

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 David C. Ellis III

Address 21 Sandy Brook Drive

State MA Zip Code 01775

3. Location of Property 21 Sandy Brook Drive

Assessors' Map # R-1 Parcel # 82 Area in sq. ft. 40,296

Applicant is Owner Tenant _____ Agent/Attorney _____ Purchaser _____

Property Owner Name ~~at Stow~~ David C. Ellis III

Address 21 Sandy Brook Drive Telephone 978 875 2925

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.

We desire to raise the roofline by adding two shed dormers to each side of the house in order to maximize usable space.

6. Justification for request: The addition of the roof dormers will be non-detrimental and similar to the rest of the neighborhood. It will not intensify the non-conformity of the lot because the footprint of the house will not change. The proposal is a residential use allowed in the residential district.

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 D. D. S. B.
Address 21 Sandy Brook Drive Stow MA 01771 Telephone 978 875 2925

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: D. D. S. B.
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

R1/82

ASSESSORS OFFICE
ABUTTERS LIST REQUEST FORM

DATE REQUESTED: 06/16/20
(Lists will be available within 10 days of receipt of request.)

PROPERTY LOCATION: 21 Sandy Brook Drive

NAME: Dana Ellis

ADDRESS: 21 Sandy Brook Drive

TELEPHONE: 978 548 1716

REASON FOR ABUTTERS LIST: Special Permit / Zoning Board

For office use only:

DC _____ DPU _____ CH _____ NR _____

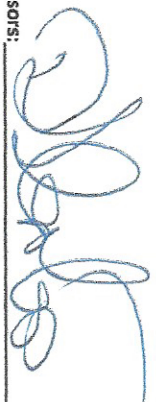
FEE FOR ABUTTERS LIST: \$20.00 for first 20 entries or less and
\$ 1.00 per entry above 20 entries.

\$20 CHECK 993
\$4

ABUTTERS LIST
21 Sandy Brook Drive
MAP R1 PARCEL 82

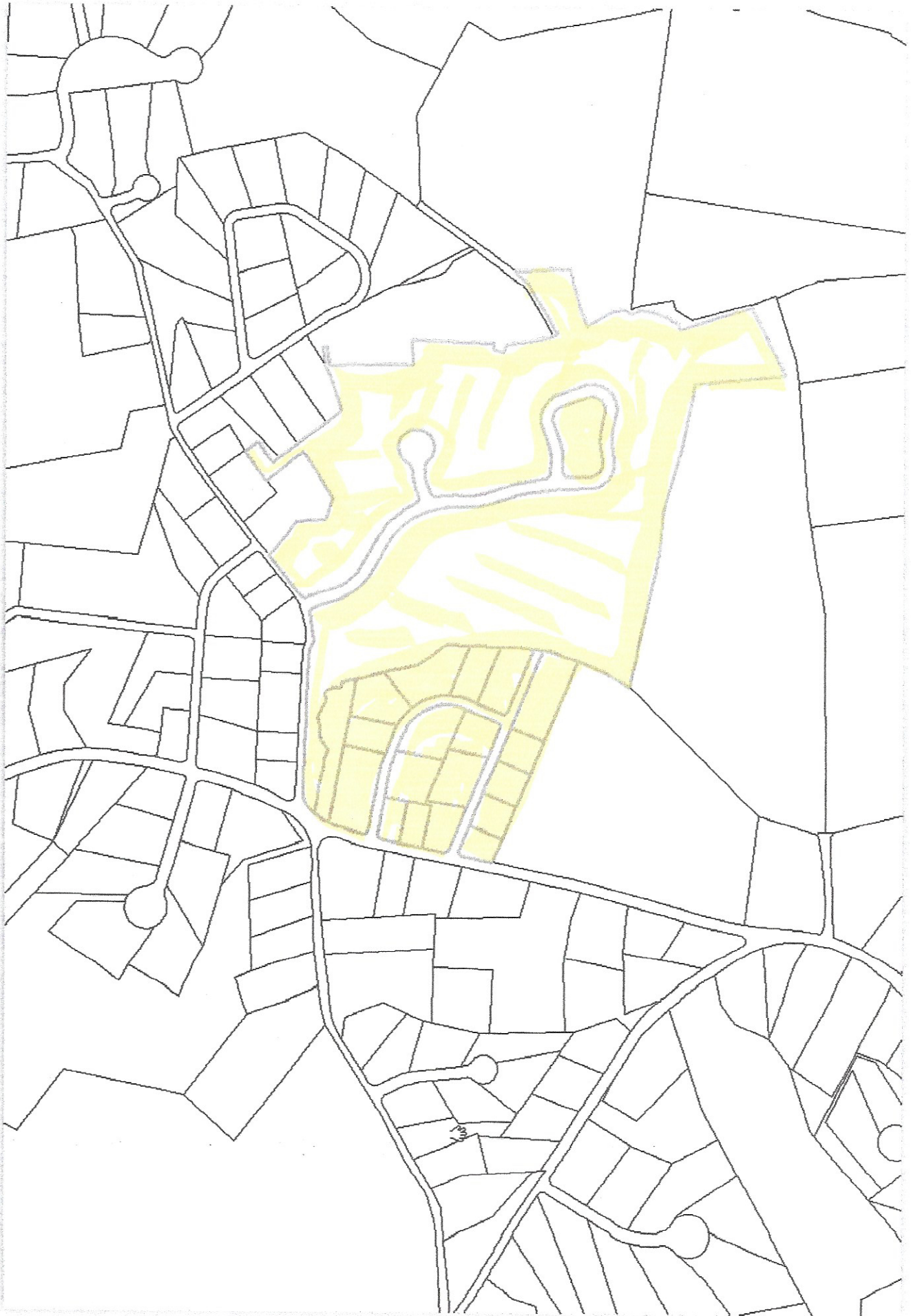
MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000R-1 000066	0 HUDSON RD	TOWN OF STOW		TOWN HALL	STOW	MA	01775		
000R-1 000067	6 SANDY BROOK DR	BRANSFELD JONATHAN D		6 SANDY BROOK DR	STOW	MA	01775		
000R-1 000068	18 SANDY BROOK DR	SHEEHAN MARTHA PATRICIA		18 SANDY BROOK DRIVE	STOW	MA	01775		
000R-1 000069	20 SANDY BROOK DR	BRUOSTA ROBERT		20 SANDY BROOK DR	STOW	MA	01775		
000R-1 000070	26 SANDY BROOK DR	BEATRICE K FLOYD		26 SANDY BROOK DR	STOW	MA	01775		
000R-1 000071	30 SANDY BROOK DR	RUDE HAROLD E		30 SANDY BROOK DR	STOW	MA	01775		
000R-1 000072	36 SANDY BROOK DR	BANFIELD RUTH E LIFE ESTATE		36 SANDY BROOK DRIVE	STOW	MA	01775		
000R-1 000073	38 SANDY BROOK DR	KLUNST GERALD P JR TR GPK NOMINEE TRUST		38 SANDY BROOK DR	STOW	MA	01775		
000R-1 000074	42 SANDY BROOK DR	DAVID E YARA		42 SANDY BROOK DR	STOW	MA	01775		
000R-1 000075	46 SANDY BROOK DR	VALLURI HANUMANTHARAO		46 SANDY BROOK DR	STOW	MA	01775		
000R-1 000076	52 SANDY BROOK DR	MELONE MARGIA M THE 2016 REVOC TRUST		PO BOX 695	STOW	MA	01775		
000R-1 000077	279 HUDSON RD	PAPANASTASSIOU CONSTANTINE		279 HUDSON ROAD	STOW	MA	01775		
000R-1 000078	57 SANDY BROOK DR	GILMORE DANAS		57 SANDY BROOK DR	STOW	MA	01775		
000R-1 000080	49 SANDY BROOK DR	COLARROSSI MICHAEL C		49 SANDY BROOK DR	STOW	MA	01775		
000R-1 000081	35 SANDY BROOK DR	KEOUGH DANIEL E		35 SANDY BROOK DR	STOW	MA	01775		
000R-1 000082	21 SANDY BROOK DR	EGUIZABAL HUGO CRUZ		21 SANDY BROOK ROAD	STOW	MA	01775		
000R-1 000083	11 SANDY BROOK DR	DODGE GREGORY P		11 SANDY BROOK DRIVE	STOW	MA	01775		
000R-1 000084	5 SANDY BROOK DR	WENTWORTH MATTHEW		5 SANDY BROOK DR	STOW	MA	01775		
000R-1 000085	291 HUDSON RD	COLE PHILIP ALAN		291 HUDSON RD	STOW	MA	01775		
000R-1 00064A	33 WALCOTT ST	BENTLEY BUILDING CORP		12 MURPHY DRIVE, SUITE 100	NASHUA	NH	03062		

Certified by the Stow Board of Assessors:



Date Certified or Re-Certified:

06/17/20





Select By location

Select features from one or more target layers based on their location in relation to the features in the source layer.

Selection method:

select features from

Target layer(s):

M26TaxPar

Only show selectable layers in this list

Source layer:

M285TaxPar

Use selected features

(20 features selected)

Spatial selection method for target layer feature(s):

are within a distance of the source layer feature

Apply a search distance

300,000000

Feet

About select by location

OK

Apply

Close

SANDY BROOK DRIVE

127.3'

81

(20)

146.3'

179.24'

235'

(19)

170'

80

(18)

234.4'

234.4'

199.4'

170'

20' 184'

78

(17)

200'

33.80'

85

(16)

200'

82

200.5'

(15)

84

180'

308.48'

79'

71'

125'

DRIVE

125' 105'

100'

127'

145'

78.5'

38.0'

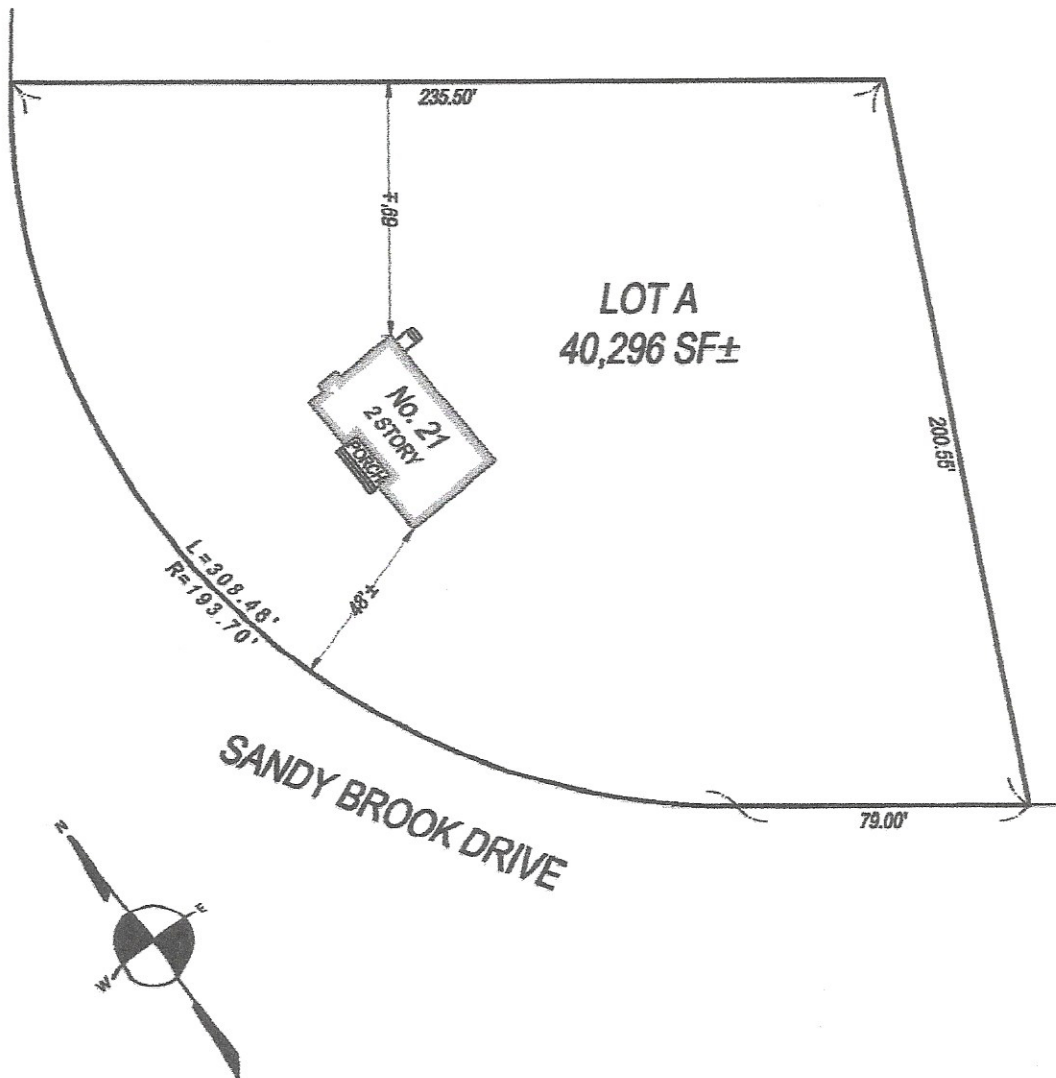
BROOK

MORTGAGE INSPECTION PLAN

LOCATION: 21 SANDY BROOK DRIVE
 CITY, STATE: STOW, MA
 APPLICANT: ELLIS
 CERTIFIED TO: MOVEMENT MORTGAGE
 DATE: 04-07-2020



20-03910
BOSTON
SURVEY, INC.
 P.O. BOX 290220
 CHARLESTOWN, MA 02129
 T (617) 242-1313; F (617) 242-1616
 WWW.BOSTONSURVEYINC.COM



SCALE: 1" = 40'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as ZONE: X
 COMMUNITY PANEL No. 25017C0341F
 EFFECTIVE DATE: 7/17/2012

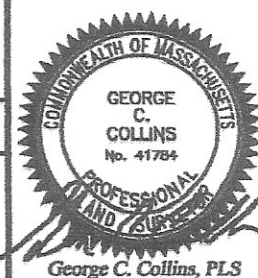
REFERENCES

DEED REF: 43311/65
 PLAN REF: 1959/1153

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted herein.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, PLS



Title 5 Official Inspection Form

Subsurface Sewage Disposal System Form - Not for Voluntary Assessments

21 Sandy Brook Rd

Property Address

Hugo Equizbal

Owner's Name

Stow

City/Town

Ma
State

01775
Zip Code

3/16/2020
Date of Inspection

Owner information is required for every page.

D. System Information (cont.)

14. Sketch Of Sewage Disposal System:

Provide a view of the sewage disposal system, including ties to at least two permanent reference landmarks or benchmarks. Locate all wells within 100 feet. Locate where public water supply enters the building. Check one of the boxes below:

- hand-sketch in the area below
- drawing attached separately

