

DANIEL R. JAMES
APPLICATION FOR SPECIAL PERMIT
PETITION FOR VARIANCE
AUGUST 2, 2010

The public hearing was held in Stow Town Building and opened at 7:30 p.m. on the application for Special Permit filed by **Daniel R. James, 120 Barton Road, Stow** under Section 3.9 of the Zoning Bylaw, "Non-Conforming Uses and Structures", to allow addition of a porch and roof modifications to an existing dwelling at **103 Kingland Road**. Also filed was a petition for Variance under Section 4, "Dimensional Requirements", for side yard setback variance of approximately 18.5 feet. (Note: The hearing notice erroneously stated the variance as approximately 6.5 feet.) The property contains 9.515 sq. ft. and is shown on Stow Property Map U-4 as Parcel 58.

Board members present: Edmund Tarnuzzer, Michele Shoemaker, Charles Barney (associate), William Byron (associate), Andrew DeMore (associate).

Mr. Tarnuzzer chaired and read the notices of hearing as they had appeared in the *Beacon Villager* on July 15 and July 22, 2010. The hearing notices had been forwarded to all abutters by certified mail, return receipt. Present were Ellen Krag and Kristen Krablin of 107 Kingland Road. Mr. Tarnuzzer recited the criteria to be met for grant of variance and the requirements for special permit.

Mr. James said he owns the property and has begun work on the interior. The plan is to downsize from his Barton Road residence and thereby remain at the Lake. His intent is to "clean up" the appearance of the structure. The proposed bump-out on the roof will help to balance that side with the other. The proposed open porch, for which the variance is requested, will take it under one roof line and also help to balance and square off the dwelling. The porch will not have a foundation. There will probably be an electrical outlet for convenience and an outside light for night illumination and security. A new well and septic system have been installed.

The abutters asked if it was planned to close in the new porch. Mr. James responded that was not the intent, but if that should be desired in the future, a special permit would be required.

A site visit was planned for August 6th. The hearing was closed at 7:50 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board