

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

2024 MAR 25 AM 11:32

APPLICATION FOR GRANT OF A DIMENSIONAL
VARIANCE

Date Filed: 3/15/24

Subject Address: 145 Union St, Holliston MA 01746

Applicant's Name: Josh Robshaw

Applicant's Address: 145 Union St, Holliston MA 01746

Applicant's Phone Number: 7742390379

Owner's Name: Josh Robshaw

Owner's Address: 145 Union St, Holliston MA 01746

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

Applicant's Signature: [Signature]

Owner's Signature: [Signature]

The land is shown in the Assessor's records as Map _____ Block _____ Lot _____

Registry of Deeds Recording Information: Book _____ Page _____ L.C. Y/N?

Josh robshaw@yahoo.com

Zoning Information and Comments (To be completed by the Building Commissioner):

Zoning District: VR

Building Commissioner's Comments: Applicant is seeking to have an existing detached garage and construct a new attached garage with addition. This creates an encroachment of the front setback requiring the need for a Dimensional Variance. Section 10-3

Building Commissioner's Signature: 

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.):

I am seeking relief for a new garage addition that is not within the proper setback from pleasant street. My current detached garage is already closer than 15 ft(setback). The new proposal would keep the same as current distance off the lot line, however it will be wider on the same plane.

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):

Due to the shape of our current house, this is the only feasible place to attach a garage to our house(while making it accessible to the road). It will allow us to make union st our forever home, by adding needed living and storage space for our family. In addition it will allow us to better keep cars off the street for parking, and replace outdated barn doors that swing out even closer to the street.

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

Updating and renovating will not only make life easier for our family, it will also improve the appearance of the street. Our current garage is extremely old and not useful except for storage. Removing this eyesore and making a safer and more attractive structure will improve the neighborhood as a whole.

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

Our current detached garage is already non conforming to the setback allowed. We will just be creating a better, safer, although wider structure in the same space.

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

Yes _____ (Please attach additional information.) No NO

PLAN VIEW

SCALE: 1"=20'

ASSESSOR'S REFERENCE:

MAP 8.F, BLOCK 1, LOT 3

OWNER OF RECORD:

JOSHUA P. ROBshaw &
MEGHAN KAMPERSAL
145 UNION STREET
HOLLISTON, MA 01746

DEED REFERENCE:

MIDDLESEX COUNTY REGISTRY OF DEEDS
Bk. 56535, Pg. 573

PLAN REFERENCE:

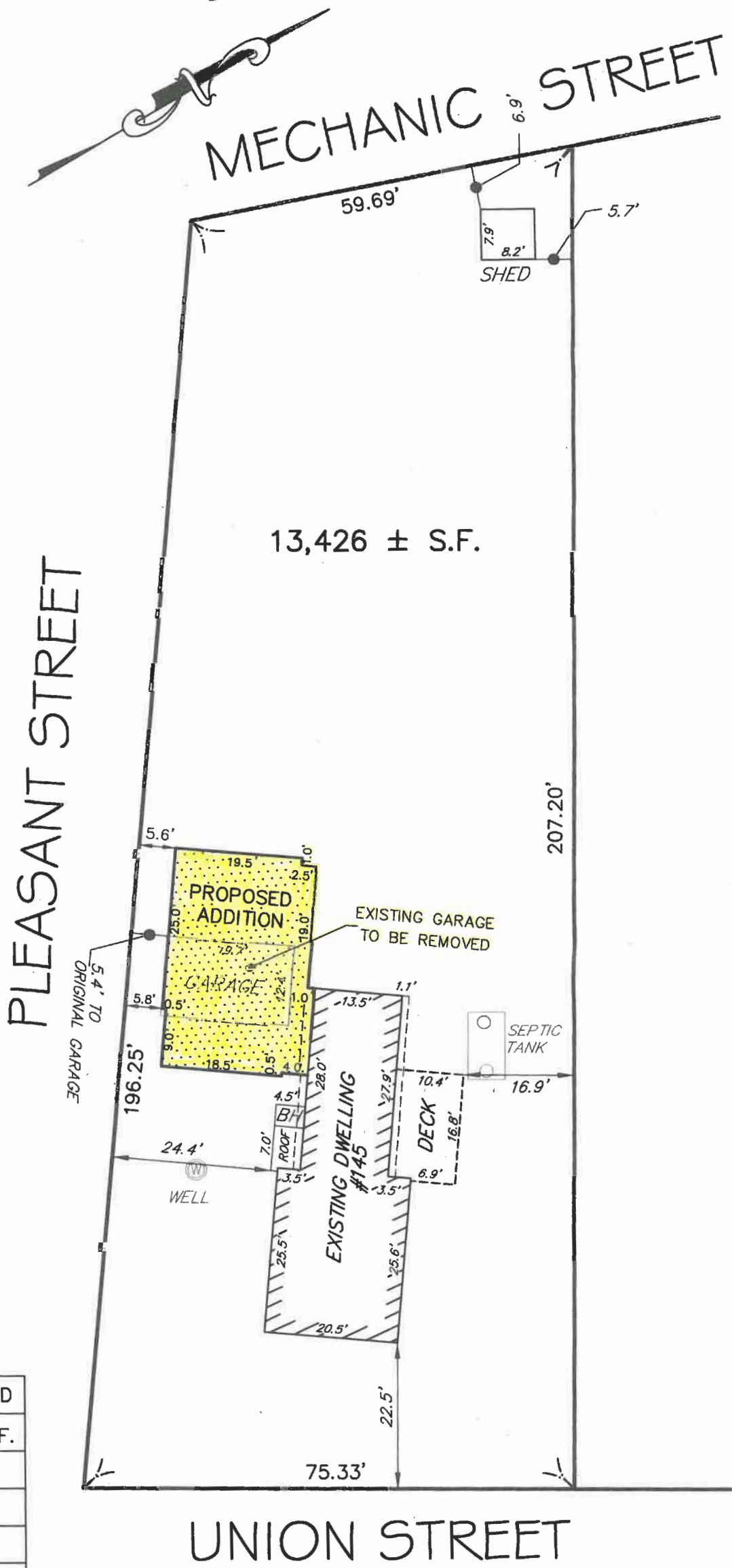
MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN No. 154 OF 1992

ZONING CLASSIFICATION:

VILLAGE RESIDENTIAL
MIN. LOT SIZE = 10,000 S.F.
MIN. FRONTAGE = 70'

MIN. SETBACK REQUIREMENTS:

FRONT SET BACK = 15'
SIDE SETBACK = 15'
REAR SETBACK = 15'



ZONING TABLE

	MIN. REQUIRED	EXISTING	PROPOSED
AREA	10,000 S.F.	13,426 S.F.	13,426 S.F.
FRONTAGE	70'	75.33'	75.33'
SETBACKS:			
FRONT	15'	5.4'	5.8'
SIDE	15'	16.9'	16.9'
REAR	15'	N/A	N/A

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



**HOLLISTON
SURVEY LLC**

19 EXCHANGE STREET
HOLLISTON, MA 01746

P: 508-429-1100

HollistonSurvey@gmail.com

**PLOT PLAN OF LAND
145 UNION STREET
HOLLISTON, MA 01746**

MARCH 5, 2024

JOB # 30043 (16755)