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.

Received and Filed with Town Clerk
_____
Date
_____
Stow Town Clerk

File ten (10) 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 Douglas Dombrowik	PHONE # (603) 209-8311 EMAIL: ddombrowik@foxballroom.com
MAILING ADDRESS: 56 Harvard Rd.	
LOCATION AND STREET ADDRESS OF SITE 56 Harvard Rd Stow MA 01775	
AREA OF SITE 4.54 sq. ft./acres	FRONTAGE 450 linear feet
ZONING DISTRICT Residential	TOWN OF STOW ASSESSOR'S MAP Number(s) R9 Parcel Number(s) 13
SOUTH MIDDLESEX REGISTRY OF DEEDS BOOK AND PAGE NO.(s): 22226, Pg 134 or LAND COURT CERTIFICATE OF TITLE NO.(s): _____	
PROPERTY OWNER(S) NAME Douglas Dombrowik	PHONE NO (603) 209-8311 EMAIL ddombrowik@foxballroom.com
APPLICATION FEE MADE PAYABLE TO TOWN OF STOW	$250.00 PLUS $2.00 FOR EACH LISTED ABUTTER $ _____

TYPE OF APPLICATION

☑ Special Permit	Check the appropriate box below
	☑ Section 3.2.2 of the Zoning Bylaw (Residential District Use)
	☐ Section 3.3.3 of the Zoning Bylaw (Business District Use)
	☐ Section 3.9 of the Zoning Bylaw (Non-Conforming Use or Structure) (attach copy of form Appendix 7 for non-conforming vacant lots)
	☐ Section 4.1.3 of the Zoning Bylaw (Two or more dwelling houses)
	☐ Section 4.1.4 of the Zoning Bylaw (Floodplain)
	☐ Section 4.1.6 of the Zoning Bylaw (Single Family dwelling on non-conforming lot in single ownership)
	☐ Section 4.4 of the Zoning Bylaw (Table of Dimensional Requirements) for expansion of an existing non-conformity.
	☐ Section 5.1.1.7 of the Zoning Bylaw (Floodplain Overlay District – Mapping Error)
	☐ Other

☐ Variance (Section 4.4 (Dimensional Requirements) of the Zoning Bylaw)	**Required Setback – Current Zoning Bylaw**		**Existing Setback**	**Proposed Setback**	**Variance Requested**
	Front yard	____ feet	____ feet	____ feet	____ feet
	Side Yard	____ feet	____ feet	____ feet	____ feet
	Side Yard	____ feet	____ feet	____ feet	____ feet
	Rear Yard	____ feet	____ feet	____ feet	____ feet
	Other	(Describe)			

☐ Variance – Section 6.3..7.7 (Signs) of the Zoning Bylaw	Attach description of and justification for variance.
☐ 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: 1/30/24	
Name (print) Douglas Dombrowik	Signature

OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the Application presented above.

Date: 1/30/24	
Name (print) Douglas Dombrowik	Signature

TRUST, CORPORATION OR COMPANY KNOWLEDGE AND CONSENT

Date: 1/30/24	
Name (print) Douglas Dombrowik	Signature

DOUGLAS J DOMBROWIK

Hello,

I am very excited to have move Fox Ballroom Dance Studio to Stow! My fiance, and I, along with our three year old son, moved here in November of 2023. Our business is almost exclusively private ballroom dance lessons. We are currently teaching our lessons, out of our bonus room, which has its own entry, and has about 250 sq feet of dance floor. This room is far too small for group classes, So we are only able to do private and semi private lessons, at the moment. The plan to to use our already existing barn to teach more private lessons, group classes, and the occasional social dance party or event.

I would first like to talk about the barn, specifically. The barn already has electricity, and running water, so the plan is to use what is already available. In the Spring, the plan is to put a slab of concrete for the floor, and put a simple dance floor on top of it. That will be the extent of the work needed for the barn. The first floor of the barn is about 900 sq feet, which we will use about 800 sq feet for a dance floor, with the rest as a place to take off shoes. The existing balcony will add about 400 sq feet more of dance floor.

While I do not want to specifically limit myself for future use, our group classes typically have 5-10 people, and our social events usually fall in the 15-20 person range. In the seven years I have had this business, I can only think of one event that had more than 30 people. As far as Indoor sound, we use a portable bose speaker that is no different than what people buy for personal use. We do not have any neighbors that would even be able to hear any event that are going on.

The next subject I would like to cover is parking. I would like to assure those in this meeting, that we have more space for parking, than we would ever need. We would not need to make adjustments to any part of the property. The purpose of this section is to show that no matter how big an event we were to have, it would not have any meaningful effect on the road, and there would be no parking needed on the road or anything that might be a hindrance do the normal traffic. The following is a breakdown of the existing space on the property, and how many cars we could fit, which would be about 61. A visual will also be provided.

56 Harvard Rd, Stow MA 01775

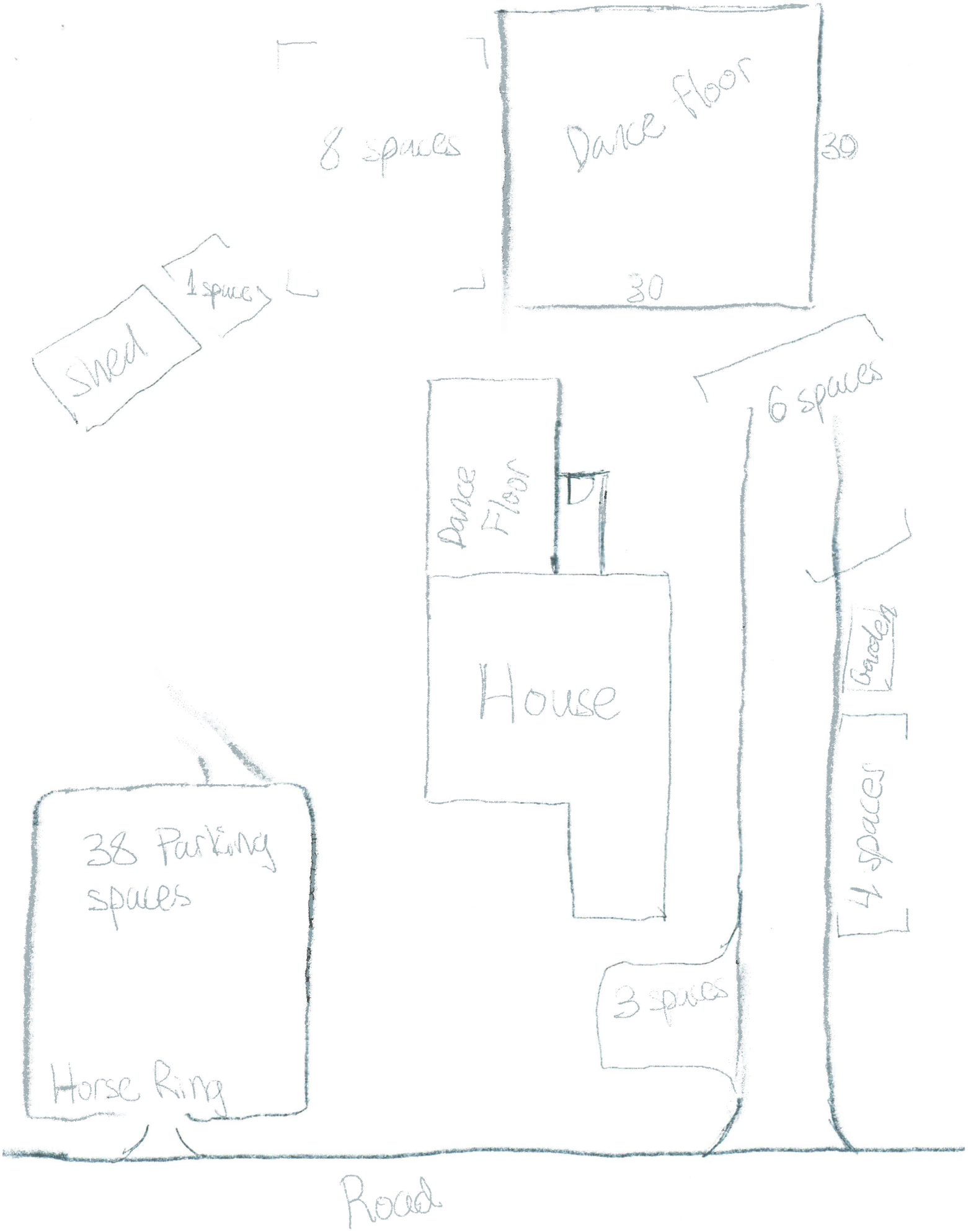
Front of House: This is about 35 feet long, and 18 feet wide. It has space for 4 cars.
Side of house: This area is about 10 feet wide, right off our driveway, and 70 feet long. 4 cars could comfortably park here while being able to still individually pull out.
Garden Side: This is an area that is behind the house, and to the front/right of the barn. The area is about 55 feet long, and 17 feet deep. 6 cars could comfortably park here. It is just some open space that is next to the driveway.
Barn Side: This is a large patch of grass to the left of the barn, and is about 100 feet long and 50 feet wide. If cars were to double up here, you could comfortably fit at least 8 cars.
Shed Side: There is one space right next to the shed, where a horse trailer used to be. There is space for one additional car, here.
Horse Ring: This is the largest space we have for parking. It is graveled, flat, and already has road access. We could have four rows of cars to fit about 38 spaces.

The last thing I would like to discuss is any outdoor events. Our property sits on 4.54 acres of land, and I would like to opportunity to also be able to teach our classes or have our small events outside, on a nice day. Since we will have plenty of space for parking, the only real concern would be noise level. Again, I have a small portable bose speaker that I use, and I would not plan to have any noise that would exceed any other BBQ, or family gathering. We only have two neighbors, and both are very far from our outdoor space. There are plenty of brush, woods, and wetlands between us, so any sound should not significantly travel off our property. Again, my speakers are just of the small portable variety, and if I ever do anything outside, it will be easy to test the volume, by walking to the edge of my property and testing it out. I truly want my studio to become a positive part of the community, and that very much includes my direct neighbors. I will always be respectful in the regard.

Thank you all so much for your time and consideration. I look forward to really getting more involved in the town, and I hope I will be able to see you all on the dance floor!

Sincerely,

Douglas Dombrowik,
Studio Owner
Fox Ballroom Dance Studio


8 spaces
Dance floor
30
30
1 space
Shed
6 spaces
Dance Floor
House
Garden
4 spaces
38 Parking spaces
Horse Ring
3 spaces
Road

Middlesex South Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 132433
Document Type	: DEED
Recorded Date	: November 17, 2023
Recorded Time	: 02:37:43 PM
Recorded Book and Page	: 82226 / 134
Number of Pages(including cover sheet)	: 4
Receipt Number	: 2958335
Recording Fee (including excise)	: $3,565.88

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MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 11/17/2023 02:37 PM
Ctrl# 383035 06648 Doc# 00132433
Fee: $3,410.88 Cons: $748,000.00
****

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

Quitclaim Deed

I, Karen A. MacWilliam, unmarried, of Stow, Middlesex County, Massachusetts, for consideration paid and in full consideration of Seven Hundred Forty-Eight Thousand and no/100 ($748,000.00) Dollars **GRANT TO** Douglas J. Dombrowik, individually, now of 56 Harvard Road, Stow, Middlesex County, Massachusetts 01775

With ***QUITCLAIM COVENANTS***

Three lots of land with the improvements thereon located on the South-westerly side of Harvard Road, in Stow, Middlesex County, Massachusetts, being shown as lots 7, 8, and 9 on a plan entitled "Plan of Land in Stow, Mass.", owned by Herbert S. Potter, Jr., and Clarissa E. Potter, January 19, 1970, Harlan E. Tuttle, Surveyor and being recorded in the Middlesex County South Registry of Deeds, Book 11799, Page End, bounded and described as follows:

Northeasterly: By Harvard Road as shown on said plan, three distances measuring 450 feet and;

Northerly and
Northwesterly: by land now or formerly of Robert E. and Janet Claar, as shown on said plan, 6 distances, measuring respectively 305.86 feet, 106.49 feet, 169.57 feet, 40 feet, 75.77 feet and 189.78 feet and;

Southwesterly: by land now or formerly of Allan Stow, as shown on said plan, 2 distances, measuring respectively 30 feet and 75 feet and;

Southerly and
Southeasterly: by other land now or formerly of James Hunt, Lot 6, as shown on said plan, 653.17 feet.

Containing according to said plan, Lot 7, 69,959 square feet more or less, Lot 8, 80,879 square feet more or less, and Lot 9, 47,644 square feet more or less and being Lots 7, 8 and 9 however otherwise bounded, measured or described.

Property Address: 56 Harvard Road, Stow, MA 01775

Meaning and intending to convey the same premises conveyed to the herein named Grantor by Deed dated December 1, 2011 and recorded on December 16, 2011 with the Middlesex Southern District Registry of Deeds in Book 58102, Page 527.

Grantor hereby releases all rights of homestead she may have in this property and certifies under the pains and penalties of perjury that there are no other persons entitled to the protection of the Homestead Act.

Witness my hand and seal this 1 day of November, 2023.

Karen A. MacWilliam

Karen A. MacWilliam

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 1st day of November, 2023, before me, the undersigned notary public, personally appeared Karen A. MacWilliam, the above-named and proved to me through satisfactory evidence of identification being Driver's License, to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose and that the foregoing instrument is her free act and deed.

Notary Public:
My Commission Expires:

SEAN E. MCCAFFERY
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
February 7, 2025