

**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 and Rose Baird

Address 26 Pine Point Road

State MA Zip Code 01775

3. Location of Property 26 Pine Point Road, Stow, MA 01775

Assessors' Map # U-1 Parcel # 7 Area in sq. ft. ~~10,018~~ 10,018

Applicant is Owner Tenant _____ Agent/Attorney _____ Purchaser _____

Property Owner Name David and Rose Baird

Address 26 Pine Point Road, Stow, MA 01775 Telephone 617-233-9606

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

Attached

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.

Special Permit for the replacement and expansion of a deck on a pre-existing, non-conforming lot.

6. Justification for request:

Request is for the replacement and expansion of a dilapidated structure. The existing deck is becoming unsafe and the expansion of the lake side is consistent with many homes in 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.

Attached

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 26 Pine Point Road, Stow, MA 01775 Telephone 617-233-9606

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

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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 4.4
- 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 David and Rose Beard
Address 26 Pine Point Road
State MA Zip Code 01775


3. Location of Property 26 Pine Point Road, Stow, MA 01775
Assessors' Map # U-1 Parcel # 7 Area in sq. ft. 10,018
Applicant is Owner Tenant _____ Agent/Attorney _____ Purchaser _____
Property Owner Name David and Rose Beard
Address 26 Pine Point Road, Stow, MA 01775 Telephone 617-233-9606

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

Attached

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.
Request for lot variances for a pre-existing, non-conforming lot, to ~~be~~ replace and expand the deck.
Rear variance of 32.5 ft. North side variance of 21.7 ft
South side variance of 10.5 ft
6. Justification for request:
Existing deck is in very poor condition and is becoming unsafe. The replacement and expansion is consistent with other homes in 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.
Attached

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 26 Pine Point Road Stow, MA 01775 Telephone 617-233-9606

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Read and understood: 
 Signature of Applicant/Petitioner

ABUTTERS LIST
26 Pine Point Rd
MAP U1 PARCEL 7

MAP/PARCEL	PROPERTY LOCATION	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE	DEED BOOK	DEED PAGE
000U-1 000003	12 PINE POINT RD	DAVID & KAREN GRAY REV TRUST		12 PINE POINT RD	STOW	MA	01775	62699	509
000U-1 000004	16 PINE POINT RD	KEENAN KEVIN M		101 CAMPBELL MILL ROAD	MASON	NH	03048	72654	99
000U-1 000005	18 PINE POINT RD	DALEY, LAURENCE A.		18 PINE POINT RD	STOW	MA	01775	17277	2
000U-1 000006	0 PINE POINT RD	HENNESSY JOHN M		18 MARTIN LANE	STOW	MA	01775	14153	584
000U-1 000007	26 PINE POINT RD	BAIRD DAVID		26 PINE POINT RD	STOW	MA	01775	57285	472
000U-1 000008	30 PINE POINT RD	RODNEY ELSIE LIFE ESTATE		30 PINE POINT RD	STOW	MA	01775	59885	524
000U-1 000009	32 PINE POINT RD	KENDRA JOHN J		32 PINE POINT RD	STOW	MA	01775	28641	462
000U-1 000010	34 PINE POINT RD	TOOLE ALYSON L		34 PINE POINT RD	STOW	MA	01775	41692	555
000U-1 000011	42 PINE POINT RD	BRUSH SUSAN		42 PINE POINT ROAD	STOW	MA	01775	69102	51
000U-1 000012	44 PINE POINT RD	PABS-MA, LLC (TRUSTEE)	44 PINE POINT ROAD REALTY TRUST	52 FLINT DR	MARLBOROUGH	MA	01752	73384	306
000U-1 000046	18 MARTIN LN	HENNESSY JOHN M		18 MARTIN LANE	STOW	MA	01775	14153	584
000U-1 0046-2	10 MARTIN LN	KRAMER ROBERT J		10 MARTIN LANE	STOW	MA	01775	56897	263

Certified by the Stow Board of Assessors:



Date Certified or Re-Certified:

07/27/20

