

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: 4/1/2021

Applicant's Name: Justin and Jessica Tucker

Applicant's Address: 124 Grove Street Bellingham MA 02019

Applicant's Phone Number: 508 254 0017

Owner's Name: Paul Longobardi (Estate of Peter Longobardi)

Owner's Address: 18 James St Franklin, MA 02038

The Owner hereby appoints Justin + Jessica Tucker 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 Commonwealth of Massachusetts, dated 4/23/1979
Medway Cooperative Bank

And recorded in Middlesex South Registry of Deeds, Book 73683, Page 117

Or Land Court Certificate of Title No. 13690, registered in 184

District Book _____, Page _____

The land is shown in the Assessor's records as Lot L-3 on Map 8, Block 1-27

And has an address of or is located at 10 Pine Oak Street
in the Agricultural-Residential zoning district. B

Nature and Subject matter of Variance:

I-C Pre-existing non-conforming uses, structures and lots

3.2 Changes Resulting in Increased or New Nonconformity. Except as provided below, the change of a nonconforming structure in such a manner as to increase an existing nonconformity, or create a new nonconformity, shall require the issuance of a dimensional variance; the extension of an exterior wall at or along the same nonconforming distance within a required yard shall require the issuance of a Special Permit from the Zoning Board of Appeals. (Amended May 2019 – ATM, Art. 30)

Proposed plan: *Looking to renovate the current structure with the addition on a second floor and garage. Using the current structure, would add two 3.2 foot bump outs on the front of the structure with takes current non-conformity of 21.8 feet to 18.6 feet in the front. The left side yard would only have 28 feet instead of the required 40 feet.*

The Applicant presents the following evidence that supports grant to 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 structure):

2. Shape: The current lot dimensions do not allow the current structure to meet the current by-laws, therefore adding an addition using the current structure as a base does not allow the current by-laws to be met.

3. Topography of the land or structure: The current structure is not sitting straight on the current property.

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

There are no homes on the right of the house or directly across and there is a fence between 6 Pine Oak and 10 Pine Oak (subject property).

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

It is only adding additional structure a few feet outside the typical zoning set backs.

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) :

See attached

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

This property appears to have an illegal 2 family on it. In the building folder it was a split level ranch for one person but the property map shows a ranch. No records in Building Dept for approval of a 2 family. Current application seeking a variance to expand structure as a single family.

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):

See attached

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

See attached

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

See attached.

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

Yes ___ (Please attach additional information.) No ☒

Applicant's Signature:

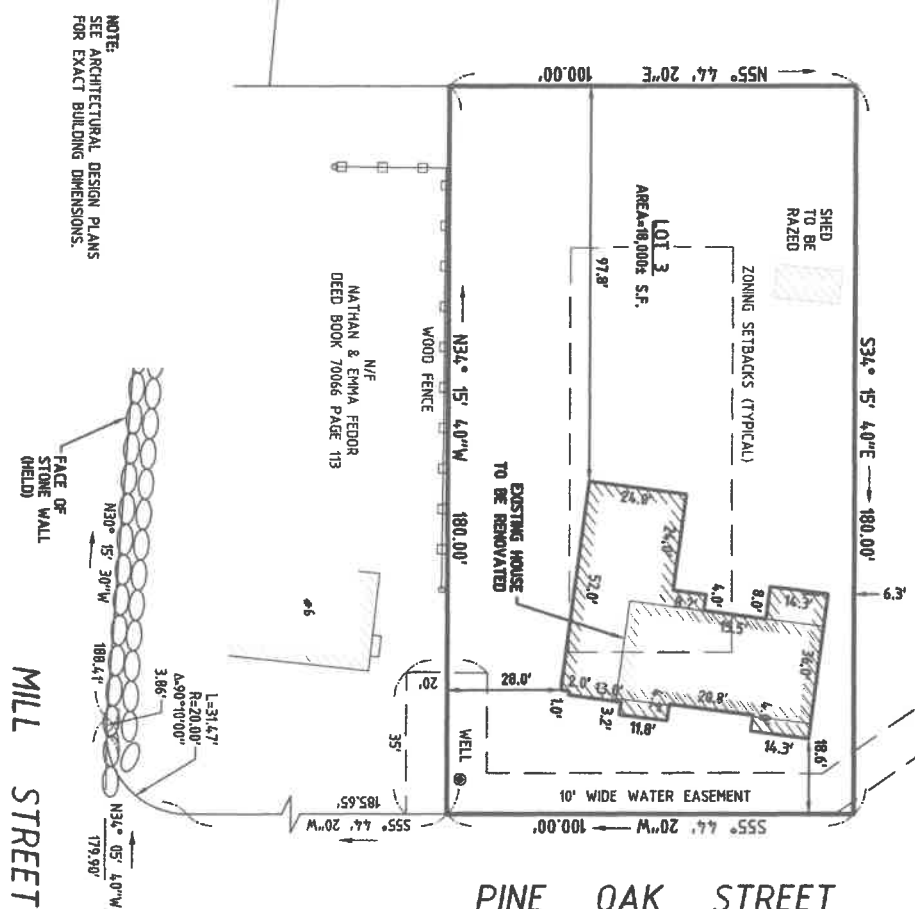
[Signature]

Owner's Signature:

Paula Bongiorno



PINECREST COUNTRY CLUB
N/E
TOWN OF HOLLISTON
DEED BOOK 17709 PAGE 339



PINE OAK STREET

MILL STREET

JAMES P. HORGAN ~ P.L.S. No. 50302



MARLBOROUGH, MASSACHUSETTS
www.horgansurveying.com
508.318.6200

ADDRESS OF PROPERTY
10 PINE OAK STREET
HOLLISTON, MASSACHUSETTS

OWNER OF RECORD
PETER B. LONGGARDI

DEED REFERENCE
DEED BOOK 13690 PAGE 184

PLAN REFERENCE
PLAN 436 OF 1948
PLAN 2110 OF 1955
PLAN 73 OF 1965
PLAN 258 OF 1975
PLAN 1193 OF 1980

ASSESSORS REFERENCE
MAP 8 BLOCK 1 LOT 27

ZONING CLASSIFICATION
AGRICULTURAL-RESIDENTIAL DISTRICT B

ZONING REQUIREMENTS
MINIMUM LOT AREA = 40,000 S.F.
MINIMUM LOT FRONTAGE = 180 FT.
MINIMUM LOT DEPTH = 200 FT.
MINIMUM FRONT YARD = 40 FT.
MINIMUM SIDE YARD = 30 FT.
MINIMUM REAR YARD = 40 FT.
MAXIMUM BUILDING STORIES = 2.5
MAXIMUM BUILDING HEIGHT = 35 FT.

MAXIMUM BUILDING COVERAGE = 25%
EXISTING BUILDING COVERAGE = 1,305 / 18,000 = 7.3%
PROPOSED BUILDING COVERAGE = 2,427 / 18,000 = 13.5%

CERTIFIED PLOT PLAN SHOWING PROPOSED HOUSE

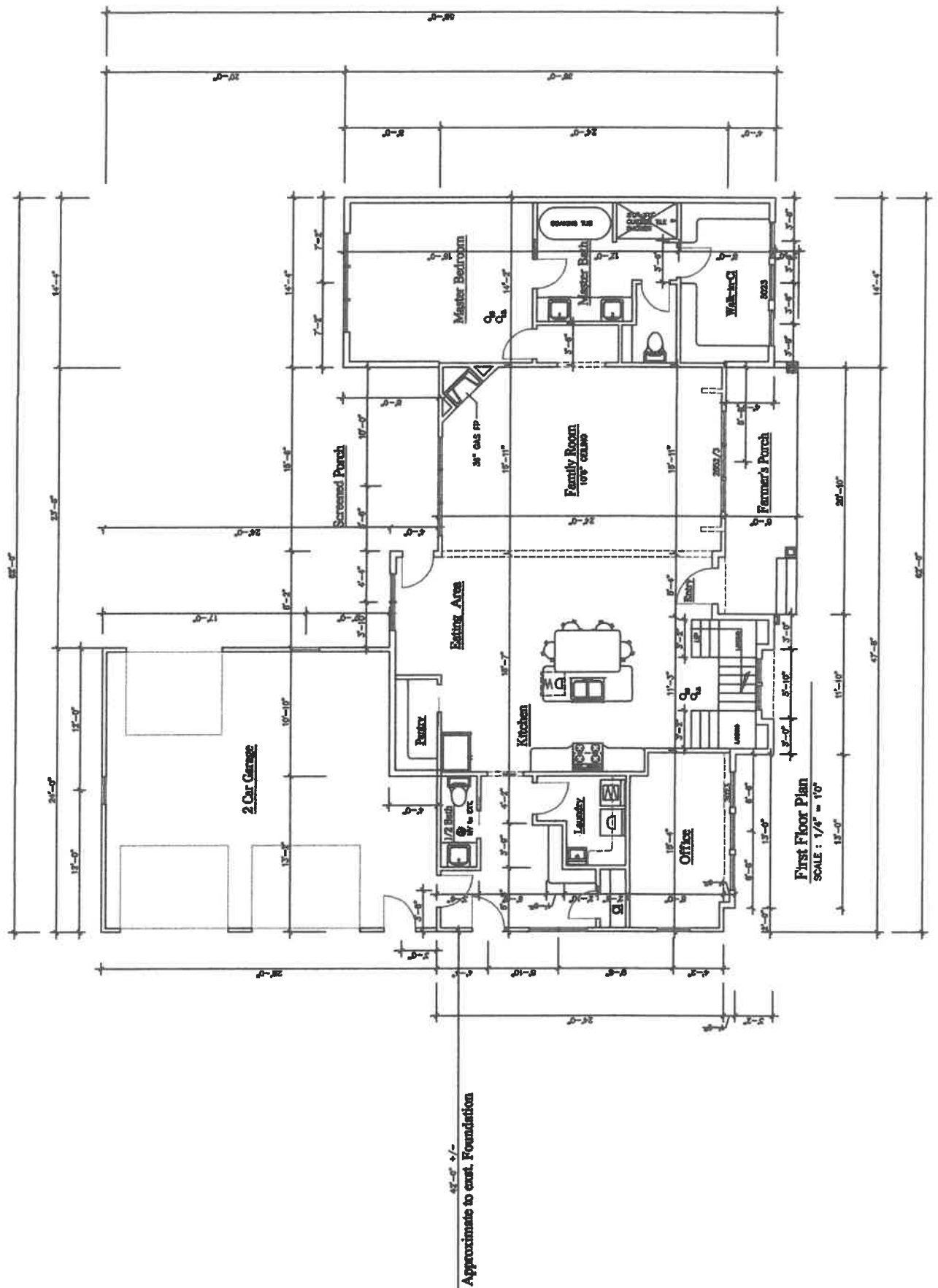
SCALE: 1"=30'	PREPARED FOR: TUCKER CONSTRUCTION
FIELD: JPH	CHECKED: JPH
DRAWN: JPH	CHECKED: JPH
FILE PATH (H:\PROJ): ...121-055 10 PINE OAK STREET HOLLISTON CPT.DWG	DATE: 03.30.2021
FIELD BOOK/PAGE: FB 4, PG 34	JOB NO.: 21-055



Front Elevation

SCALE : 1/4" = 1'0"

2590+/- SQFT
EXTERIOR FOOTPRINT OF
BUILDING. NO GARAGE
INCLUDED



Approximate Lot Line

Approximate to ext. Foundation