



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: 3-26-21

Applicant's Name: CHRIS CRUMP

Applicant's Address: 7.0. BOX 164, NEWBURYPORT, MA 01950

Applicant's Phone Number: 978-397-3233

Owner's Name: NANCY MAYO

Owner's Address: 2122 WASHINGTON ST., HOLLISTON MA

The Owner hereby appoints CHRIS CRUMP 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 _____, dated _____

And recorded in ~~Southern~~ ^{Middlesex} COUNTY Registry of Deeds, Book 66113, Page 583

Or Land Court Certificate of Title No. _____ registered in _____

District Book 66084 Page 11

The land is shown in the Assessor's records as Lot 11 on Map 4 Block 5

And has an address of or is located at 2122 WASHINGTON ST

in the RES A 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--A GENERAL REQUIREMENTS--#3

Section I-C 3.2

THE PROPERTY IS ON A CORNER LOT CREATING (2) FRONT YARD SETBACKS IN RES A ZONING DISTRICT. THERE IS AN EXISTING DETACHED GARAGE THAT IS PRE-EXISTING NON CONFORMING. THE OWNER IS LOOKING TO REMOVE THE EXISTING GARAGE AND ADD AN ADDITION TO THE EXISTING HOME WHICH WOULD HAVE THE SAME SETBACK AS THE EXISTING GARAGE.

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

PROPOSED non conforming garage being removed and new addition being proposed. From proposed plot plan it appears that new addition is increasing the non conformity in two locations on the south side of the property.

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):

RESTRICTIONS DUE TO EXISTING IN-GROUND POOL, CORNER LOT SETBACKS AND CONNECTION TO THE HOUSE CREATES SUBSTANTIAL HARDSHIP FOR THE LOCATION OF THE ADDITION.

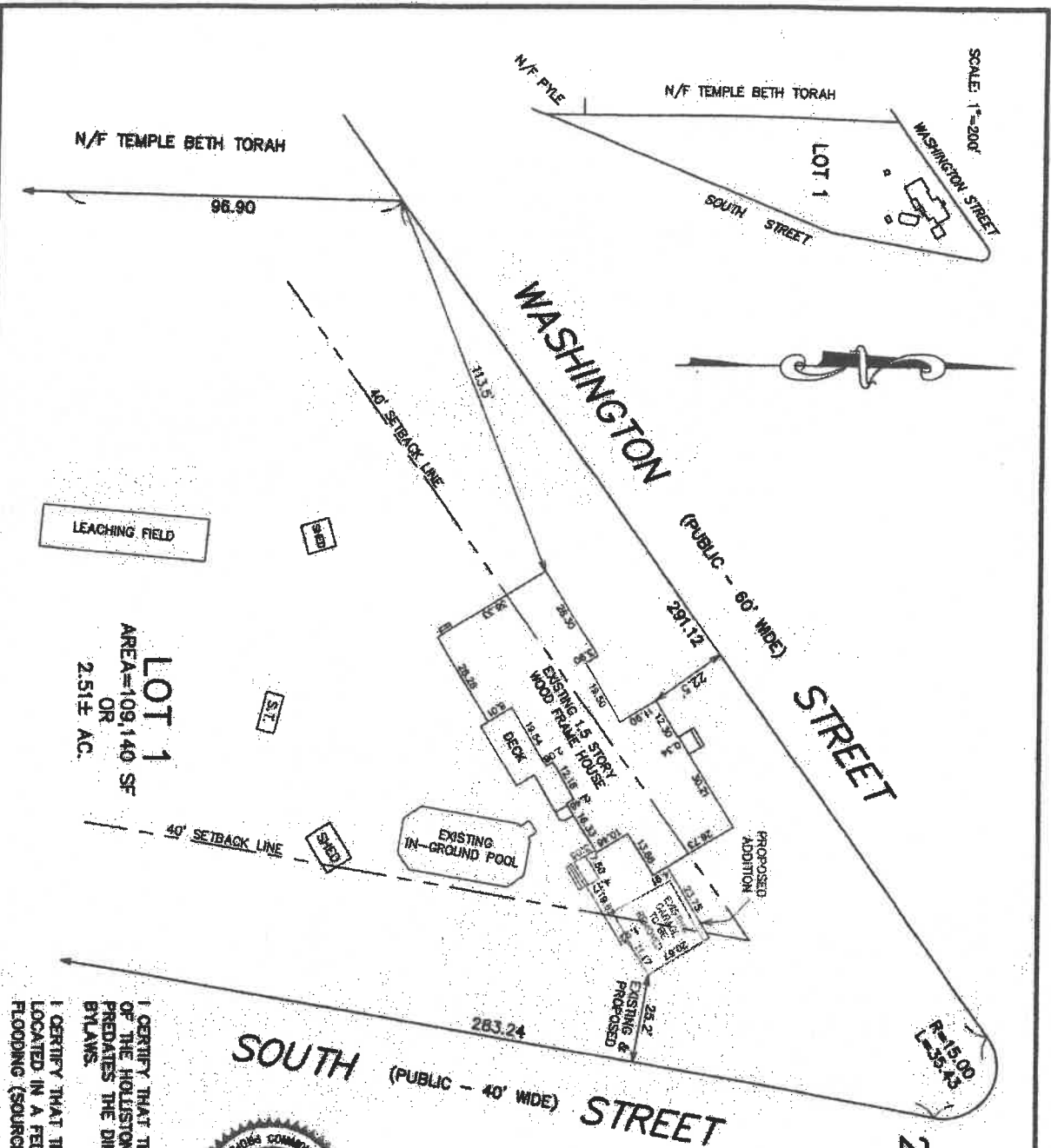
b. If this variance is allowed it will create no substantial detriment to the public good because: THE PROPOSED ADDITION IS IN KEEPING WITH THE STYLE AND SCALE OF THE EXISTING HOUSE + NEIGHBORHOOD AND WOULD NOT INTENSIFY ANY EXISTING SETBACK CONDITIONS.

c. If this variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because: IT IS NOT INTENSIFYING ANY EXISTING NON-CONFORMING SETBACKS.

d. Will the proposed use include the storage or process of any hazardous substance? Yes _____ (Please attach additional information.) No ☒

Applicant's Signature:

Owner's Signature:



PROPOSED PLOT PLAN 2122 WASHINGTON STREET HOLLISTON, MASS.

DATE: MARCH 30, 2021 SCALE: 1" = 30'

PREPARED FOR:

NANCY MAYO
2122 WASHINGTON STREET
HOLLISTON, MASS. 01746

ENGINEERS & SURVEYORS:

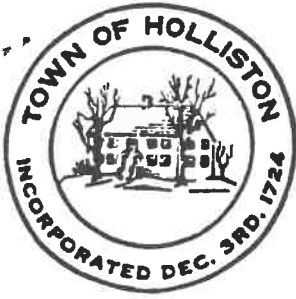
APPLEWOOD SURVEY CO. LLC
21 GREEN STREET
HOLLISTON, MASS. 01746
TERRENCE M. RYAN R.L.S. 37057



ZONED: RES. A
AREA: 80,000 SF
FRONTAGE: 225 FT
SETBACK: 40 FT
SIDEYARD: 40 FT
REARYARD: 40 FT
COVERAGE: 20%

DEED BOOK 66113 PAGE 583
ASSESSORS MAP 4 BLOCK 5 LOT 11
EXISTING COVERAGE: 3,754 SF = 3.4%
PROPOSED COVERAGE: 4,133 SF = 3.8%
211 SF OF THE EXISTING GARAGE IS WITHIN THE FRONT YARD SETBACK.
236 SF OF THE PROPOSED ADDITION IS WITHIN THE FRONT YARD SETBACK.

I CERTIFY THAT THE LOT SHOWN CONFORMS TO THE DIMENSIONAL REGULATIONS OF THE HOLLISTON ZONING BYLAWS AND THE EXISTING HOUSE SHOWN THEREON PREDAATES THE DIMENSIONAL OFFSET REGULATIONS OF THE HOLLISTON ZONING BYLAWS.
I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 25017C0635E).



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

July 15, 1987

Re.: Petition of

Thomas & Patrice Rossini
2122 Washington Street

Holliston
Town

date 2-20-87
by 120 120

TOWN OF HOLLISTON
BUILDING DEPT.

Notice

The Holliston Zoning Board will hold the following public hearings on Wednesday, June 17, 1987 at the Town Hall:
7:30 Thomas Rossini seeking a Variance and/or Special Permit to allow addition to residence at 2122 Washington St. Zoned AR-1, Aquifer 3.

A Public Hearing of the petition of Thomas and Patrice Rossini, 2122 Washington Street, was held on Wednesday, June 17, 1987 at 7:30 PM in the Town Hall. Notice of the Hearing was sent to all persons deemed by the Board and required by law to be affected by the subject matter of the petition. Notice of the hearing was also published in the Milford Daily News on June 3 and 10, 1987 as required by law.

ATTACHMENTS:

1. Petition
2. Plot Plan dated 5/22/87
3. Addition Plans
4. Building Inspector comments
5. Water Dept. comments

ALL ATTACHMENTS ARE ON FILE WITH ORIGINALS IN THE TOWN CLERK'S OFFICE.

PRESENTATION:

Thomas and Patrice Rossini were represented by Atty. Richard Gordon. They are proposing an addition to their dwelling at 2122 Washington Street which would be 27 feet from the street. The existing front yard setback is 22.4 feet. Because of the small size of the existing dwelling the impervious surface will be increased by more than 50% and so a Variance is needed for this also.

Two of the neighbors spoke in favor of this addition and also commented on how the Rossini family had improved the premises.

The septic system is located at the rear of the property and it was felt that this is the only location that the addition would be feasible.

The lot is non-conforming and so would have to conform to R-1 requirements and so the required setback would be 30 feet.

DECISION:

It is the finding of this Board that relief can be granted to the Rossini family without derogating from the intent of the zoning by-law or causing substantial detriment to the Town or the neighborhood because of the large size of the lot.

Accordingly, it was unanimously voted by those members sitting on this petition namely, Thomas W. Stuart Jr., Jean R. Heavner and Carl F. Damigella to grant a Variance allowing the addition as shown on attached plans to have a front yard setback of 27 feet and also to permit the increase of impervious surface resulting from this addition.