



TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE  
TOWN CLERK  
HOLLISTON, MASS.

2022 MAY 20 AM 10:12

**APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE**

Date Filed: 5/18/22

Applicant's Name: Patrick Keefe

Applicant's Address: 364 Underwood

Applicant's Phone Number: 508 294 1529

Owner's Name: Patrick Keefe

Owner's Address: 364 Underwood

The Owner hereby appoints \_\_\_\_\_ 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 Patrick J Keefe, dated 9/8/2021

And recorded in S. Middlesex Registry of Deeds, Book 78648, Page 571

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

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

The land is shown in the Assessor's records as Lot 11 on Map 80, Block 4

And has an address of or is located at 364 Underwood St.

in the Residential zoning district.

pjk211@gmail.com

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.):

Looking to build a 426.8 sq' addition. Garage below. Expand 1st Floor bath & Bedroom.

Seeking Variance From

I-2 Pre existing non-conforming uses, structures and lots continued

3.2 Changes resulting in increased or new Nonconformity

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

This is correct the addition will create a new non conformity to the side yards set back.

5/19/22

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):

Based on the odd shape of the lot and placement of the structure, the location of proposed addition is most functional

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

Adding a one car garage without changing the use

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

The proposed addition is a residential 1 car garage with bigger Bedroom

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: \_\_\_\_\_

# PLAN VIEW

SCALE: 1"=40'

## LOT COVERAGE

EXISTING = 5.7%

PROPOSED = 7.2%

## VIOLATION AREA

EXISTING = 100.9 ± S.F.

PROPOSED = 41.8 ± S.F.

Existing living space

968 sq'

Proposed addition living space

426.8 sq'

AREA = 28,791 ± S.F.

## ZONING CLASSIFICATION:

RESIDENTIAL DISTRICT - RD

MIN. LOT SIZE = 30,000 S.F.

MIN. FRONTAGE = 120'

MIN. LOT WIDTH = 150'

## MIN. SETBACK REQUIREMENTS:

FRONT SET BACKS = 30'

SIDE SETBACKS = 20'

REAR SETBACKS = 30'

MAX STRUCTURE LOT COVERAGE = 30%

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



19 EXCHANGE STREET

HOLLISTON, MA 01746

P:508-429-1100

www.GLMengineering.com

## PROPOSED GARAGE PLAN

364 UNDERWOOD ST.

HOLLISTON, MA

5/9/22

JOB # 17284

