

**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: **3.9**

c. APPEAL FROM UNFAVORABLE ACTION: Specify action \_\_\_\_\_

Board or Official \_\_\_\_\_ Date of Action \_\_\_\_\_

d. OTHER (Specify) \_\_\_\_\_

2. Name of Applicant: Jessica Moriarty

Address 23 Hastings Street

State: Stow, 01775

3. Location of Property: 23 Hastings Street, Stow MA

Assessors' Map #: R29 Parcel #: 44 Area in sq. ft. 42688 (approx.)

Applicant is Owner  Tenant \_\_\_\_\_ Agent/Attorney \_\_\_\_\_ Purchaser \_\_\_\_\_

Property Owner Name: Jessica Moriarty

Address: 23 Hastings Street, Stow MA Telephone: 617-416-7114

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

Drafts included – working to finalize well in advance of August 3, 2020 meeting.

**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.**

Owner is looking to remove the existing 1 car garage and build a reasonably sized two car garage to accommodate a bedroom for older parents. There will be a master bedroom built over garage and a bedroom will be removed and turned into a hallway. There will be no separate entrance to in-law bedroom as this space is a bedroom, bath and closet only. We believe the proposed construction would not alter the essential character of the neighborhood, and would, in fact, improve it greatly.

**6. Justification for request:**

Property owner would like to remove existing 1 car garage and replace with a new addition of a 34' x 27.6' two (2) car garage with a 34' x 14.6' in-law bedroom (bathroom and closet), \*See attached renderings Back and Front entrances will need to be rebuilt after demo and framing done. Laundry room being brought to first floor and access to the basement from garage will be made. Access to basement from inside home will be moved and mudroom extended forward.

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.

**Included**

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: Jessica Moriarty, 23 Hastings Street, Stow MA Telephone: 617-416-7114

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