

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

**APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE**

Date Filed: ~~March 10, 2021~~ MAY 10, 2021

Applicant's Name: Jennifer Buchner

Applicant's Address: 27 Dean Road, Holliston, MA 01746

Applicant's Phone Number: 774-279-0166

Owner's Name: Jennifer Buchner

Owner's Address: 27 Dean Road, Holliston

The Owner hereby appoints N/A 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 Barbara & Stephen Buchner, dated June 27, 2003

And recorded in Middlesex South Registry of Deeds, Book 39729, Page 140

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

District Book \_\_\_\_\_, Page \_\_\_\_\_

The land is shown in the Assessor's records as Lot 27.D on Map 11, Block 8

And has an address of or is located at 27 Dean Road, Holliston

in the AG-Res.Dist.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.) :**

1. The current side setback line is 30'. Requesting a reduction to 25' to accommodate a deck on the left side of the property.
2. The house is located on a corner, which has a 40' front setback on each side. At the corner, the existing house is non-conforming and is set back 26.8'. Requesting to maintain this setback for a small addition on the same (right) side.

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

This is a pre-existing lot & structure in a R2 District. The addition of a deck would make the structure more non-conforming and would require a Dimensional Variance.

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):

I-6 3.2 of the Town of Holliston By-laws

Minimum lot size in this zone is 40,000 sq ft. The house was built in 1955, and it has a lot size of 14,810 sq ft. The buildable area of the site is greatly constrained by the large setbacks relative to the small lot sizes in this neighborhood. This particular site also has a very wide corner, creating a greater constraint than other lots. Buildable area is also limited by the setbacks needed for the existing backyard septic system.

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

The deck would still maintain a 25' setback, and many other homes in this area are already within the 30' setback. The small right-side addition is very modest and would not cause a greater violation than the existing house.

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

The left side setback would only contain a deck. The house is small and the addition is modest and only one-story high. The site will still have a lot coverage of only 12.4%, when 25% is allowed.

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

Yes \_\_\_\_\_ (Please attach additional information.) No X

Applicant's Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

ORIGINAL

**ZONING CLASSIFICATION:**

AG-RES DIST. B

MIN. LOT SIZE = 40,000 S.F.

MIN. FRONTAGE = 180'

MIN. LOT DEPTH = 200'

**MIN. SETBACK REQUIREMENTS:**

FRONT SET BACKS = 40'

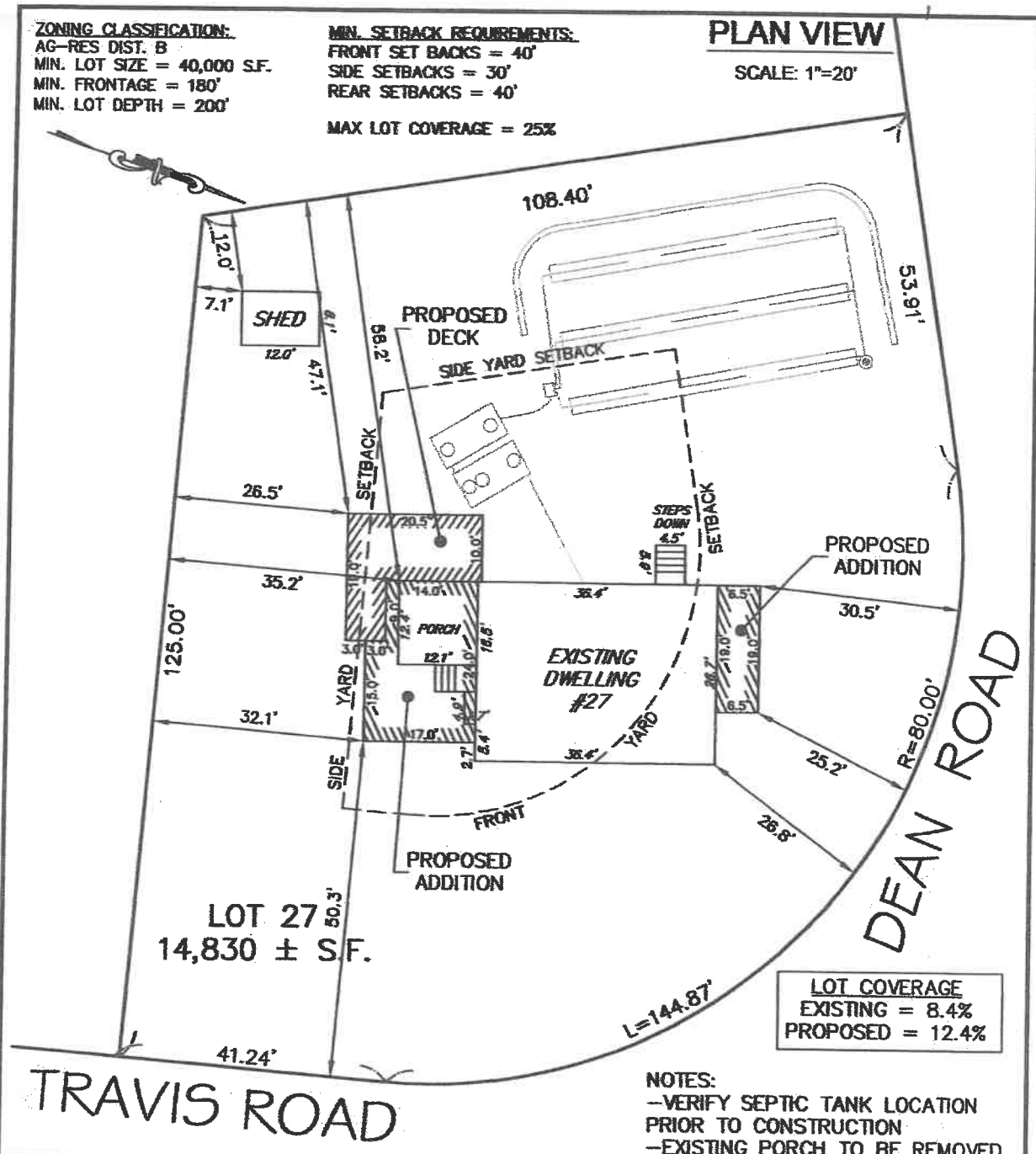
SIDE SETBACKS = 30'

REAR SETBACKS = 40'

MAX LOT COVERAGE = 25%

**PLAN VIEW**

SCALE: 1"=20'

**NOTES:**

-VERIFY SEPTIC TANK LOCATION

PRIOR TO CONSTRUCTION

-EXISTING PORCH TO BE REMOVED

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

**PROPOSED  
ADDITION PLAN  
27 DEAN ROAD  
HOLLISTON, MA**

MAR. 17, 2021

JOB # 16935

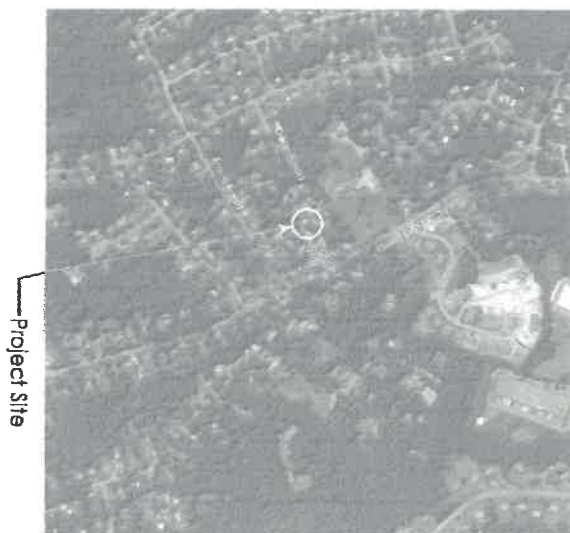
*[Signature]* 3/22/2021

Addition to the  
**Jennifer Buchner Residence**  
27 Dean Road, Holliston MA 01746

Drawing Schedule

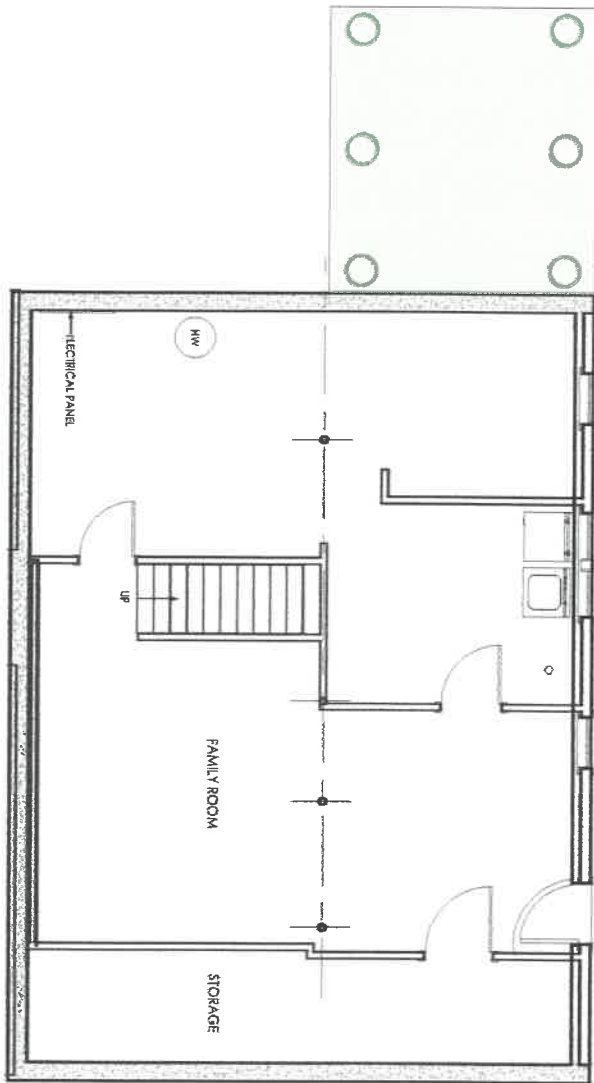
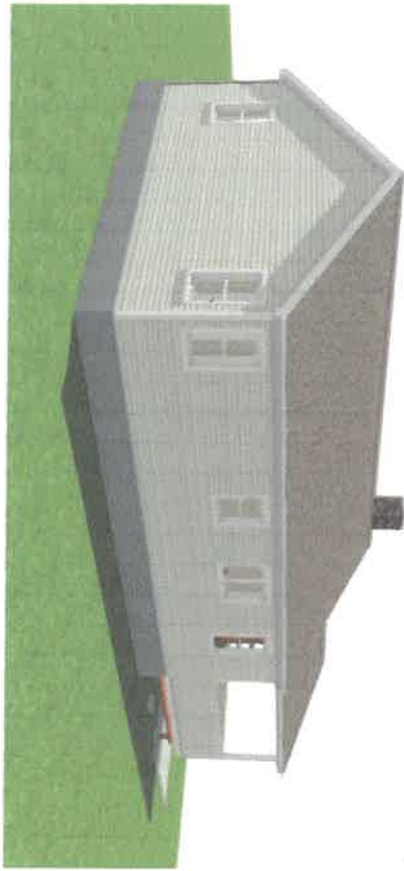
- D1 Basement Plan - Existing
- D2 First Floor Plan - Existing
- A1 Basement Plan - Proposed
- A3 First Floor Plan - Proposed
- A3 Exterior Elevations
- A4 Perspectives

Location Map



Project Site

PERSPECTIVES - EXISTING  
CITY OF N.Y.



BASEMENT PLAN - EXISTING  
Scale: 3/16" = 1'-0"

D1

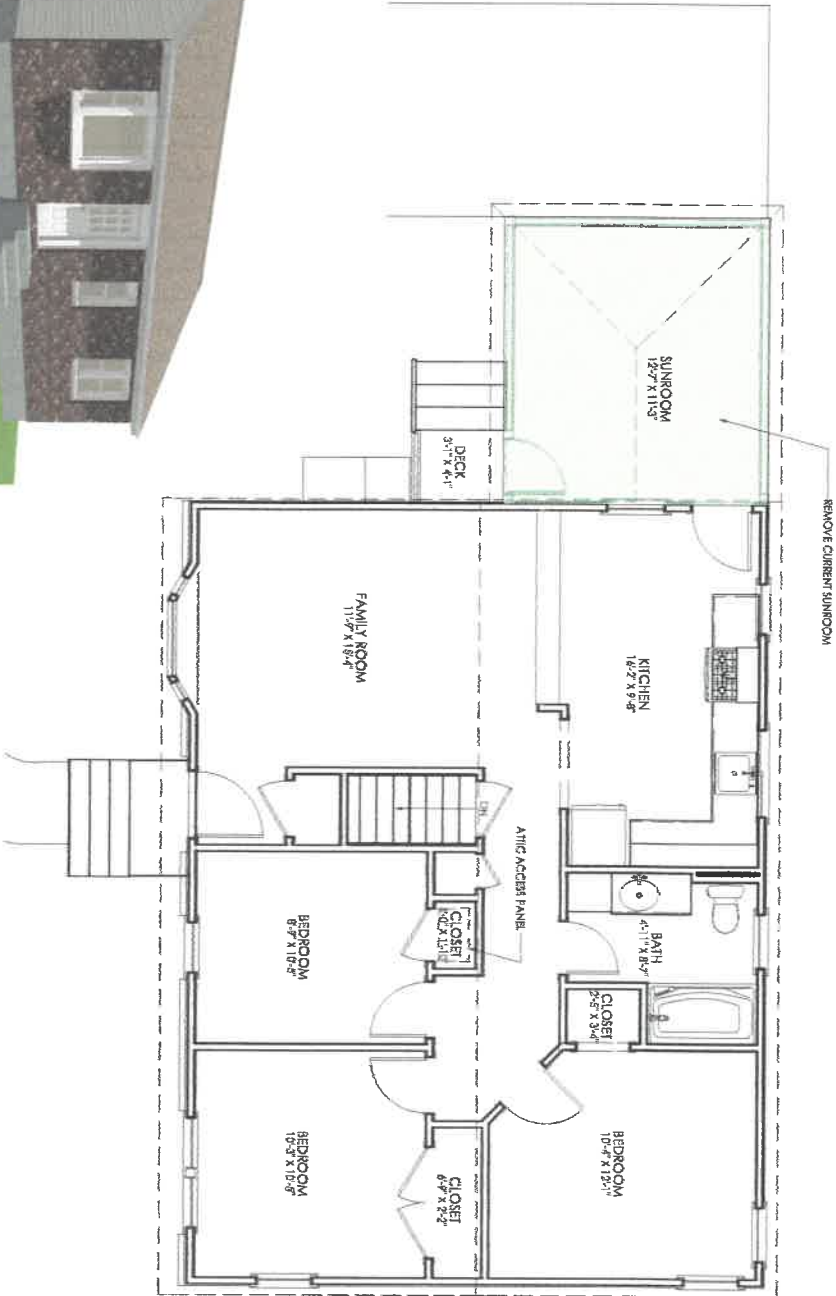
Date	Description
08/28/20	Schematic Design 1
09/22/20	Schematic Design 2
11/03/20	Schematic Design 3
03/18/21	Zoning Review

**tricia kendall**  
Architecture + Design

40 Pleasant Street, XIG  
Ashland, MA 01721  
617-613-6996  
info@triciakendall.com

**Buchner Residence**  
27 Dean Road, Holliston, MA 01746  
774-379-0666  
jacob.buchner@verizon.net

PERSPECTIVES - EXISTING



FIRST FLOOR PLAN - EXISTING

D2

Date	Description
08-27-20	Schematic Design 1
08-27-20	Schematic Design 2
11-04-20	Schematic Design 3
03-16-21	Owner Review

**tricia kendall**  
Architectural Design

40 Pleasant Street, 105  
Ashford, MA 01721  
617-513-6996  
info@trickendall.com

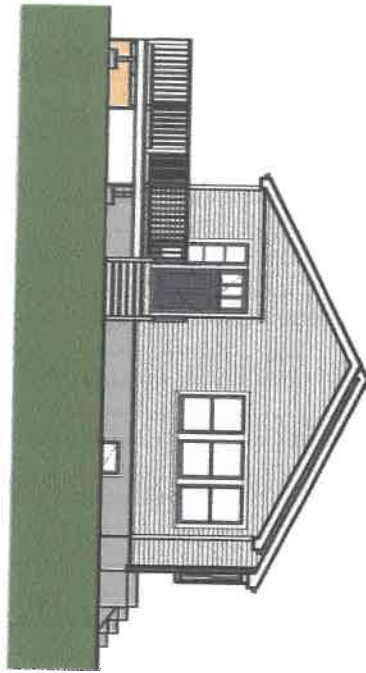
**Buchner Residence**  
27 Dean Road, Holliston, MA 01746  
781-559-0144  
janebuchner@trickendall.com





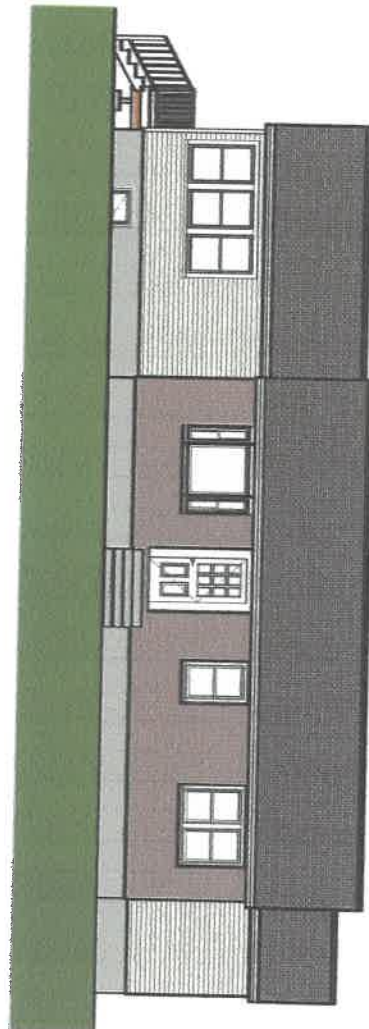






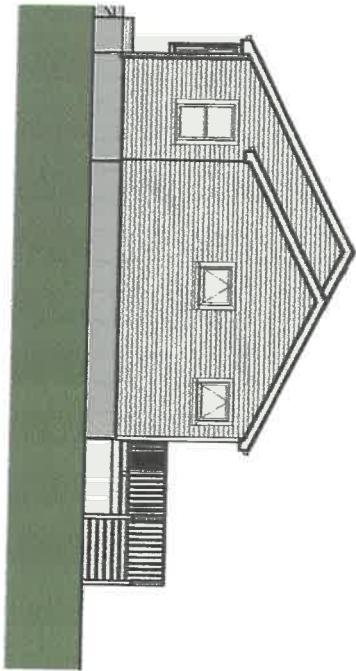
LEFT SIDE ELEVATION - PROPOSED

Scale: 1/8" = 1'-0"



FRONT ELEVATION - PROPOSED

Scale: 1/8" = 1'-0"



RIGHT SIDE ELEVATION - PROPOSED

Scale: 1/8" = 1'-0"



BACK ELEVATION - PROPOSED

Scale: 1/8" = 1'-0"

A3

Date:  
3/16/2021

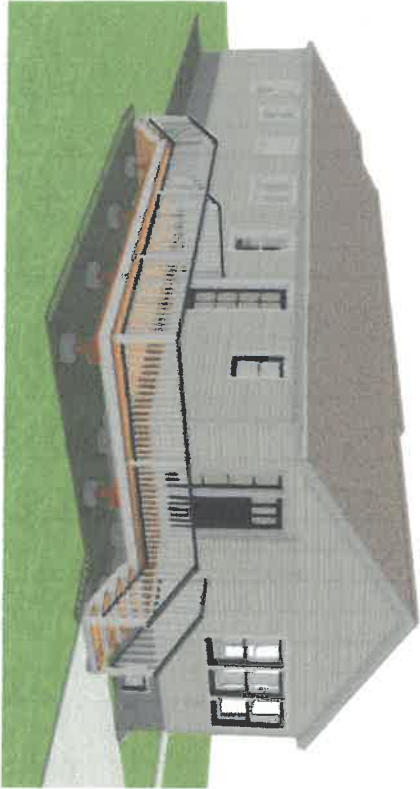
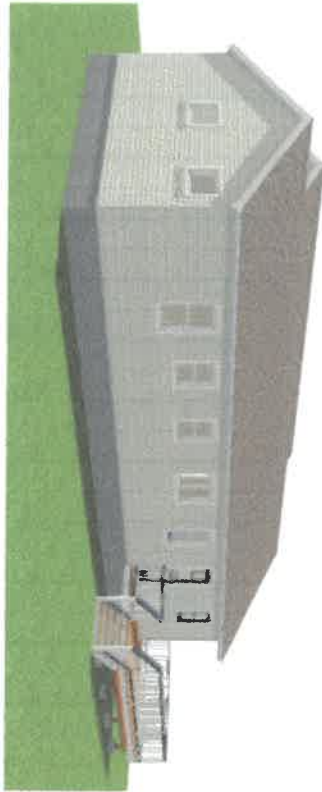
Sheet:

Date	Description
3/16/2021	Schematic Design 1
3/16/2021	Schematic Design 2
3/16/2021	Schematic Design 3
3/16/2021	Final Review

**tricia kendall**  
Architectural Design

40 Pleasant Street, 10G  
Arlington, MA 02221  
617-512-6998  
tricia@triciakendall.com

**Buchner Residence**  
27 Ocean Road, Halden, MA 01745  
781-279-0666  
jacob.buchner@tricia.com



PERSPECTIVES - PROPOSED

C.R.B. N.T.S.

A4

Sheet

Date

3/16/2021

Drawn

3/16/2021

Check

3/16/2021

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tricia kendall  
ARCHITECTURE

60 Pleasant Street, 10G  
Ashford, MA 02721  
617-513-8996  
info@trickendall.com

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27 Dean Road, Holliston, MA 01746  
781-219-0144  
janebuchner@verizon.net