



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

June 15, 2020

### **NOTICE OF PUBLIC HEARING**

This meeting will be held online via the Zoom Web Conferencing service.

To join the meeting, go to: <https://us02web.zoom.us/j/84092630273>

**For Audio only: Dial 1 646 558 8656, when prompted enter Meeting ID 840 9263 0273**

The Stow Board of Appeals will hold a public hearing on **Monday, July 13, 2020 at 8:15 p.m.** via the Zoom Web Conferencing to hear the application filed by **Robert R. Corkum** for a Special Permit under Section 3.9 (Non-Conforming Uses and Structures) of the Zoning Bylaw, to allow expansion of an existing deck at **143 North Shore Drive**. The property contains 18,000± sq. ft. and is shown on Stow Property Map U-04 as Parcel 7. The application for Special Permit and plans are on file with Town Clerk.

Mark Jones Chair

Recd  
6/15/20

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 Robert R Corkum

Address 143 North Shore Dr Stow

State MA Zip Code 01775

3. Location of Property 143 North Shore Dr Stow MA

Assessors' Map # V4 Parcel # 7 Area in sq. ft. 18000

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

Property Owner Name Robert R + Lynne E Corkum

Address 143 North Shore Dr Stow<sup>MA</sup> Telephone 978-646-4478

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.

Add 10' to existing deck on rear of house.  
On non-conforming lot.

6. Justification for request:  
We feel this would not be a detriment to the neighborhood.

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         *Samuel Cho*        

Address 143 North Shore Dr Stow MA Telephone 978-212-5269

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:         *Samuel Cho*          
Signature of Applicant/Petitioner

*Julia*

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

*Salvo*

My wife and I own a home at 143 North Shore Drive. Our home was built in 2006.

We meet the setback requirements, however, our lot is non-conforming so we are applying for a Special Permit. The lot is 18,000 square feet.

We are applying for a Special Permit to increase the size of the back deck on our house from 10' to 20'. Currently the existing deck is 20' wide extending 10' from the back of the house. We would like to expand it another 10', making the deck 20' X 20'.

We are looking to add just 10' feet to the size of the deck, the width remaining the same 20' and the height remaining the same at 24". There will be stairs the width of the deck.

The old Trex flooring will be replaced with all new Trex.

We have a contractor ready to start on this, and of course, we would like to have the work completed as soon as possible so we can enjoy it for the summer.

Thank you in advance for your attention to this.

*John*

ABUTTERS LIST  
143 North Shore Drive  
MAP U4 PARCEL 7

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000U-4 000003	159 NORTH SHORE DR	PRIANTE RICHARD J		159 NORTH SHORE DRIVE	STOW	MA	01775	14182	203
000U-4 000006	147 NORTH SHORE DR	KULA LARS E		147 NORTH SHORE DRIVE	STOW	MA	01775	61597	437
000U-4 000007	143 NORTH SHORE DR	CORKUM ROBERT R		143 NORTH SHORE DR	STOW	MA	01775	47966	198
000U-4 000008	137 NORTH SHORE DR	STAGEMAN PAUL JON		137 NO SHORE DR	STOW	MA	01775	71376	156
000U-4 000009	133 NORTH SHORE DR	NICHOLS LORNA		133 NO SHORE DR	STOW	MA	01775	13568	411
000U-4 000010	129 NORTH SHORE DR	BROWN JOHN S		129 NORTH SHORE DRIVE	STOW	MA	01775	25477	578
000U-4 000011	0 NORTH SHORE DR	DAWES ROBERT LLC		100 HIGH ST SUITE 1110	BOSTON	MA	02110	70590	300
000U-4 000021	126 NORTH SHORE DR	JARZYNSKA DAVID		126 NORTH SHORE DR	STOW	MA	01775	67885	74
000U-4 000022	130 NORTH SHORE DR	WALSH HENRY E		130 NORTH SHORE DR	STOW	MA	01775	29811	189
000U-4 000023	132 NORTH SHORE DR	TAMKER, JOSEPH		132 NORTH SHORE DR	STOW	MA	01775	16799	338
000U-4 000024	142 NORTH SHORE DR	KRYSINIEN LINDA		142 NORTH SHORE DRIVE	STOW	MA	01775	45224	546
000U-4 000025	144 NORTH SHORE DR	FULLER KENNETH A		144 NORTH SHORE DR	STOW	MA	01775	39515	575
000U-4 000026	150 NORTH SHORE DR	FULLER DOUGLAS E		150 NORTH SHORE DRIVE	STOW	MA	01775	27703	484
000U-4 000027	154 NORTH SHORE DR	EVDOKIMOFF MERRILY N		154 NORTH SHORE DR	STOW	MA	01775	38577	543
000U-4 000028	156 NORTH SHORE DR	HODGKINS EDMUND F		156 NORTH SHORE DR	STOW	MA	01775	20924	368
000U-4 0005-1	151 NORTH SHORE DR	AUCLAIR JARED		151 NORTH SHORE DR	STOW	MA	01775	65996	537
00R-25 02A-1A	0 WOODLAND WY	TOWN OF STOW		380 GREAT RD	STOW	MA	01775	53275	413

5-10

Certified by the Stow Board of Assessors:

Date Certified or Re-Certified:

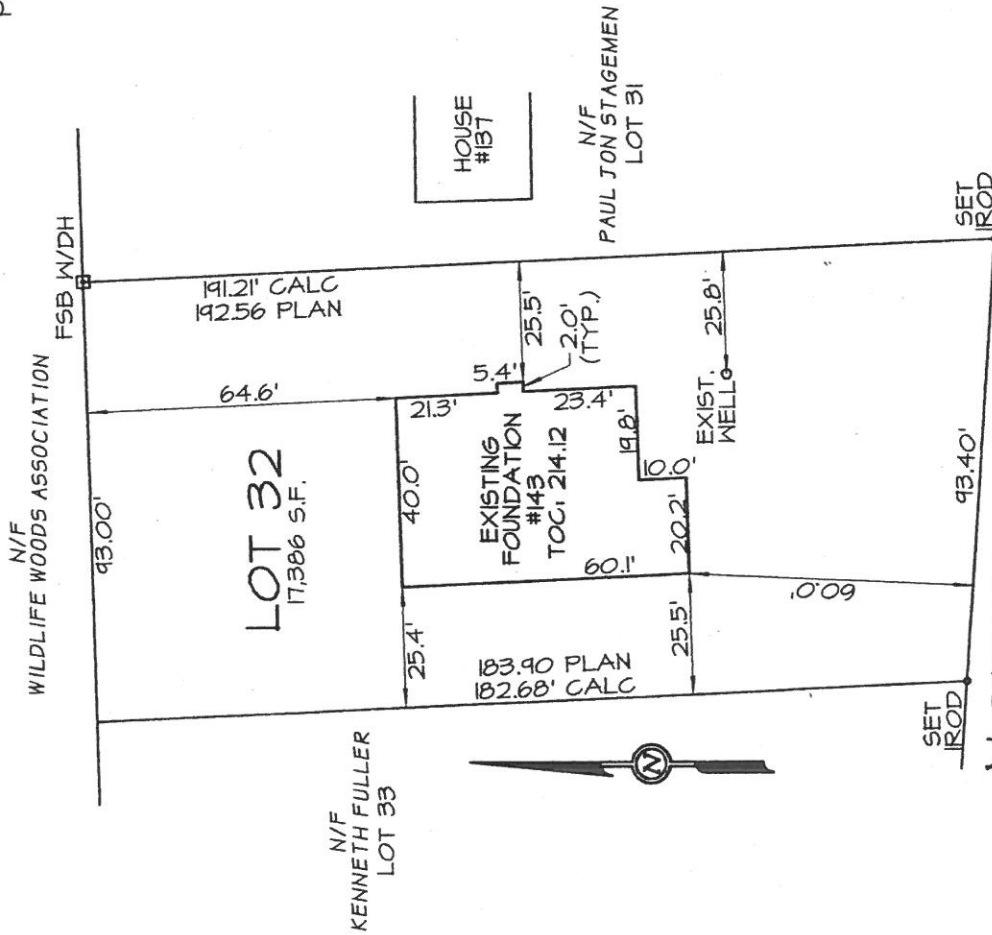
06/10/20





ZONE: RESIDENTIAL  
 ASSESSORS MAP U4 PARCEL 7  
 DEED REF.  
 BOOK 45974 PAGE 527  
 PLAN REF:  
 NO. 261 OF 1946  
 NO. 10B OF 2000  
 WELL VARIANCE GRANTED 12/05/04

MIN. DIMENSIONAL SETBACKS  
 FRONT YARD: 30'  
 SIDE YARD: 25'  
 REAR YARD: 40'



N/F  
 KENNETH FULLER  
 LOT 33

I HEREBY CERTIFY THE FOUNDATION IS LOCATED AS SHOWN.  
 I FURTHER CERTIFY THAT THE FOUNDATION  
 IS NOT LOCATED IN ZONE A (AREA OF SPECIAL FLOOD HAZARDS.)  
 COMMUNITY PANEL NO.250216 EFFECTIVE DATE AUGUST 1, 1979  
Susan E. Sullivan 10-25-05  
 PROFESSIONAL LAND SURVEYOR DATE



10-25-05

FOUNDATION  
 AS - BUILT PLAN  
 143 NORTSHORE DRIVE  
 STOW, MA

OWNED BY:  
 THOMAS M. & CARLA J. FRENCH

SCALE 1" = 40' OCTOBER 25, 2005

PLAN BY:  
 INLAND SURVEY, INC. DBA  
 ZANCA LAND SURVEYING  
 16 GLEASONDALE ROAD SUITE 1-2  
 STOW, MASSACHUSETTS 01775  
 (978)461-2355 FAX:(978)461-2357

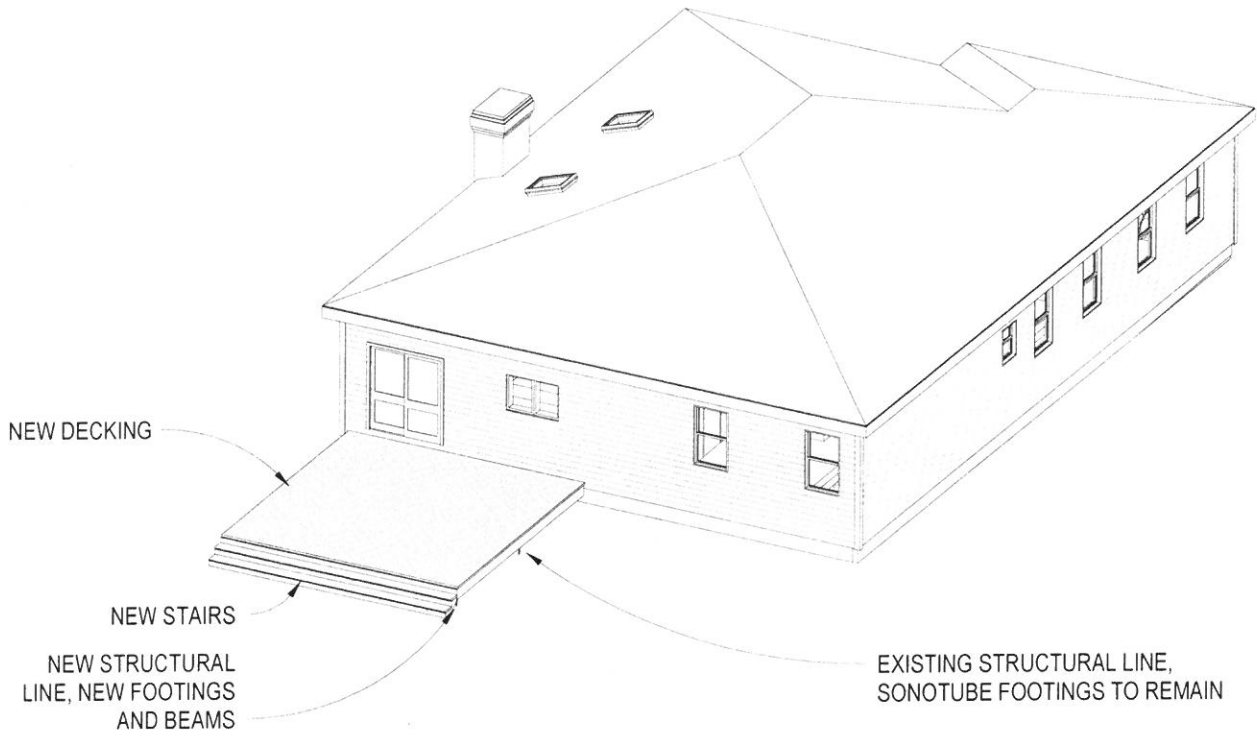
0-2215F.2D

7/11/10



K:\Stow\Stow.rvt

6/11/2020 11:38:05 PM



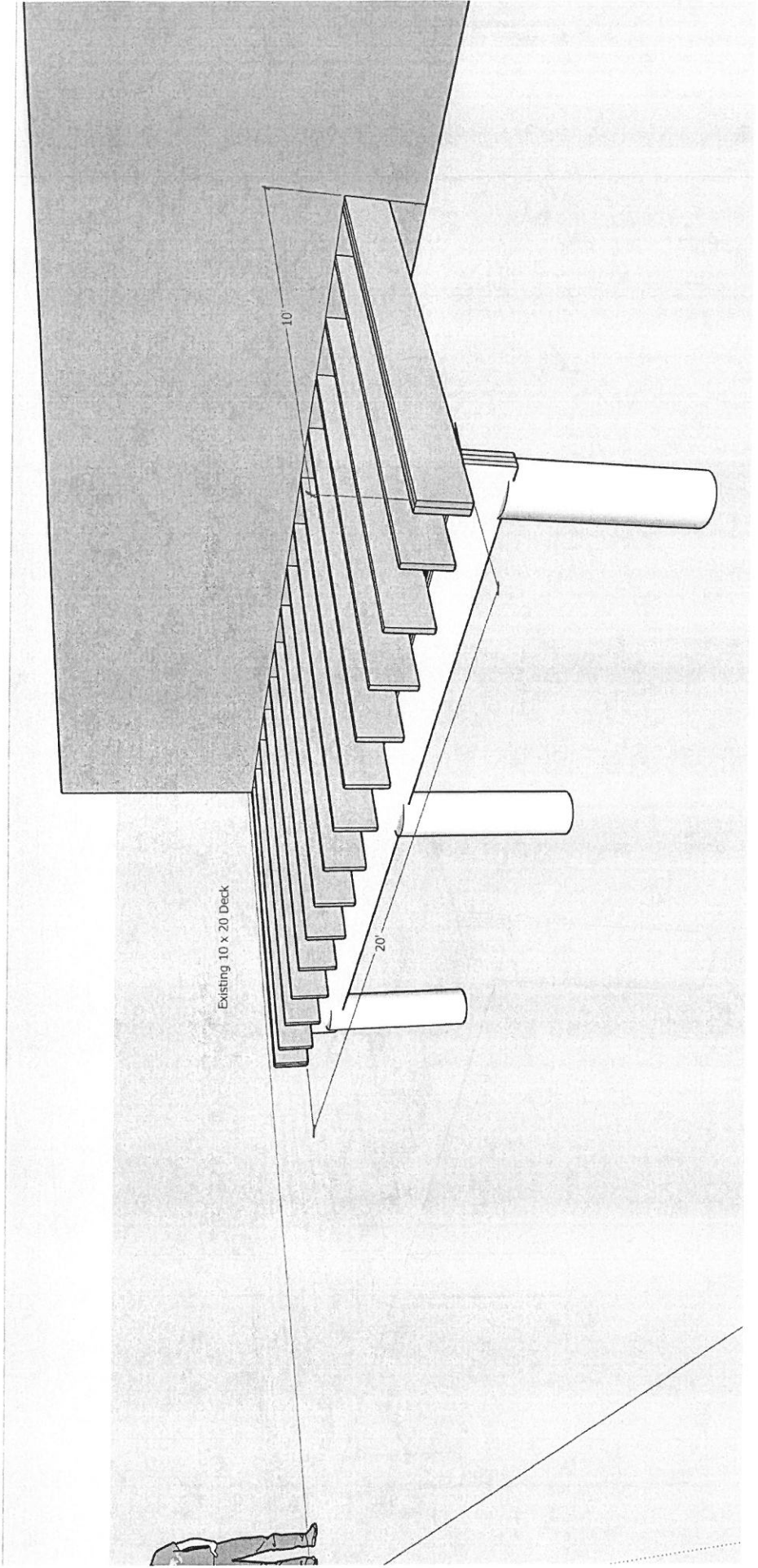
**AXONOMETRIC VIEW**

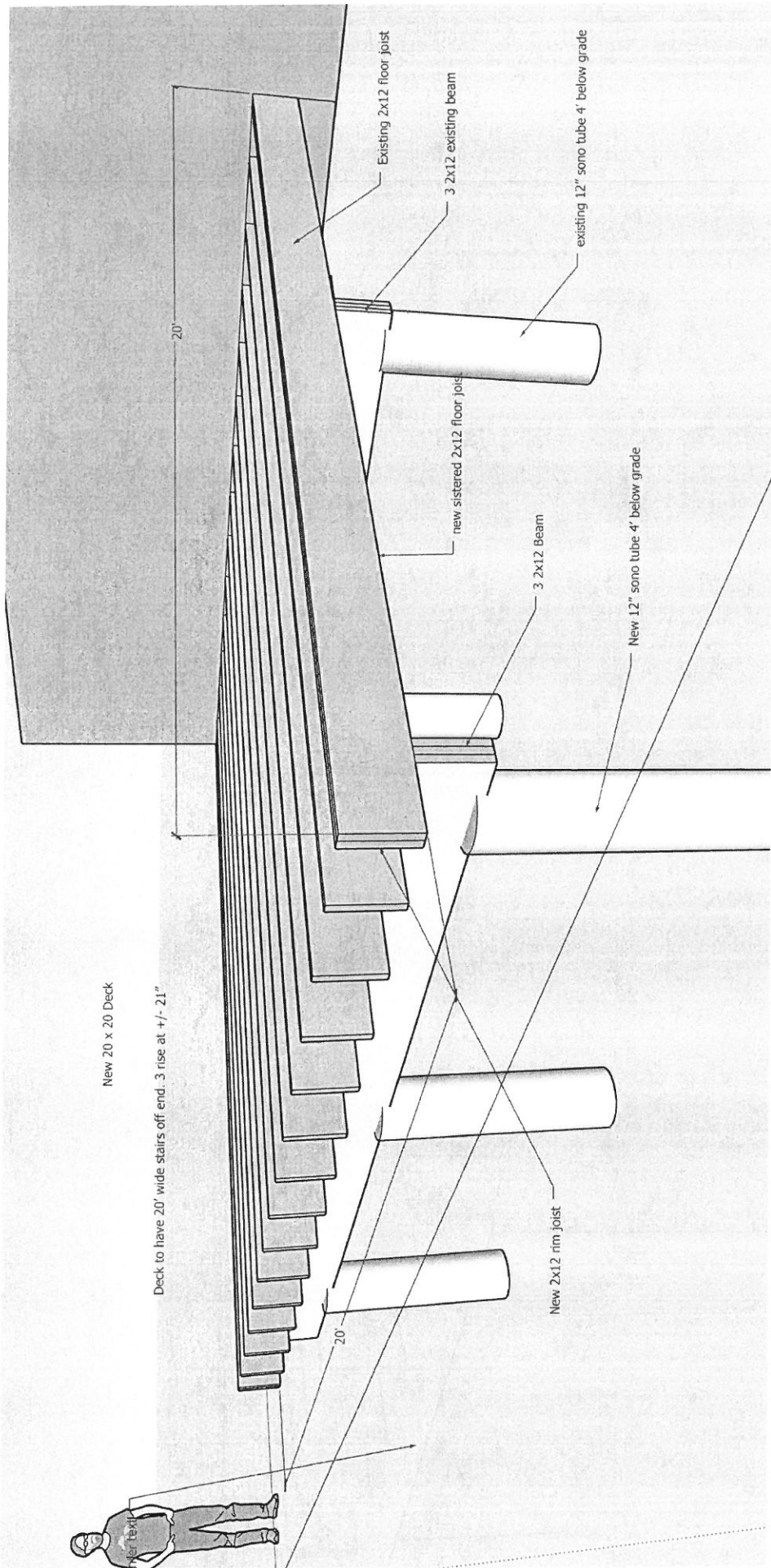
**DSK-01**

SCALE  
DATE 06/11/20

**143 N SHORE DR - DECK EXPANSION**

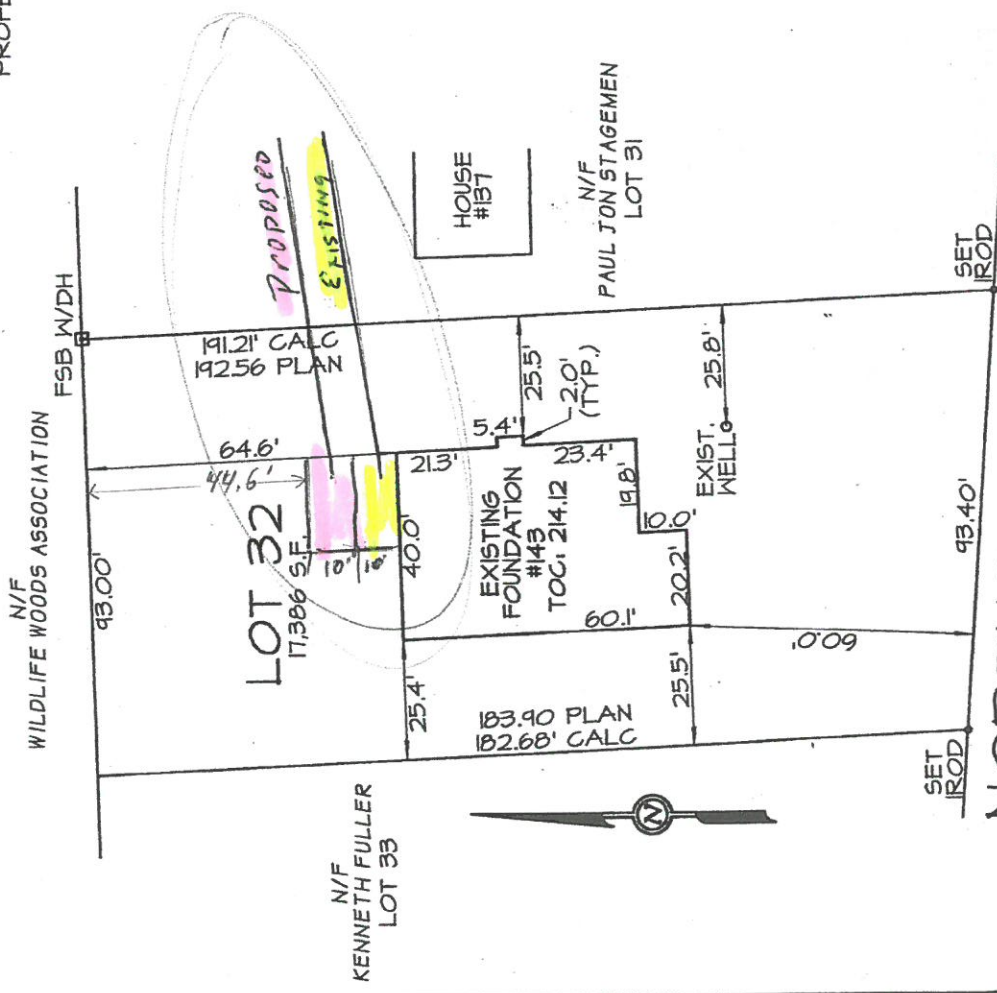
7010



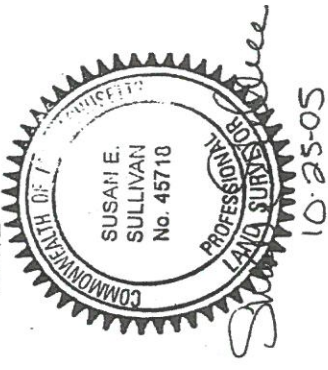


ZONE: RESIDENTIAL  
 ASSESSORS MAP U4 PARCEL 7  
 DEED REF.  
 BOOK 45474 PAGE 527  
 PLAN REF.  
 NO. 261 OF 1446  
 NO. 1013 OF 2000  
 WELL VARIANCE GRANTED 12/05/04

MIN. DIMENSIONAL SETBACKS  
 FRONT YARD, 30'  
 SIDE YARD, 25'  
 REAR YARD, 40'



I HEREBY CERTIFY THE FOUNDATION IS LOCATED AS SHOWN.  
 I FURTHER CERTIFY THAT THE FOUNDATION  
 IS NOT LOCATED IN ZONE A (AREA OF SPECIAL FLOOD HAZARDS.)  
 COMMUNITY PANEL NO. 250216 EFFECTIVE DATE AUGUST 1, 1974  
 SUSAN E. SULLIVAN 10-25-05  
 PROFESSIONAL LAND SURVEYOR DATE



FOUNDATION  
 AS - BUILT PLAN  
 143 NORTHSHORE DRIVE  
 STOW, MA

OWNED BY:  
 THOMAS M. & CARLA J. FRENCH

SCALE 1" = 40'      OCTOBER 25, 2005

PLAN BY:  
 INLAND SURVEY, INC.      DBA  
 ZANGA LAND SURVEYING  
 16 GLEASONDALE ROAD SUITE 1-2  
 STOW, MASSACHUSETTS 01775  
 (978)461-2355 FAX:(978)461-2357

O-2215F.2D