

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

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: Sept 12, 2022

Applicant's Name: Charles F. Maley

Applicant's Address: P.O. Box 2100 Natick, MA 01760

Applicant's Phone Number: (508) 207-8182

Owner's Name: Charles F. Maley

Owner's Address: P.O. Box 2100 Natick, Mass 01760

The Owner hereby appoints Charles F. Maley 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 S. Middlesex Registry of Deeds, Book 48820, Page 309

☒ Land Court Certificate of Title No. \_\_\_\_\_, registered in

District Book \_\_\_\_\_, Page 234 e

The land is shown in the Assessor's records as Lot 240 on Map 5A, Block 1

And has an address of or is located at 234 Lakeshore Dr.

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: DIMENSIONAL VARIANCES FROM AREA FRONTAGE  
Set BACKS FOR SIDE REAR + FRONT, AND Depth FOR THE  
CONSTRUCTION OF ONE bedroom Dwelling With GARAGE UNDER  
+ SEPTIC SYSTEM, WATER FROM PUBLIC SUPPLY IN STREET.

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

This is a pre existing non conforming lot. The applicant is looking  
to build a structure that would encroach on the required setbacks  
and would require a dimensional variance. *W/K 9/8/20*  
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):

LOT Shape see ATTACHED PLAN of LOT.

Chain OF title: see ATTACHED report.  
(AT Building Dept)

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

It is in CONGRUANCE with the neighborhood,  
AND surrounding Dwellings.

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

Lot is from PLAN Filed  
IN 1930 "LAKE WUTHROP SHORES" ROSENBLATT BROS. Lot will  
CONFORM TO SURROUNDING HOMES AND DEVELOPMENT.

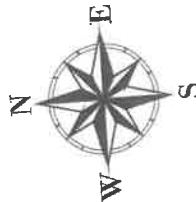
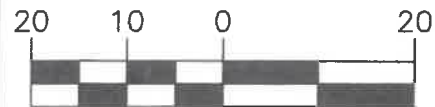
d. Will the proposed use include the storage or process of any hazardous substance?  
Yes \_\_\_\_\_ (Please attach additional information.) No *X*

Applicant's Signature: *[Signature]*

9-12-22

Owner's Signature: *[Signature]*

9-12-22

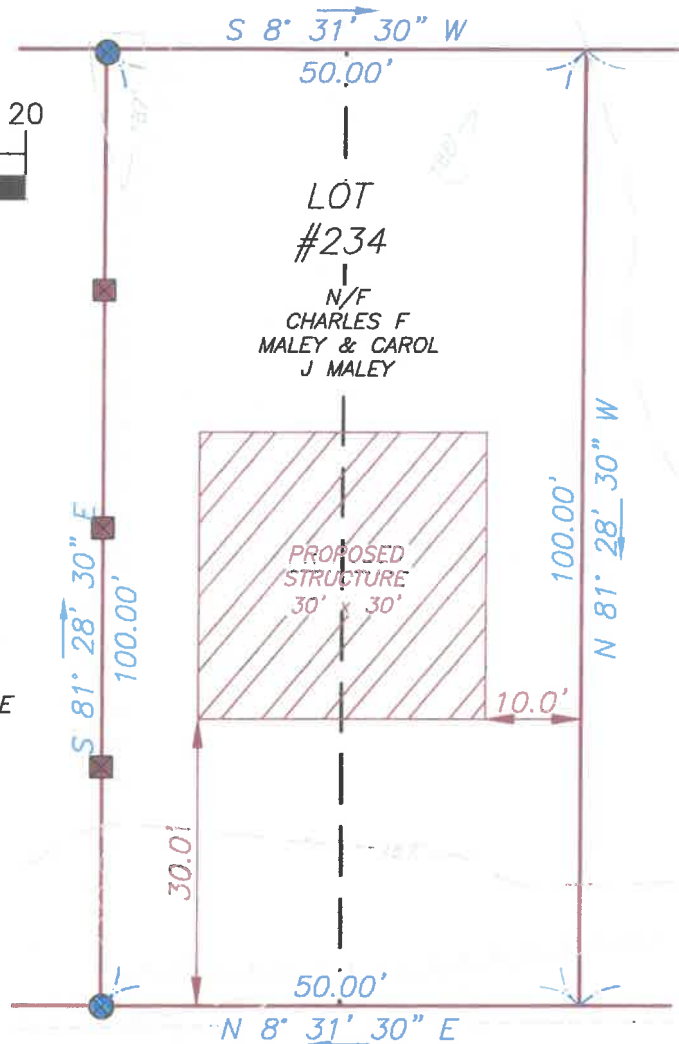


NOTES:

ALL CONFORMITY  
REQUIREMENTS TO BE  
VERIFIED WITH TOWN.

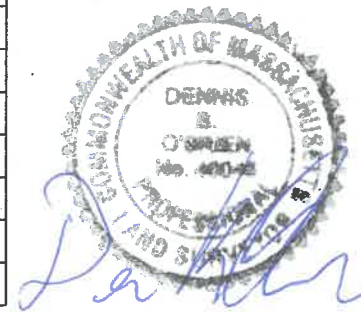
ALL ELEVATIONS ARE ON THE  
NAVD 88 DATUM.

FEMA FLOOD MAP  
#25017C0641E INDICATES A  
BASE FLOOD ELEVATION OF  
184.7



LAKE SHORE DRIVE

ZONE: AGRICULTURAL - RES. DIST. B	
	REQUIRED
AREA (MIN.)	40,000 SQ. FT.
FRONTAGE (MIN.)	180'
FRONT SETBACK (MIN.)	40'
SIDE SETBACK (MIN.)	30'
REAR YARD SETBACK (MIN.)	40'
LOT COVERAGE (MAX)	25%
BUILDING HEIGHT (MAX)	35'
BUILDING STORIES (MAX)	2.5
Dennis O'Brien	P.L.S.



LEGEND:

- PROPERTY LINE
- EDGE OF PAVEMENT
- TREE LINE
- IRON ROD FOUND (BENT)
- STAKE SET
- WATER GATE
- FIRE HYDRANT

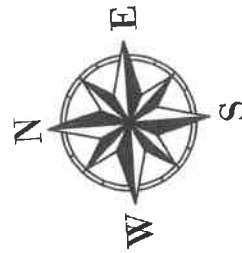


D. O'BRIEN  
LAND SURVEYING  
EST 1936

480 WEST CENTRAL ST.  
FRANKLIN, MA 02038 508-541-0048

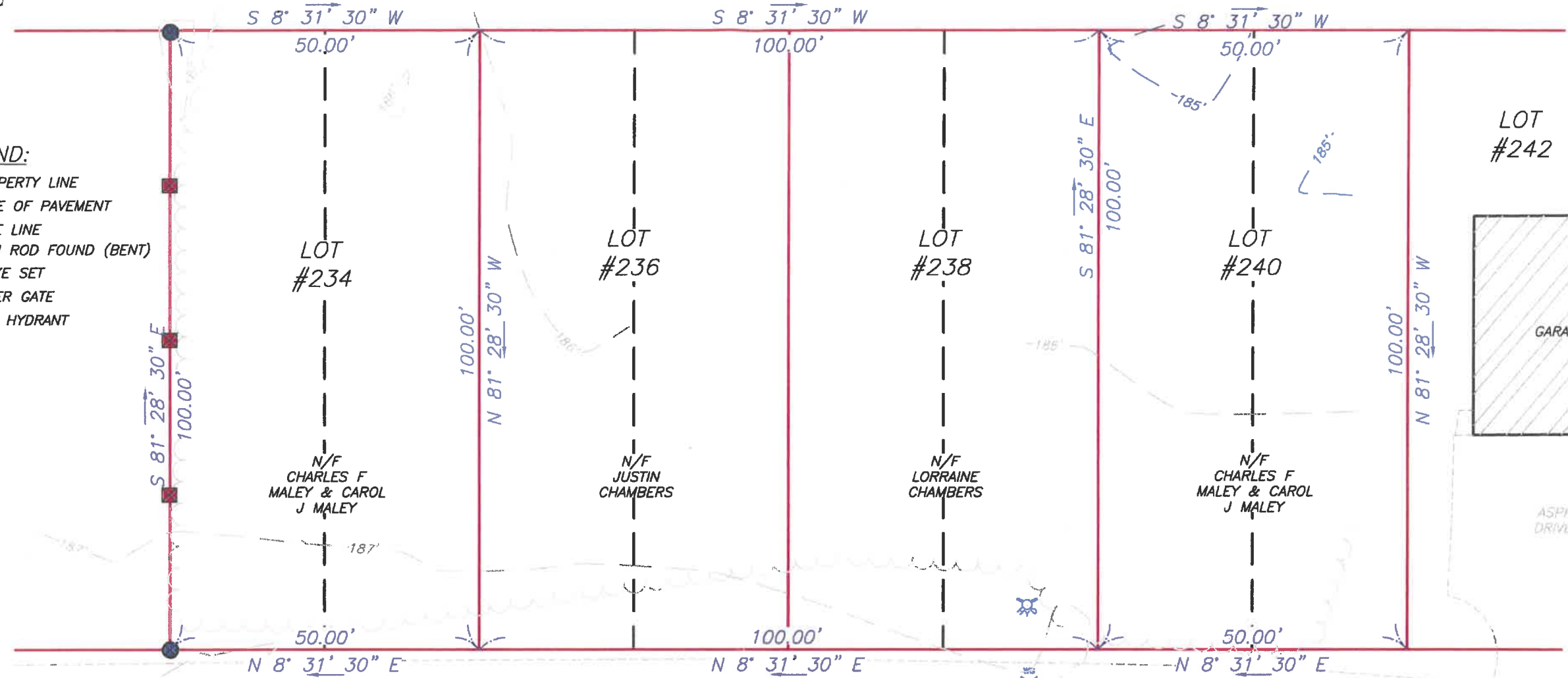
PLAN SHOWING PROPOSED STRUCTURE  
LOT # 234  
HOLLISTON, MA MIDDLESEX COUNTY

SCALE: 1:20'	DATE: 7/20/2022	REVISED: ---	DRAWN BY: A.R.M.	CHECKED BY: D.O.
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Dennis O'Brien

P.L.S.



CERTIFIED PLOT PLAN LOT # 234 & 240 HOLLISTON, MA MIDDLESEX COUNTY				
SCALE: 1:20'	DATE: 6/1/2022	REVISED: ---	DRAWN BY: A.R.M.	CHECKED BY: D.O.