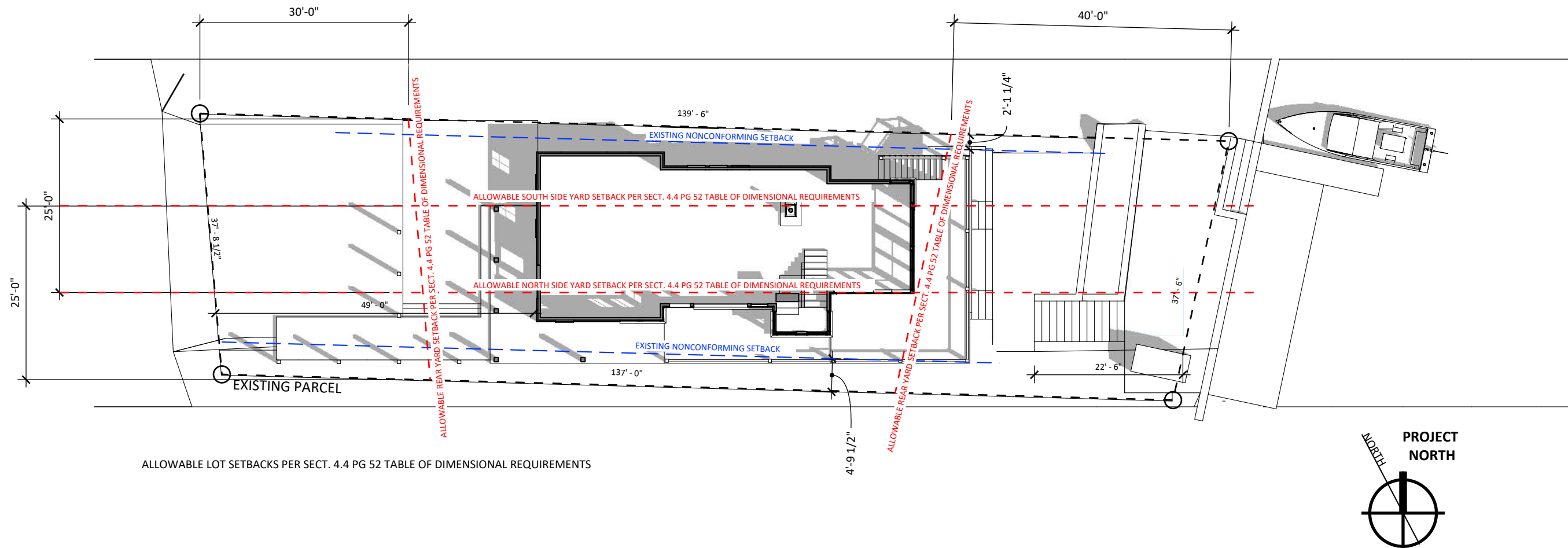
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ZONING ANALYSIS
 STOW ZONING BYLAWS
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NOTE:
 NORTH AND SOUTH SIDE YARD SETBACKS OVERLAP
 RESULTING IN A TOTAL ALLOWABLE BUILT AREA OF **NEGATIVE 12'-9"**



ALLOWABLE LOT SETBACKS PER SECT. 4.4 PG 52 TABLE OF DIMENSIONAL REQUIREMENTS

PROPOSED SITE PLAN
 SCALE: 1/16" = 1' - 0"

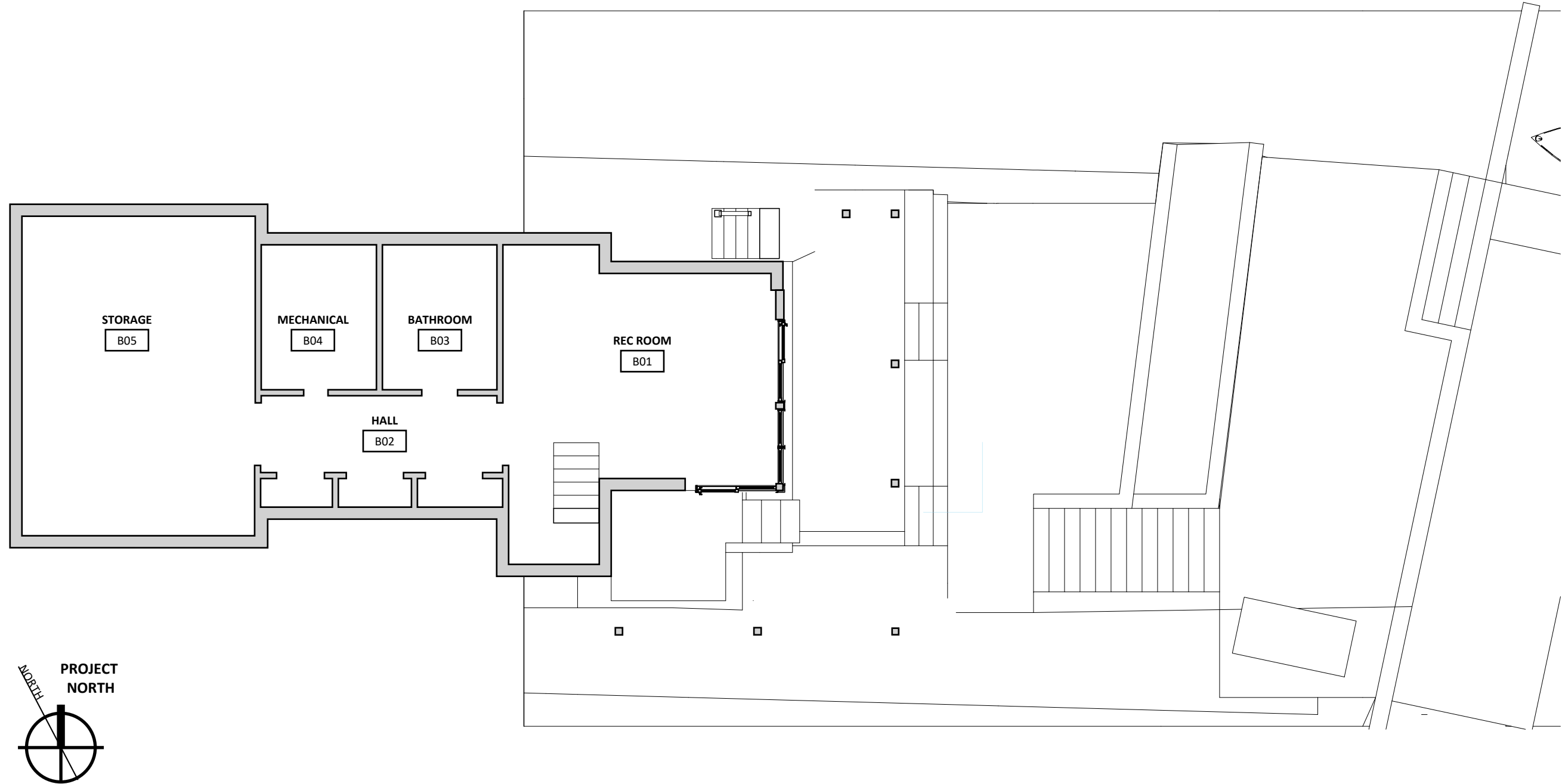
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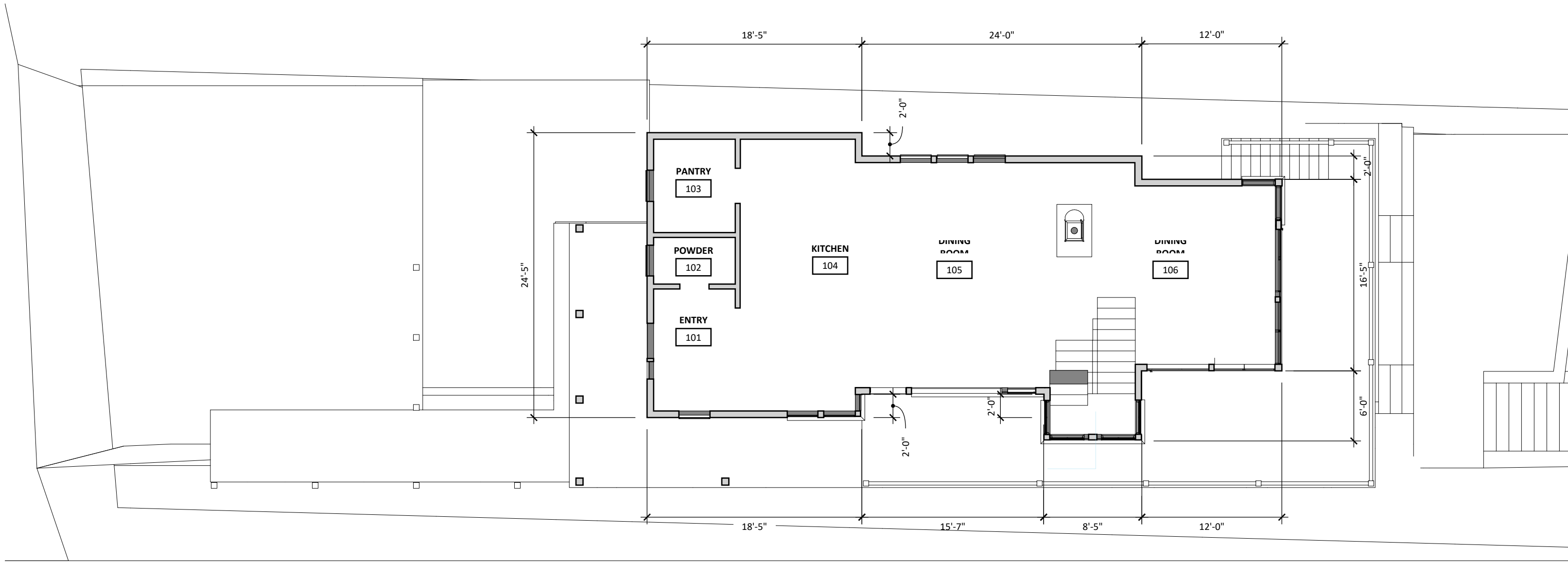
BASEMENT
 SCALE: 1/8" = 1' - 0"

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FIRST FLOOR PLAN

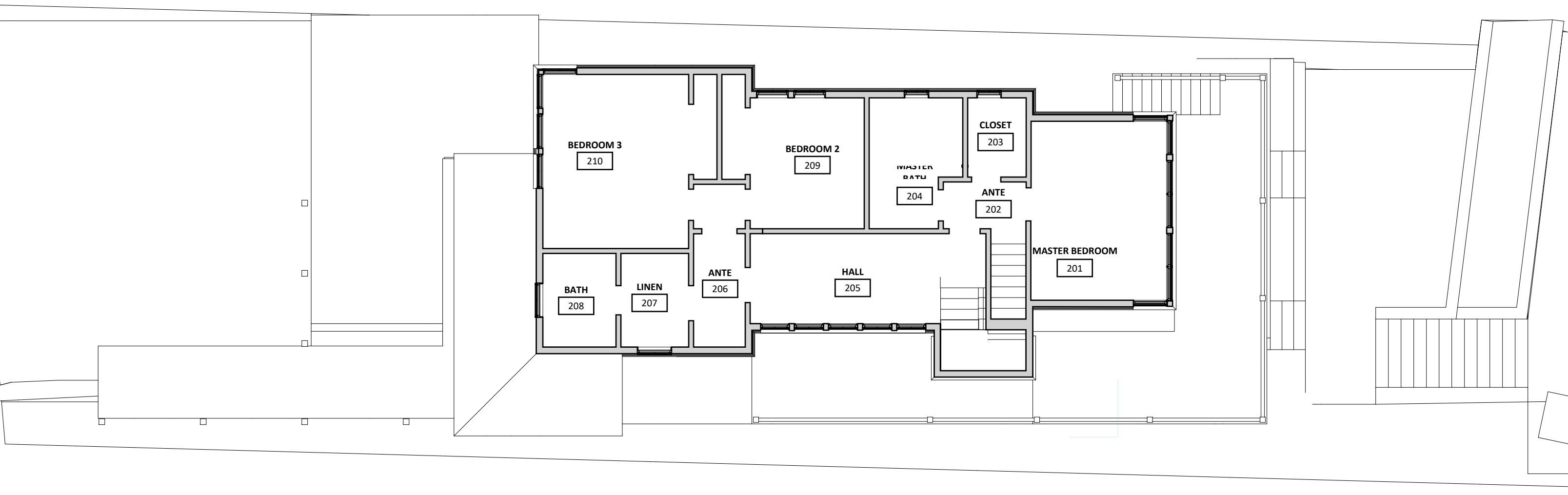
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SECOND FLOOR PLAN

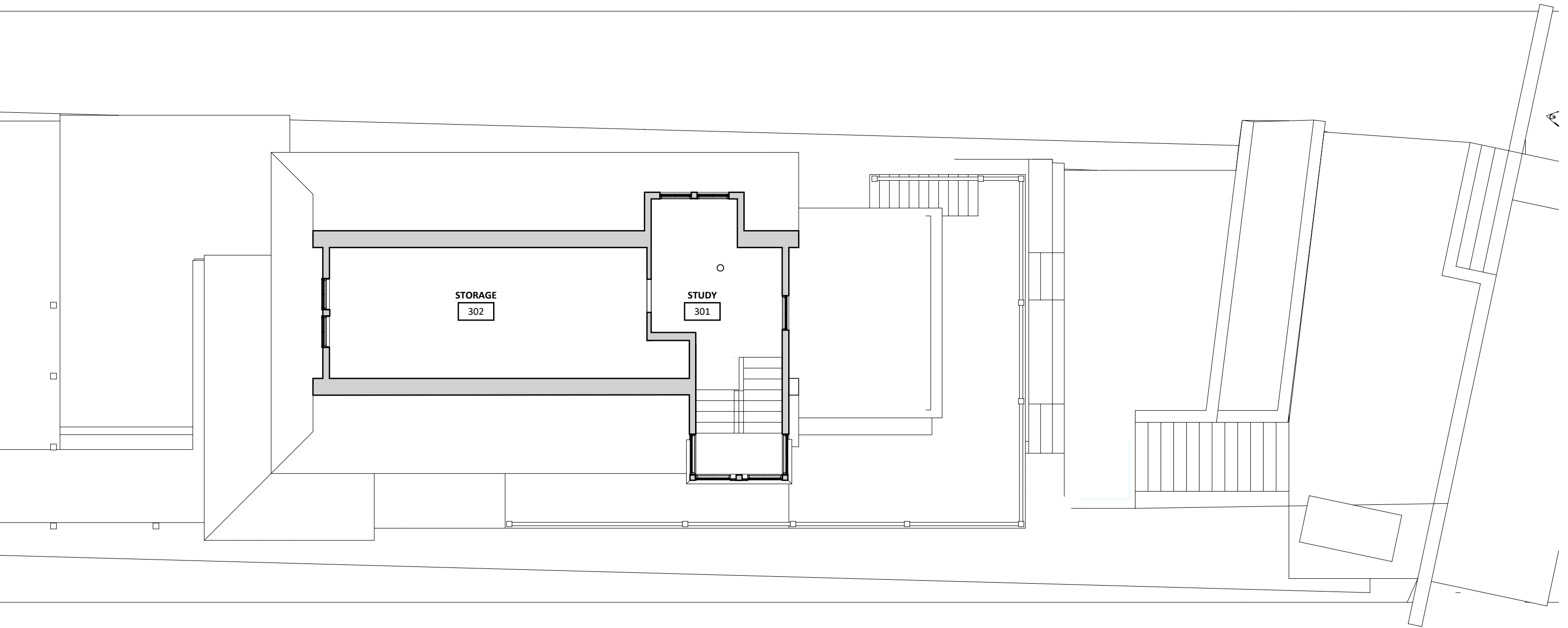
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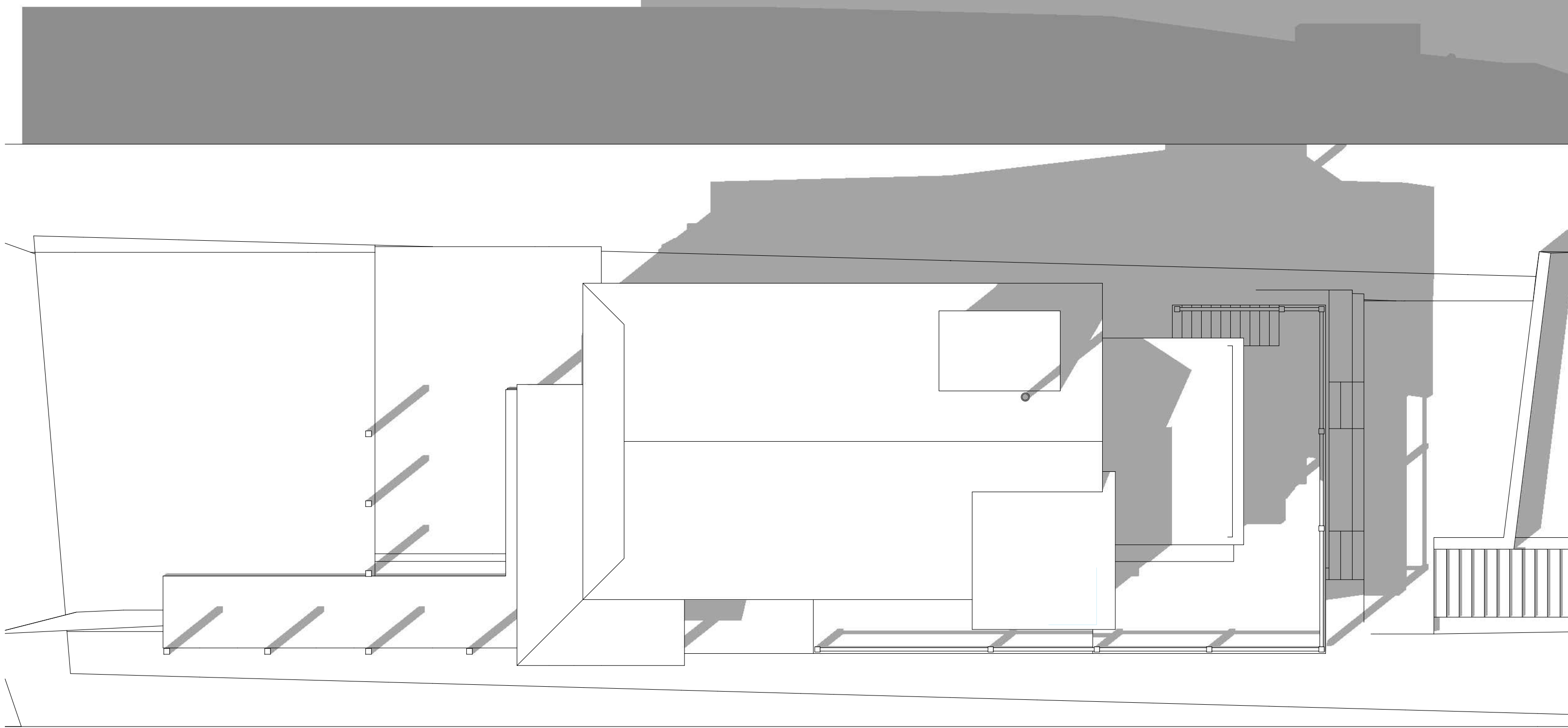
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SCALE: 1/8" = 1' - 0"

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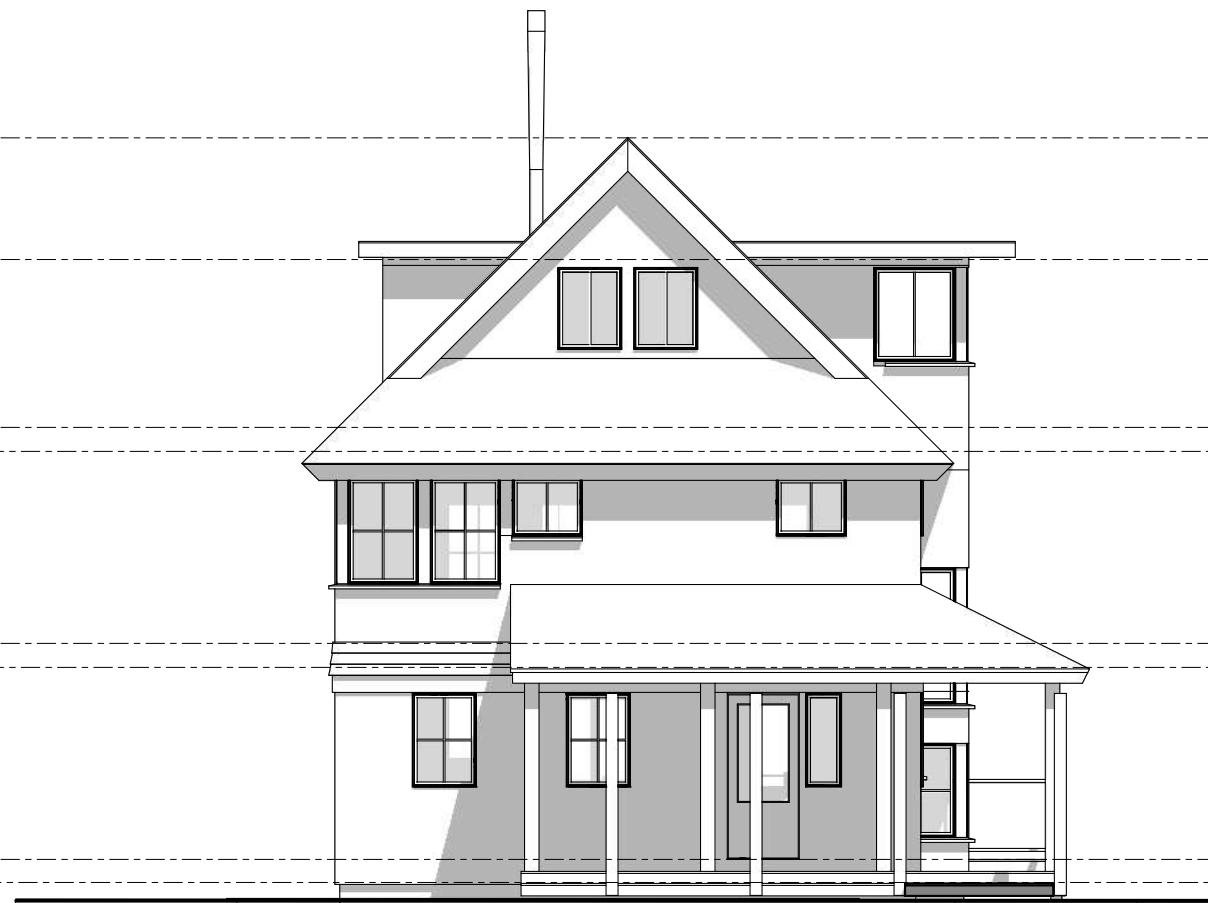
ROOF PLAN
SCALE: 1/8" = 1' - 0"

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ROOF RIDGE HT. 30'-1"

ATTIC CLG. 25'-0"

ATTIC FIN. FLR. 18'-0"

SECOND FLR. CLG. 17'-0"

SECOND FLR. FIN. FLR. 9'-0"

FIRST FLR. CLG. 8'-0"

FIRST FLR. FIN. FLR. 0'-0"

FIRST FLR. CLG. -1'-0"

BASEMENT FIN. FLR. -8'-0"

WEST ELEVATION

SCALE:1/8" = 1' - 0"

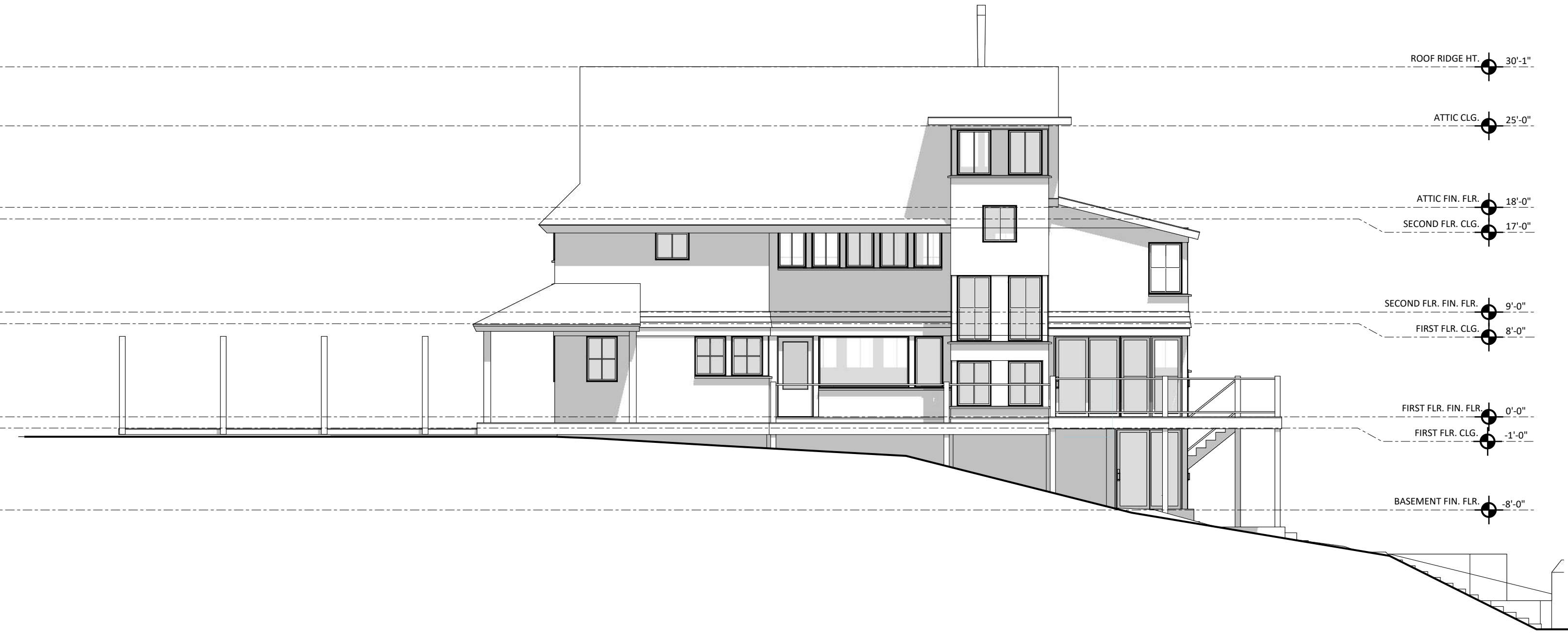
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SOUTH ELEVATION

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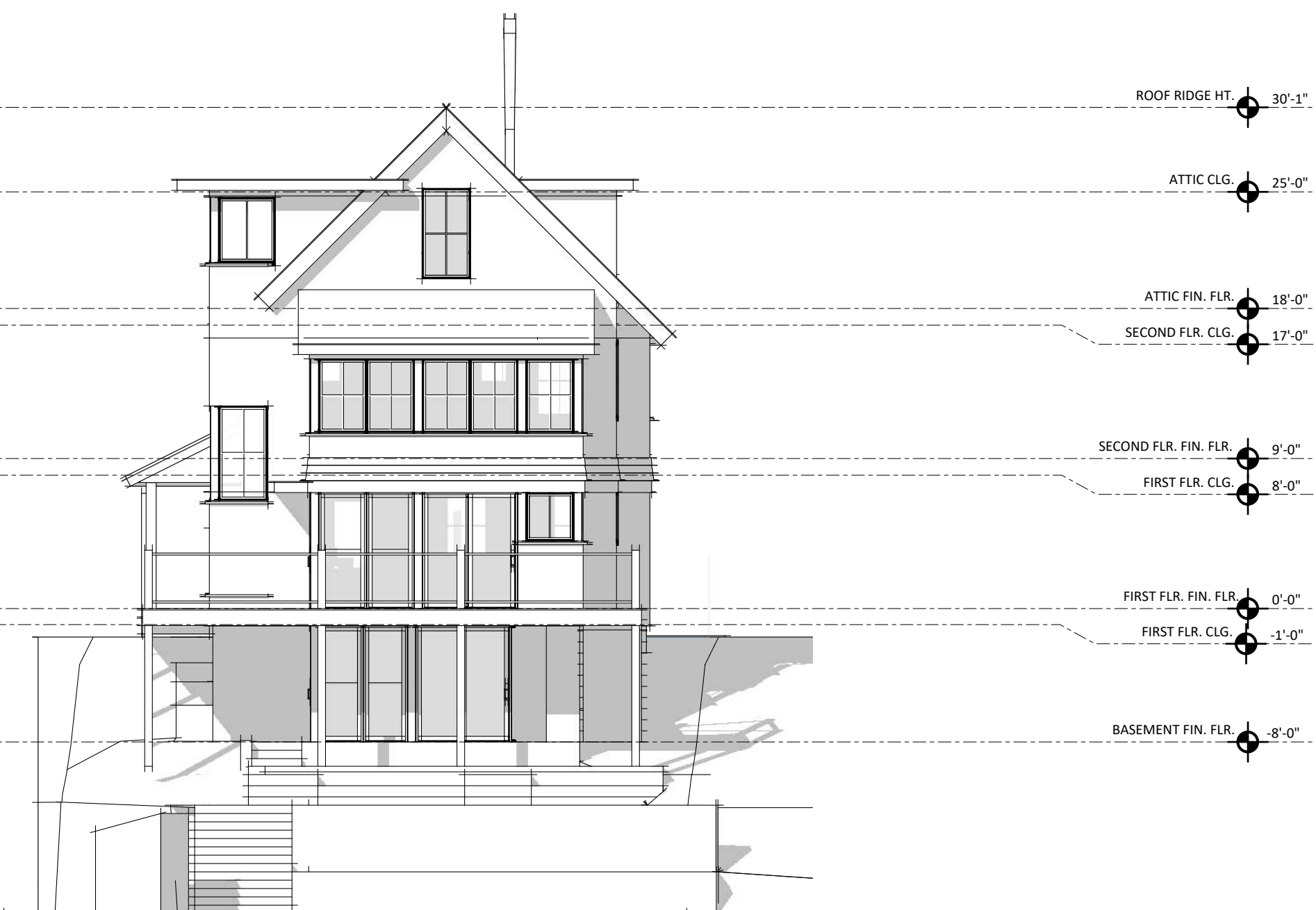
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EAST ELEVATION

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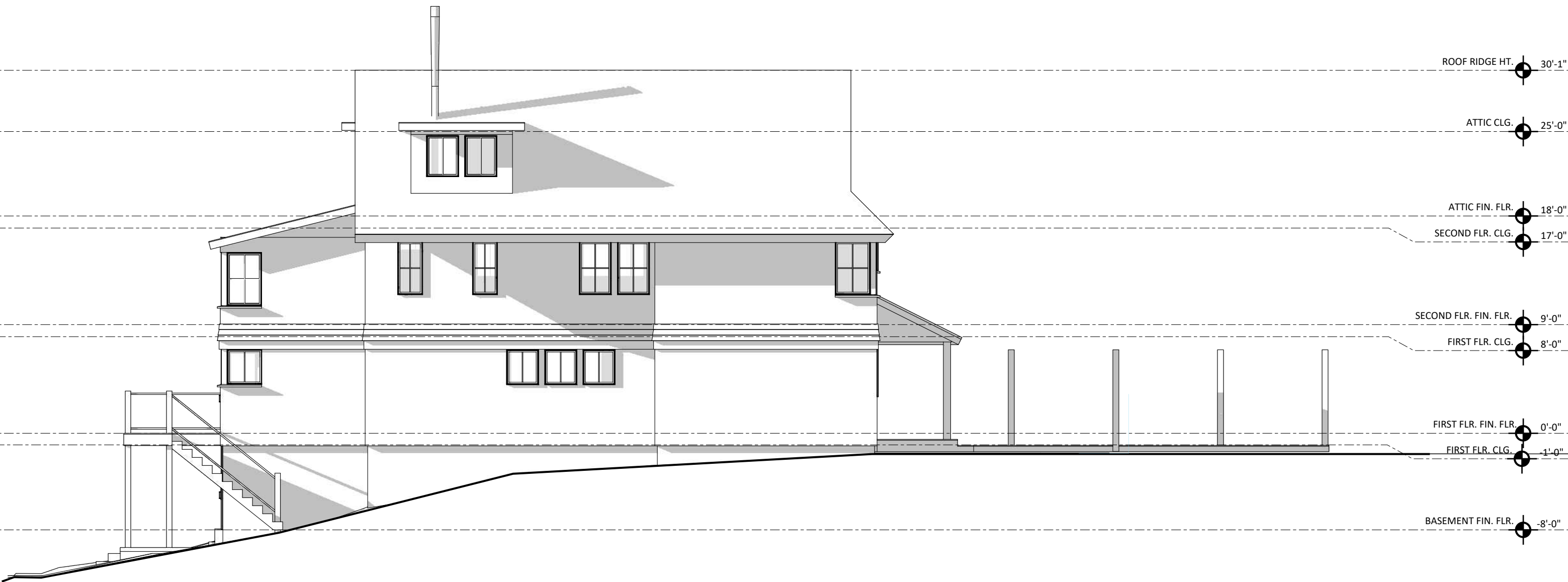
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NORTH ELEVATION

SCALE: 1/8" = 1' - 0"

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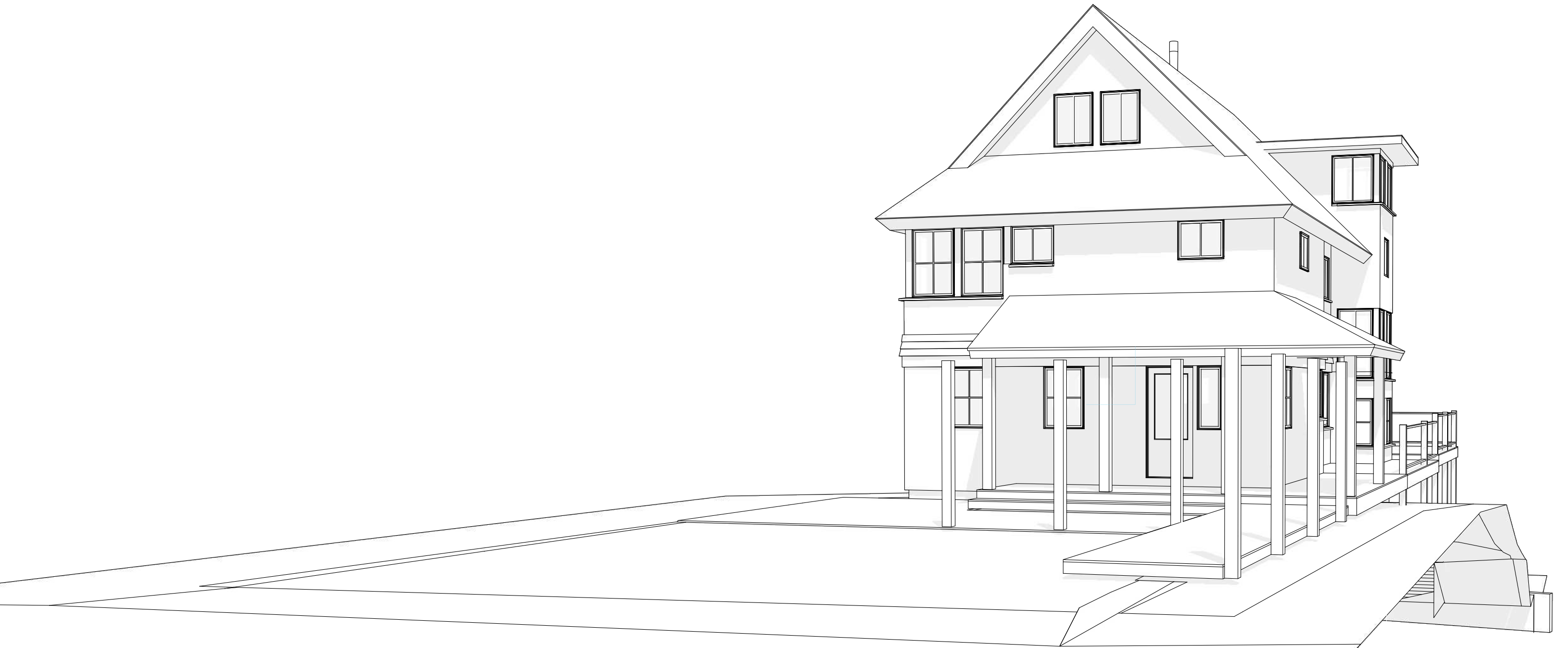
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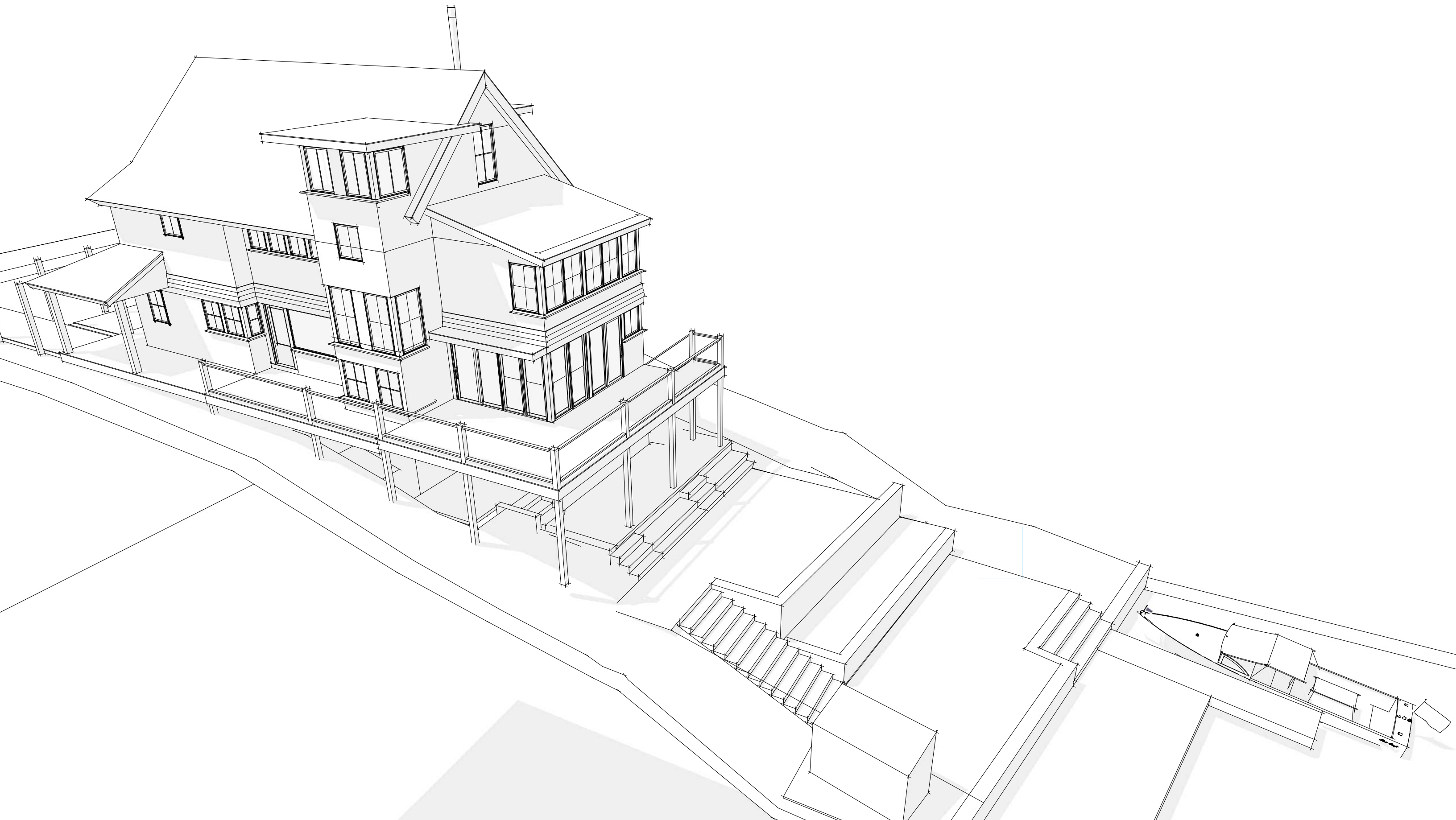
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