



**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.

<b>Received and Filed with Town Clerk</b>
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 checked="" 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	<u>30</u> feet	<u>49</u> feet	<u>8' 11"</u> feet	<u>20' - 1"</u> feet
	Side Yard	<u>25</u> feet	<u>2' 1 1/4"</u> feet	<u>0' - 9"</u> feet	<u>1' 4 1/4"</u> feet
	Rear Yard	<u>25</u> feet	<u>22' 6"</u> feet	<u>n/a</u> feet	<u>n/a</u> 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.

**DESCRIPTION AND JUSTIFICATION FOR THE PROPOSED REQUEST:**

Attach detailed description and justification for request.

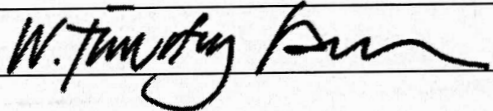
Any additional maps, plans, photographs, deeds, or documents which the Applicant wishes to submit should be enclosed with each copy of this Application.

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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.

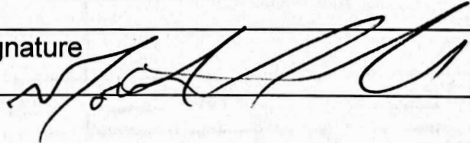
The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

**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

## Town of Stow Variance Request

Per Section 4.4 Dimensional Requirements of the Zoning Bylaw

A car port proposed will require a variance of 20' – 1" from the required setbacks for the front yard and a variance of 1' - 4 ¼" on the north side yard from the existing setback.

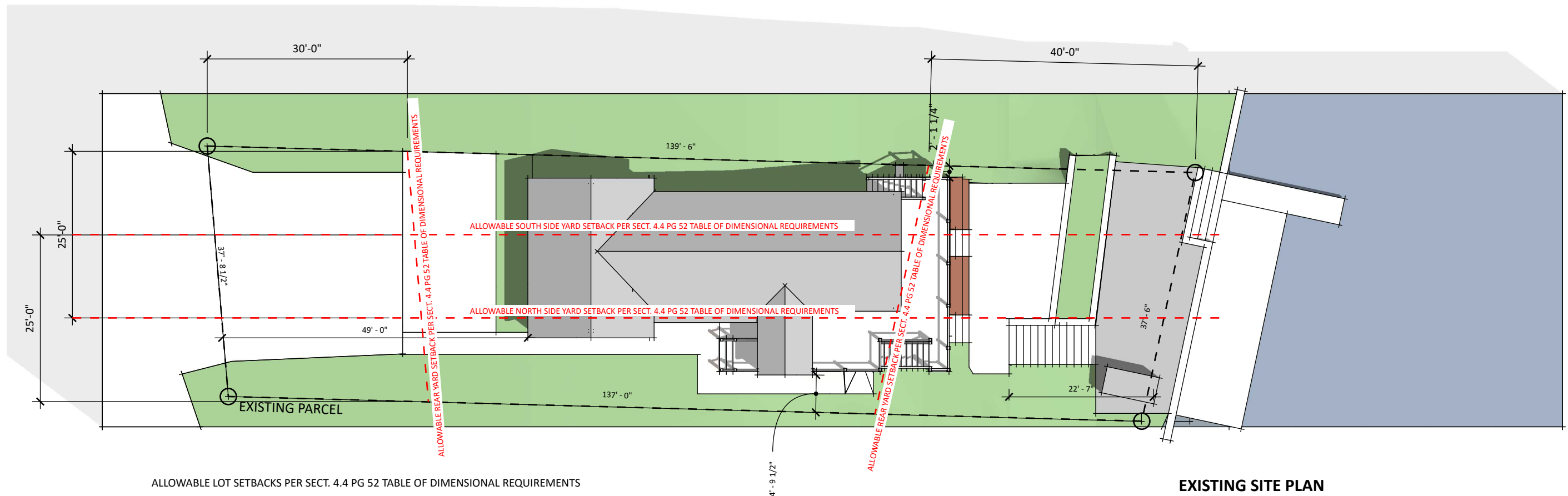
The carport is designed to be open air, not as a garage, but as a covering to fit the homeowners needs to keep their vehicles and walkways protected from the environment. Allowing covered access from the home to the vehicles.

**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"**



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

**EXISTING SITE PLAN**

SCALE: 1/16" = 1' - 0"

**LOMBARDI RESIDENCE, STOW, MA**

ZBA Meeting  
Sept 4th, 2021

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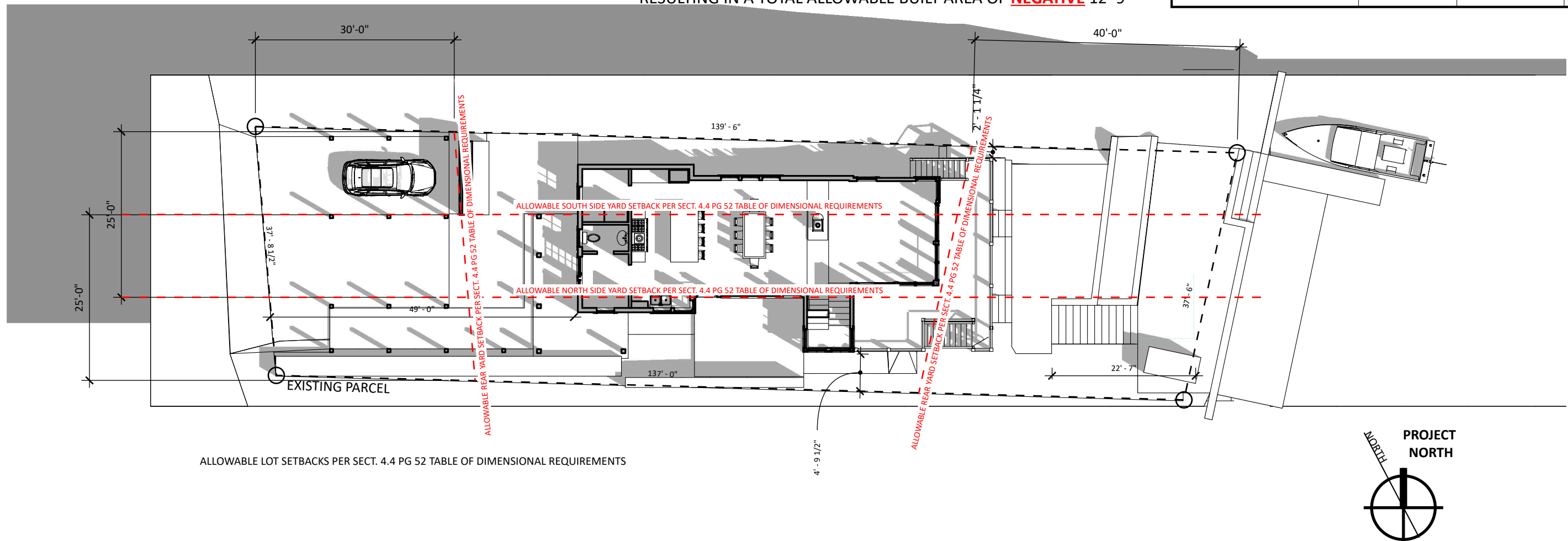


**ZONING ANALYSIS**

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**PROPOSED SITE PLAN**

SCALE: 1/16" = 1' - 0"

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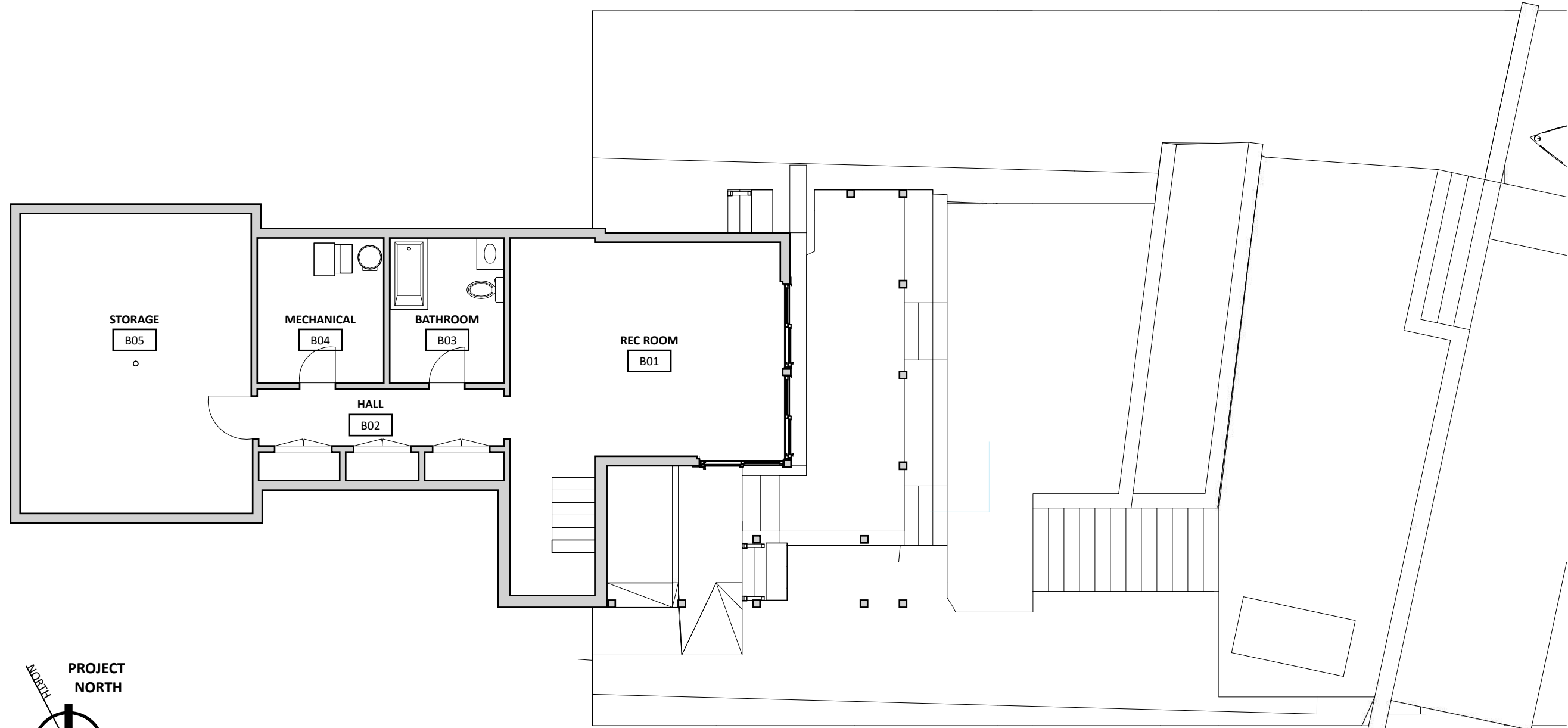
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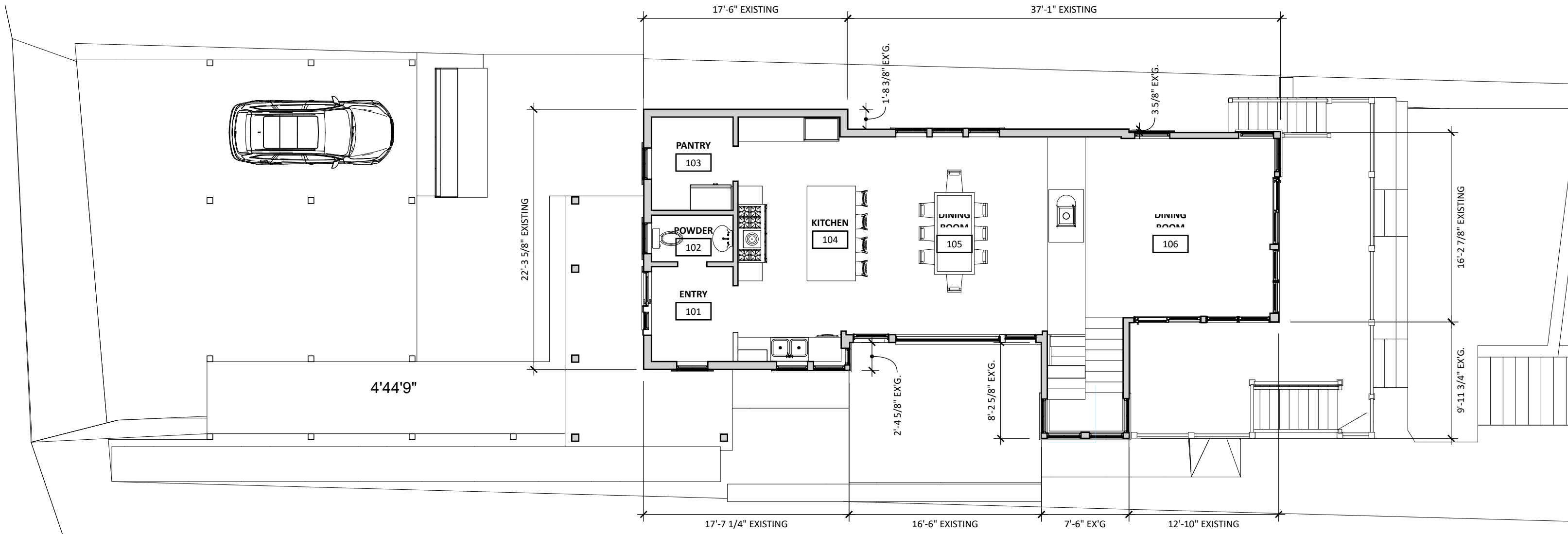
**BASEMENT**  
SCALE: 1/8" = 1' - 0"

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## FIRST FLOOR PLAN

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

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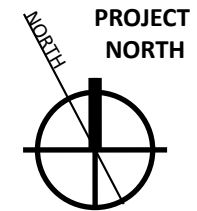
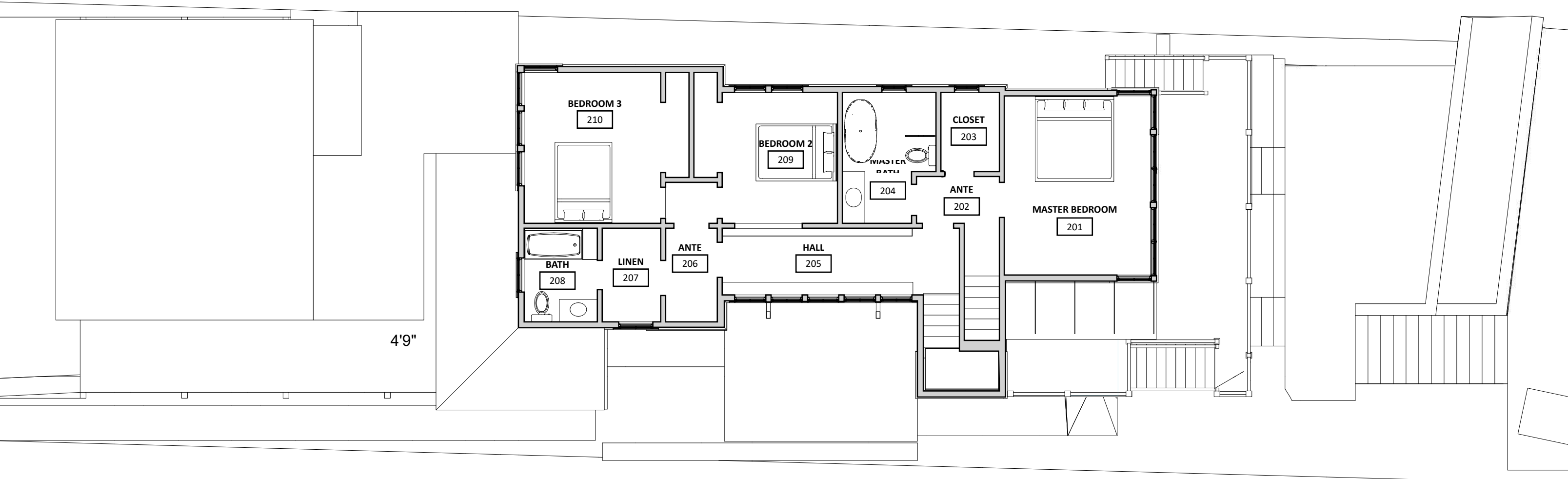
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**SECOND FLOOR PLAN**

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

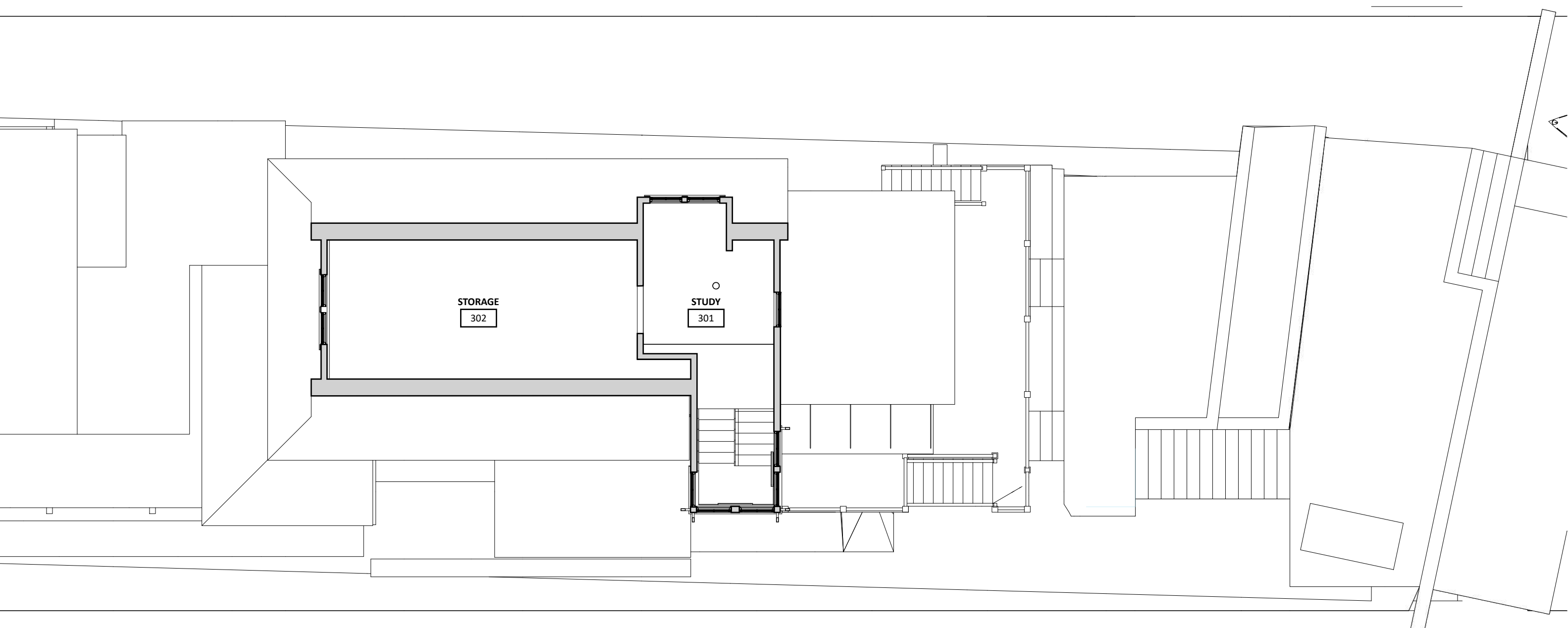
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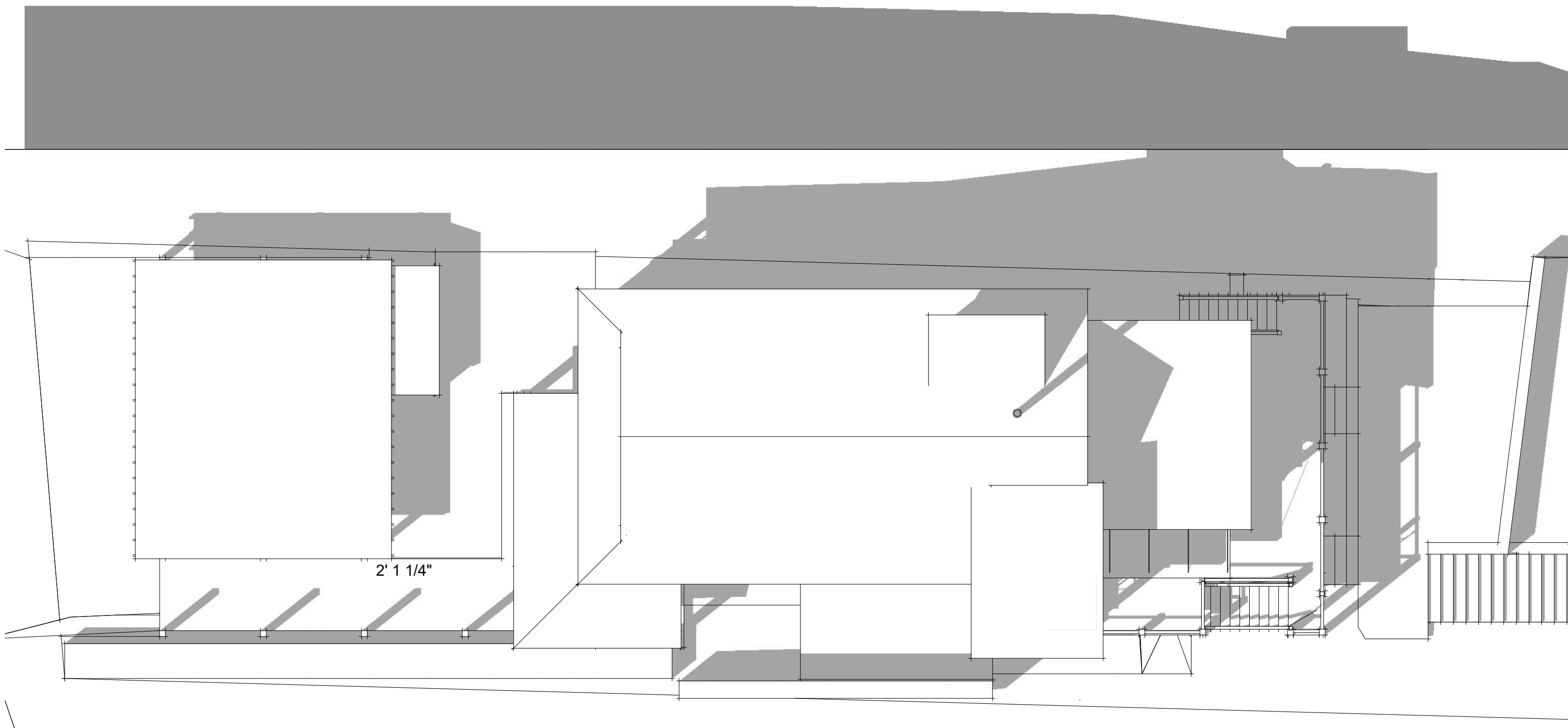
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**ATTIC**  
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## ROOF PLAN

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

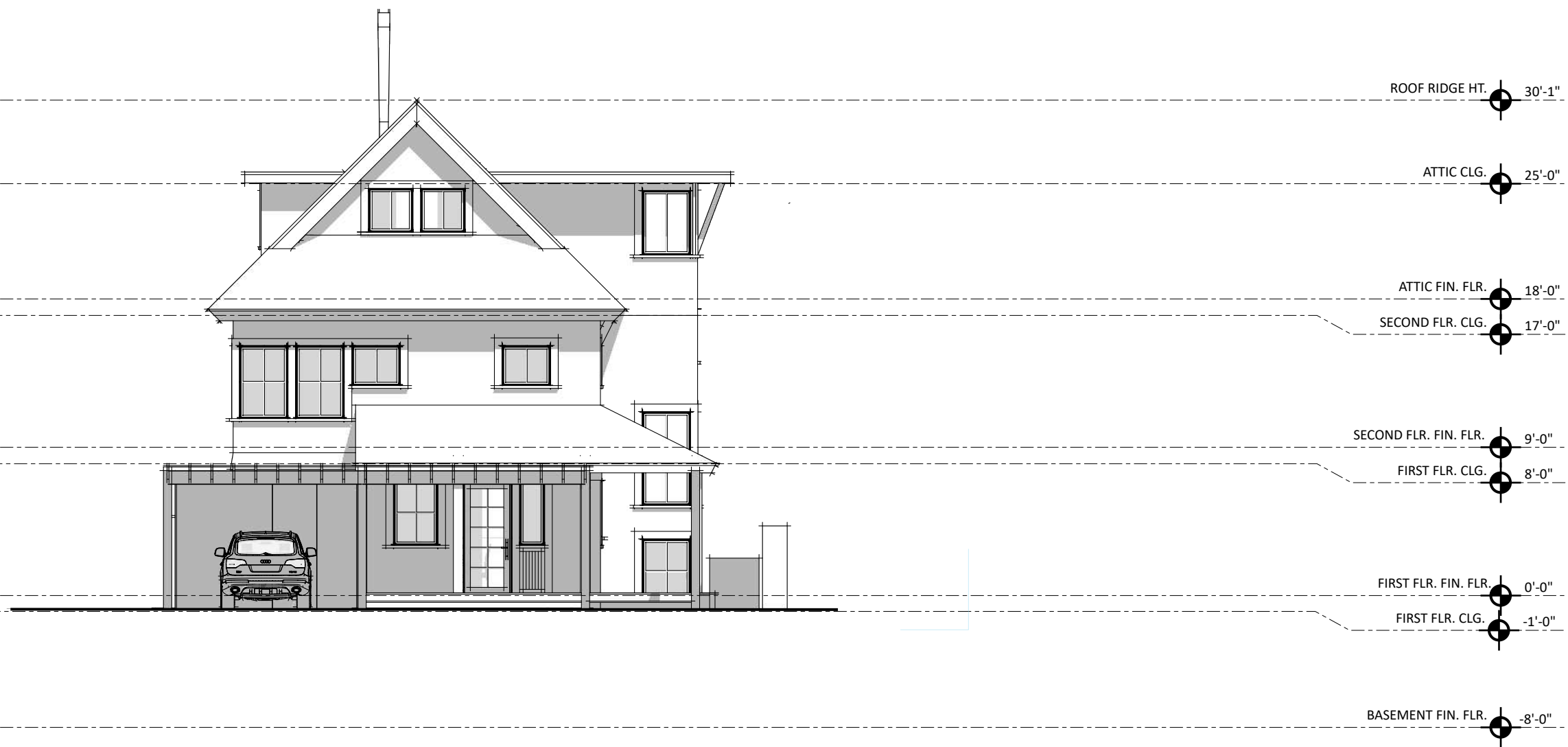
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**WEST ELEVATION**

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

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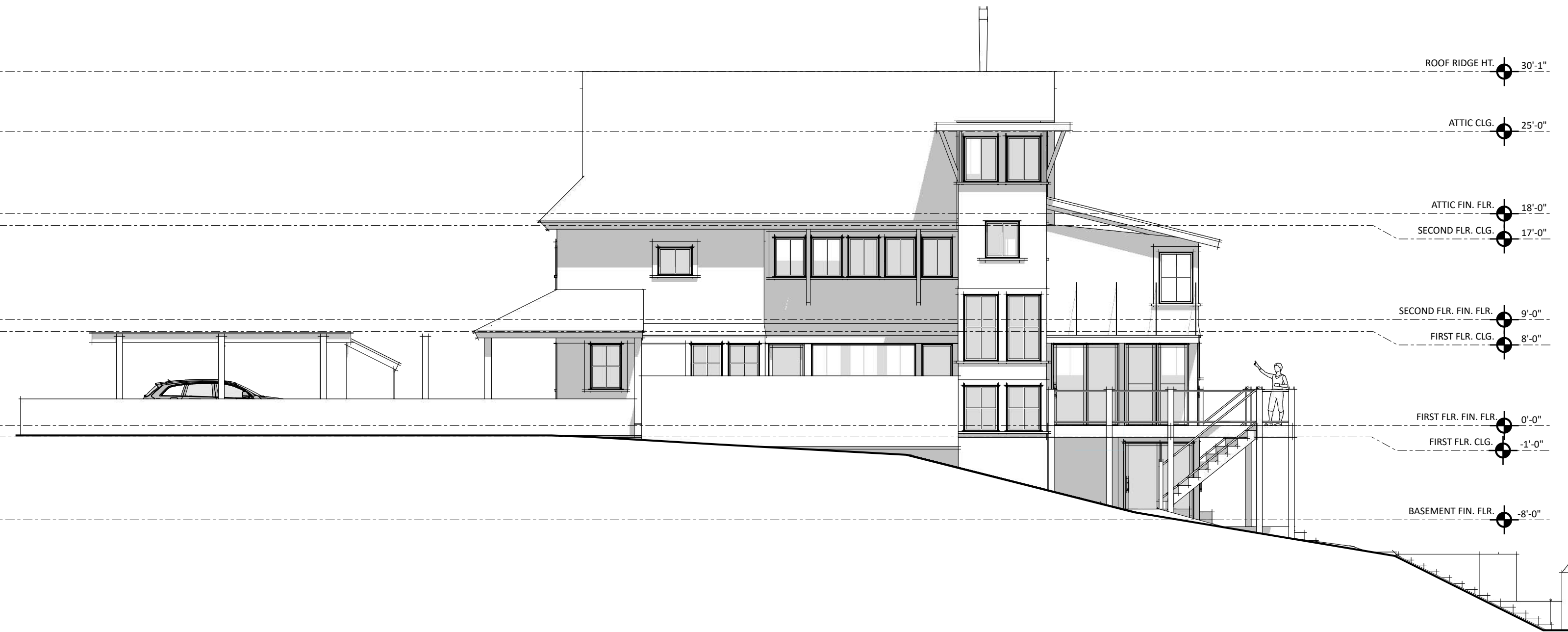
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ROOF RIDGE HT. 30'-1"

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"

**SOUTH ELEVATION**

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

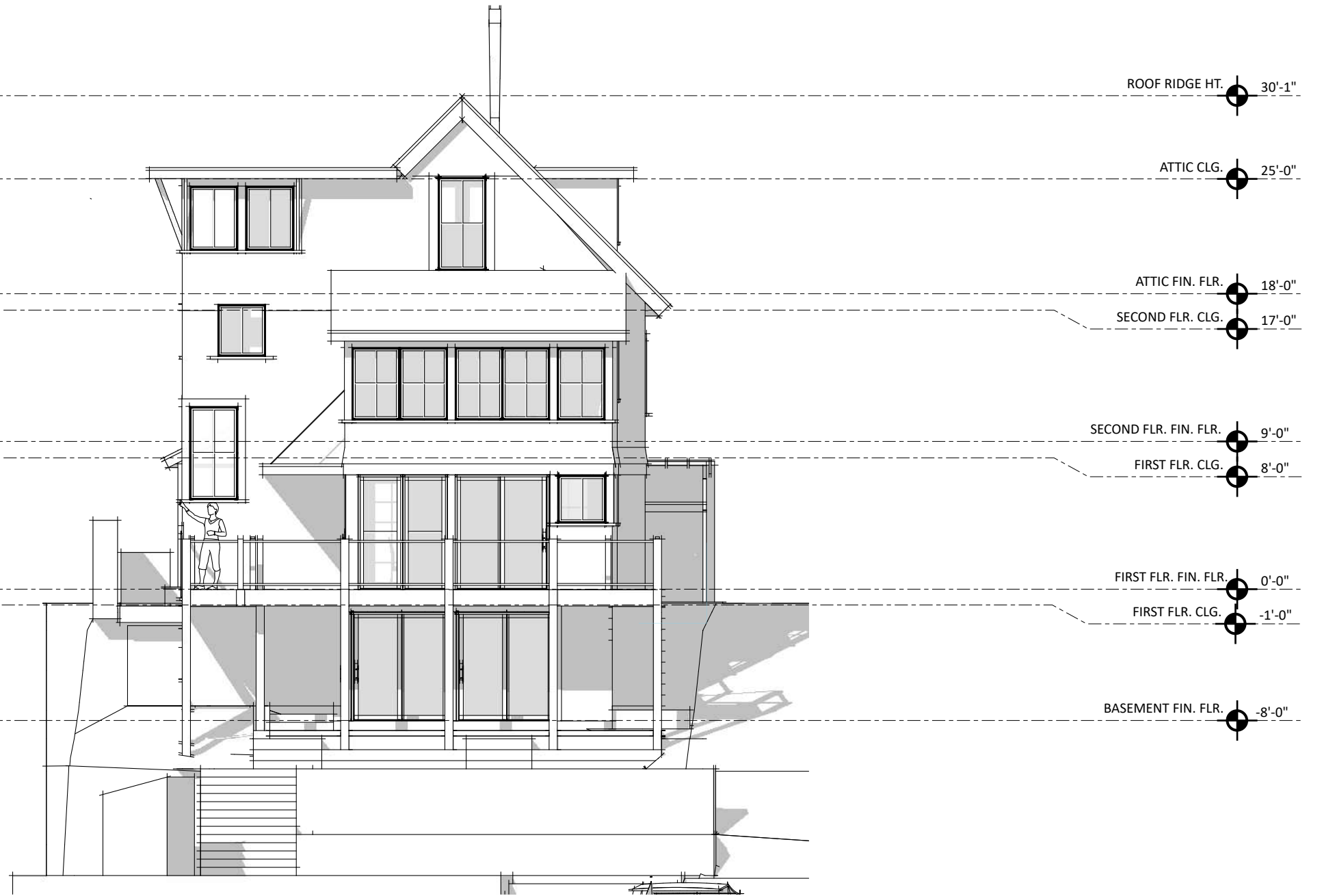
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**EAST ELEVATION**

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

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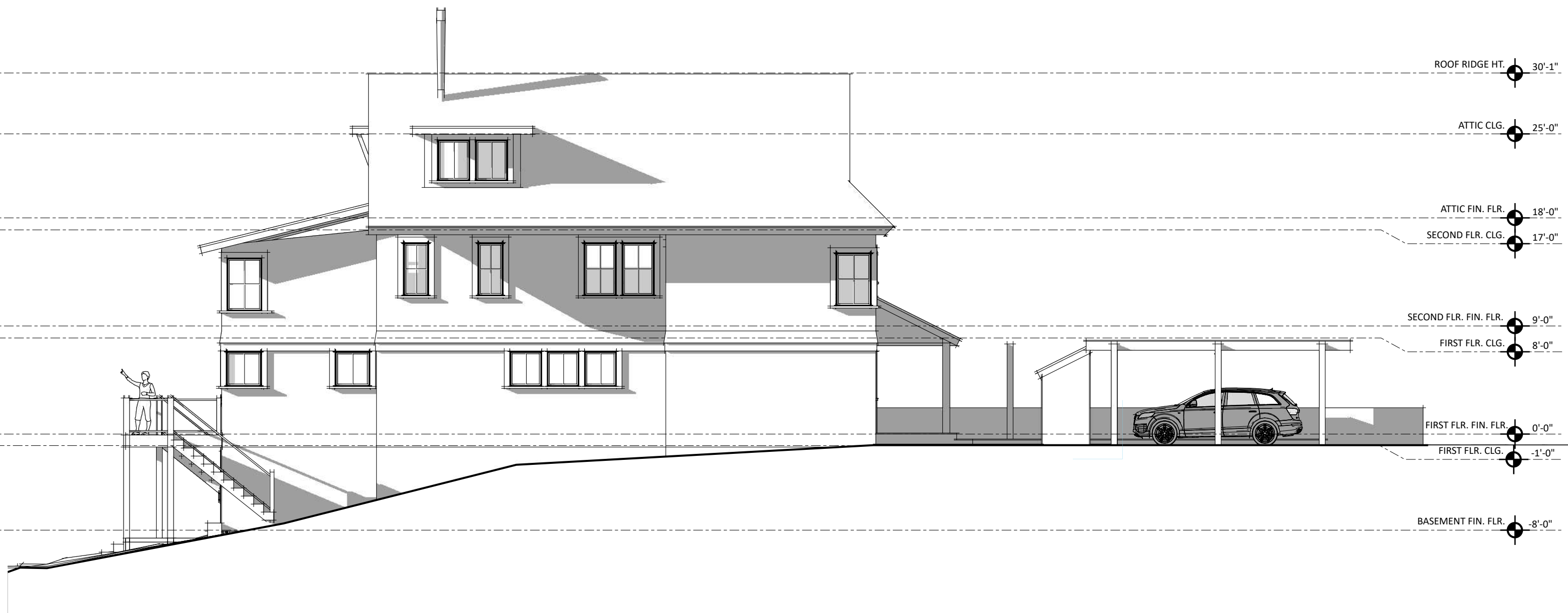
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**NORTH ELEVATION**

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