

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS

TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS.

2022 MAY 12 AM 8:53

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: 05/11/2022

Applicant's Name: GREGORY MCEWEN

Applicant's Address: 1 NORFOLK LANE

Applicant's Phone Number: 774 217-0528

Owner's Name: GREG MCEWEN

Owner's Address: 1 NORFOLK LN

The Owner hereby appoints _____ to act as his/her/its agent for the purposes of submitting and processing this application for a variance.

The Owner's title to the land that is the subject matter of this application is derived

under deed from B. DiRe, dated 5/12/2021

And recorded in S. Middlesex Registry of Deeds, Book 77751, Page 163

☒ Land Court Certificate of Title No. _____, registered in

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 3 on Map 5, Block 5

And has an address of or is located at _____

in the AR-B zoning district.

Nature and subject matter of Variance (Please state the section of by-law from which you are seeking relief, the required standard and your proposal.) :

Section IV-B SCHEDULE OF INTENSITY REGULATIONS. (Ag-Res B min side yard setback 30')
Looking to create a walkway from larger deck at back of house to small side deck to improve access to side yard and side door. This would change the distance from the small deck to the fenced property line from 26.9' to 22.9' (see attached plot plan). Existing side deck is 3' wide by 7' long. Revised deck would be 7' wide by 11' long thus requiring an additional 4' encroachment into the side yard setback.

Zoning Information and Comments (To be completed by Inspector of Buildings):

This would encroach on the side yard setback making the non conforming structure more non conforming requiring a dimensional variance. MK 5/19/22
The Applicant presents the following evidence that supports grant of the dimensional Variance:

a. Literal enforcement of the provisions of this by-law would involve substantial hardship, financial or otherwise, owing to circumstances related to the following unique physical characteristics of the land (1. soil condition, 2. shape or 3. topography of land or structures):

Currently we have no easy access from back deck to side yard or side door of house which, while being very inconvenient may also be an issue in an emergency.

b. If this variance is allowed it will create no substantial detriment to the public good because:

Area is out of view from all neighbors and lake Winthrop due to vegetation and existing fencing/screening so there is minimal impact to public.

c. If this variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because:

This is a very small addition in place of an existing structure that will improve access and provide an alternative escape route in an emergency.

d. Will the proposed use include the storage or process of any hazardous substance?

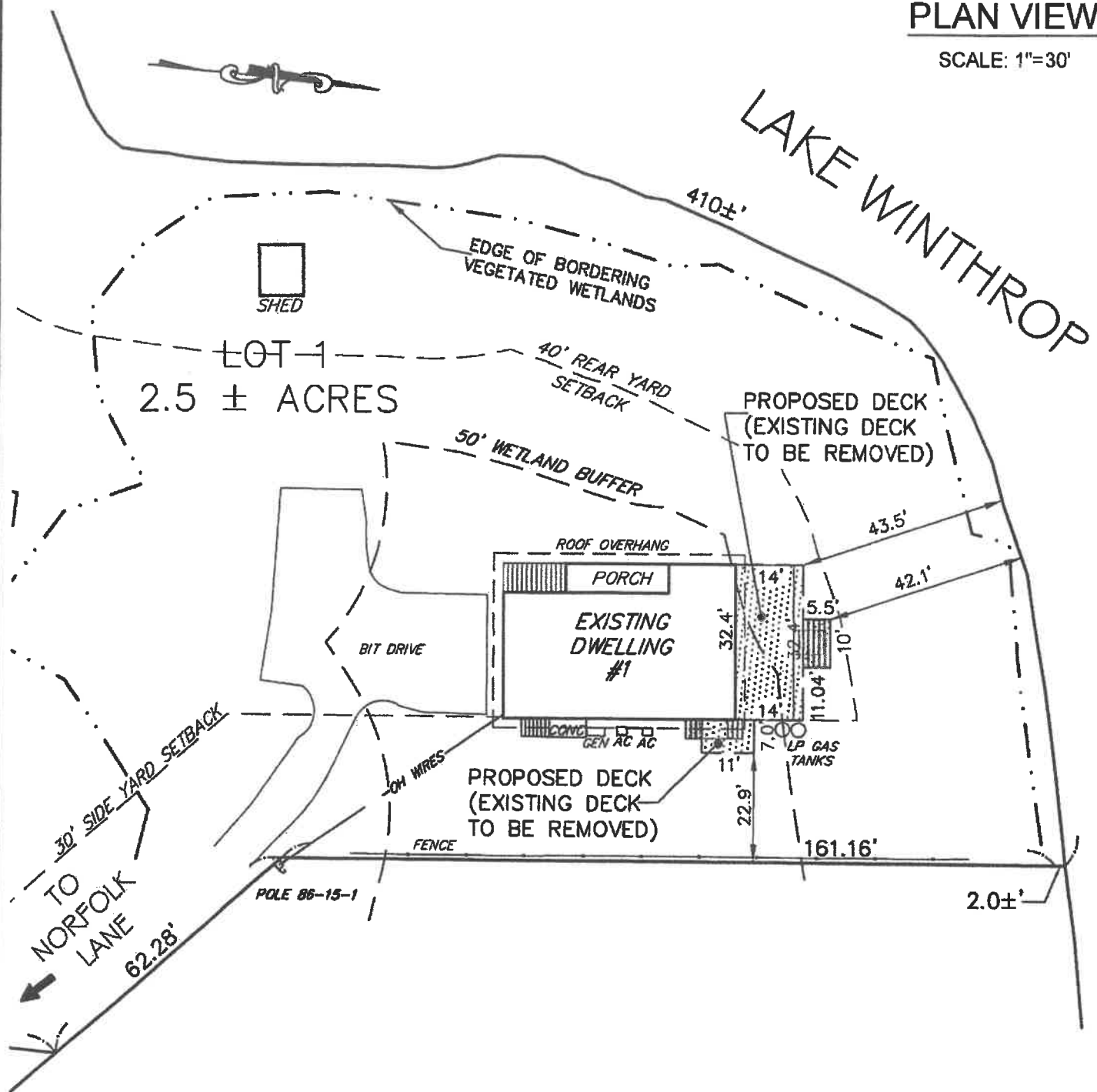
Yes _____ (Please attach additional information.) No X

Applicant's Signature: [Signature]

Owner's Signature: [Signature]

PLAN VIEW

SCALE: 1"=30'



I certify that the building on this property is located as shown.



GLM Engineering Consultants, Inc.

19 EXCHANGE STREET
HOLLISTON, MA 01746

P: 508-429-1100

www.GLMengineering.com

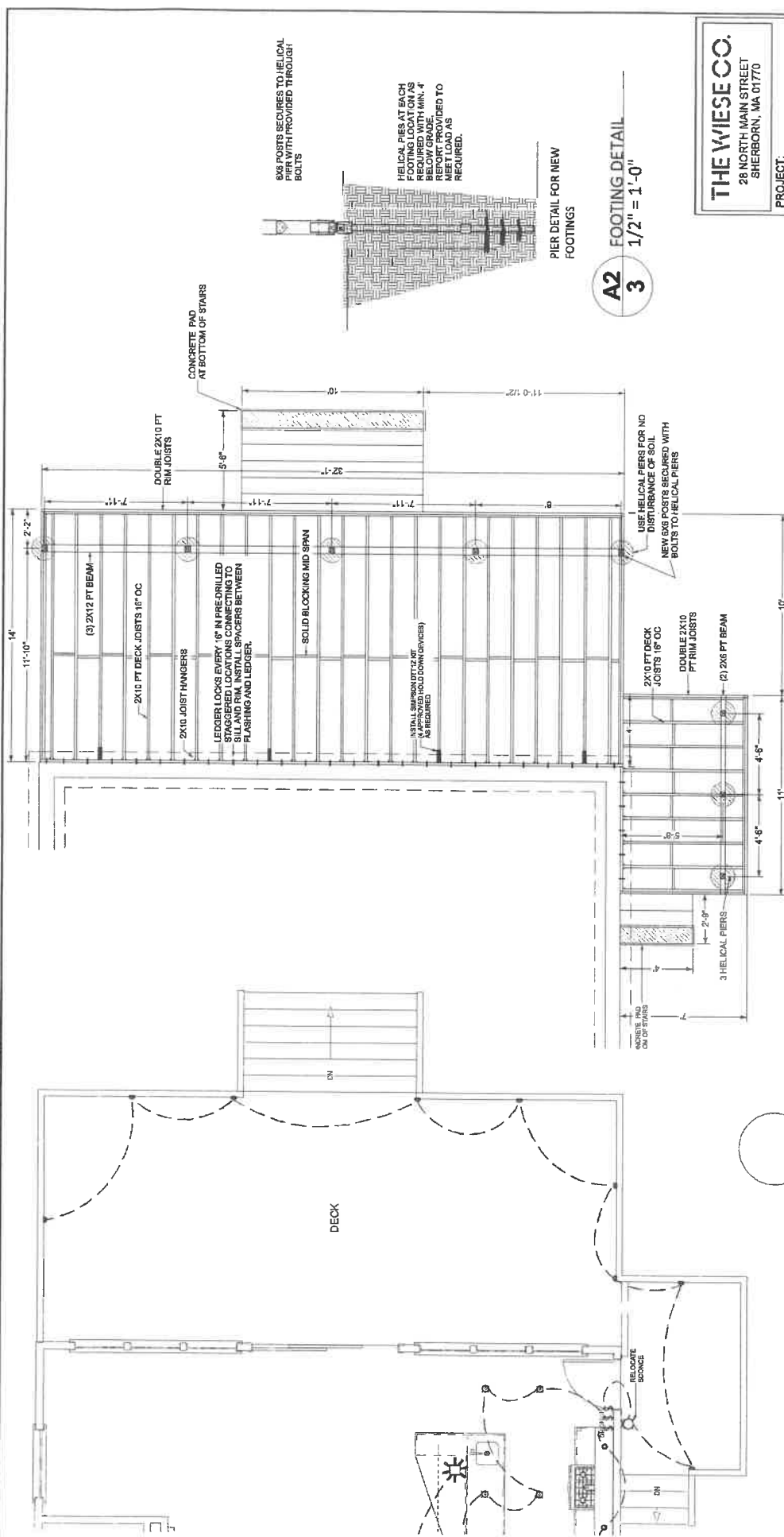
**PLOT PLAN OF LAND
1 NORFOLK LANE
HOLLISTON, MA 01746**

MARCH 24, 2022

REV. 5/3/2022

JOB # 15,466-DECK

J. Hastings 5/3/2022



A2 DECK FRAMING
2 3/16" = 1'-0"

A2 DECK ELECTRICAL
1 3/16" = 1'-0"

THE WIESE CO.

28 NORTH MAIN STREET
SHERBORN, MA 01770

PROJECT:

GREG AND KARIN MCEWEN
1 NORFOLK LANE
HOLLIS, MA
01746

SCOPE:

DECK RENOVATION

ISSUE/REV DATE

PAGE NO.

A 022122

B REV 04.27.22

A2

*KITCHEN REMODEL PULLED WITH SEPARATE PERMIT

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DO NOT SCALE. DO NOT DUPLICATE