

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: March 23, 2022

Applicant's Name: Alexander and Rachel Crawford

Applicant's Address: 41 Bradford Jay Road, Holliston, MA 01746

Applicant's Phone Number: _____

Owner's Name: Alexander and Rachel Crawford

Owner's Address: 41 Bradford Jay Road, Holliston, MA 01746

The Owner hereby appoints Peter R. Barbieri, Esquire 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 Alexander Crawford, et. al., dated June 20, 2010

And recorded in Middlesex South Registry of Deeds, Book 70563, Page 384

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

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 5 on Map 6, Block 3

And has an address of or is located at 41 Bradford Jay Road

in the Residential 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.) :

Front and Side Yard Setback Variances

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

See Attached letter.

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):

See Attached.

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

See Attached.

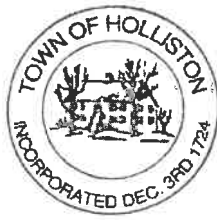
c. If this variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because:

See Attached.

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

Applicant's Signature: Alex C. [Signature]

Owner's Signature: Alex C. [Signature]



March 23, 2022

The property at 41 Bradford Jay Road is a preexisting non-conforming lot but the current primary structure meets all current building setbacks. The construction of the new addition would encroach on the front and side yard setbacks requiring dimensional variances for both under sections IV-B Schedule of Intensity Regulations and VI-D 3. Variances.

Also there appears to be an existing deck located in the side yard near the pool. This accessory structure has a side yard setback requirement of 10' under section V-A Accessory Buildings and Structures. The plot plan submitted shows this structure encroaching this side yard setback requirement and would require addition relief of a variance. After further investigation I discovered this structure was never permitted by the Building Department and would require a building permit as well. This accessory structure would be subject to all current building codes under 780 CMR.

Mark Kaferlein
Building Commissioner/Zoning Enforcement
Town Of Holliston
Kaferleinm@holliston.k12.ma.us
508-429-0606

MEMORANDUM IN SUPPORT OF APPLICATION FOR DIMENSIONAL VARIANCE

The Property at 41 Bradford Jay Road was created in 1961 prior to the establishment of the current dimensional requirements for lots within the Residential Zoning District ("R" Zone) in which the Property is located. The lot (Lot 5), when created, consisted of eighteen thousand (18,000) square feet with one hundred (100) feet of frontage, which conditions have not changed. The lot is, therefore, non-conforming, as lots within the R Zoning District are required to have thirty thousand (30,000) square feet and one hundred twenty (120) feet of frontage.

The dwelling is located just over thirty-one (31) feet from the street. The dwelling is setback twenty-two (22) feet from the northerly property line and approximately twenty-three (23) feet from the southerly property line. The location of the dwelling was dictated by the location and requirements for the septic system (located behind the dwelling). The existing driveway is located on the northerly side of the house. There is no garage. The Property also contains a pool and a wooden platform deck on the north side of the dwelling. The deck is located less than half a foot from the property line. The deck is existing with no information as to the date of the original construction.

The Applicants seek to expand the dwelling, however, due to the current construction, the expansion cannot be located outside of the required thirty (30) foot front setback or the twenty (20) foot side setback. The location of the expansion is limited due to the existing construction (Layout of House) and driveway (north side of dwelling); thereby, leaving the only location for the garage expansion to be in the front of the dwelling with minor encroachments along the northerly property line.

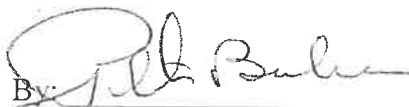
The dwelling is presently two (2) stories in height. The proposed expansion includes the construction of a garage with a second-floor addition. The addition is proposed to be constructed eleven (11) feet from the northerly property line and twenty-two (22) feet from Bradford Jay Road.

As noted, the Property is affected by the internal layout of the house, the location of the driveway, the septic system, and the creation of the lot and dwelling prior to the Residential Zoning Requirements. These conditions, as well as the lot size, only eighteen thousand (18,000) square feet, along with the non-conforming frontage/width make the Property unique as compared to other properties.

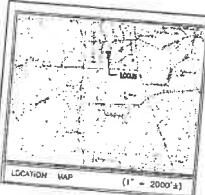
The granting of the requested relief (front yard setback for garage of 22.3 feet, side yard setback for addition of 11.7 feet and side yard setback for existing deck .3 feet) will authorize the expansion of the Property consistent with most of the dwellings in the area in a manner that is not substantially detrimental to the public good. The granting of the requested relief, therefore, does not substantially derogate from the intent of the By-Law and will allow for the single-family use of the Property in a manner which is consistent with the already established single-family dwellings in the area.

Respectfully submitted,

ALEXANDER CRAWFORD and
RACHEL CRAWFORD

By: 

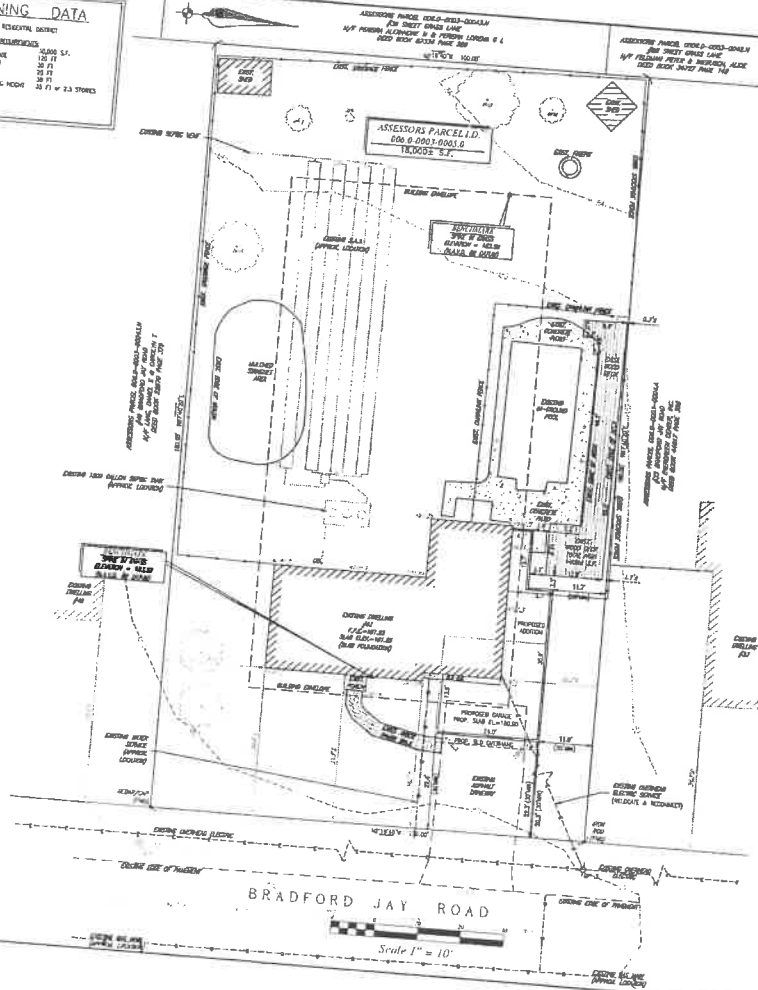
Peter R. Barbieri, Esquire
Fletcher Tilton PC
161 Worcester Road, Suite 501
Framingham, MA 01701
Direct Phone: 508-532-3517
Email: pbarbieri@fletchertilton.com



ZONING DATA	
DISTRICT	RESIDENTIAL DISTRICT
MINIMUM LOT AREA	35,000 S.F.
MINIMUM LOT DEPTH	120 FT.
MINIMUM FRONT YARD SETBACK	25 FT.
MINIMUM SIDE YARD SETBACK	25 FT.
MINIMUM REAR YARD SETBACK	25 FT.
MINIMUM BUILDING HEIGHT	35 FT. ± 2.5 STORIES

RECORD OWNER:
ASSESSOR PARCEL ID: 118 107 28
POSITION 1, 118 107 28
DEED BOOK 3408 PAGE 14
LOT 9 - PLAT BOOK 153 PAGE 281

PLAN REFERENCES:
PLAN NO. 1000 OF 1001, 100 OF 1000 1018



- NOTES:**
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE IN THE WORCESTER COUNTY RECORDS OF DEEDS AND THE TOWN OF HOLLISTON ASSESSORS DEPARTMENT.
 2. TOPOGRAPHY INFORMATION SHOWN ON THE PLAN IS BASED UPON AAS ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. JANUARY 8, 2022.
 3. ALL ELEVATIONS ARE BASED ON THE NAVD 83 VERTICAL DATUM.
 4. NO STREAMS, SURFACE & SUBSURFACE DRAINAGE AND VICTIM'S EXIST BELOW 100 FT. OF THE PROPOSED SYSTEM, EXCEPT AS SHOWN.
 5. THE SITE IS NOT LOCATED IN AN ADJUTER PROTECTION ZONE.
 6. SUBJECT SITE IS IN THE RESERVING DISTRICT ZONE AS DEPICTED ON THE TOWN OF HOLLISTON ZONING MAP.
 7. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON EXISTING ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAN. EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

FLOOD NOTE:
BY GRAPHIC RECORDS ONLY, THIS PROPERTY IS LOCATED IN ZONE V-1 AS DEPICTED ON FLOOD INSURANCE RATE MAP COMPASS MAP NO. 13001C (04-11) WHICH BEARS AN EFFECTIVE DATE OF JUNE 1, 2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

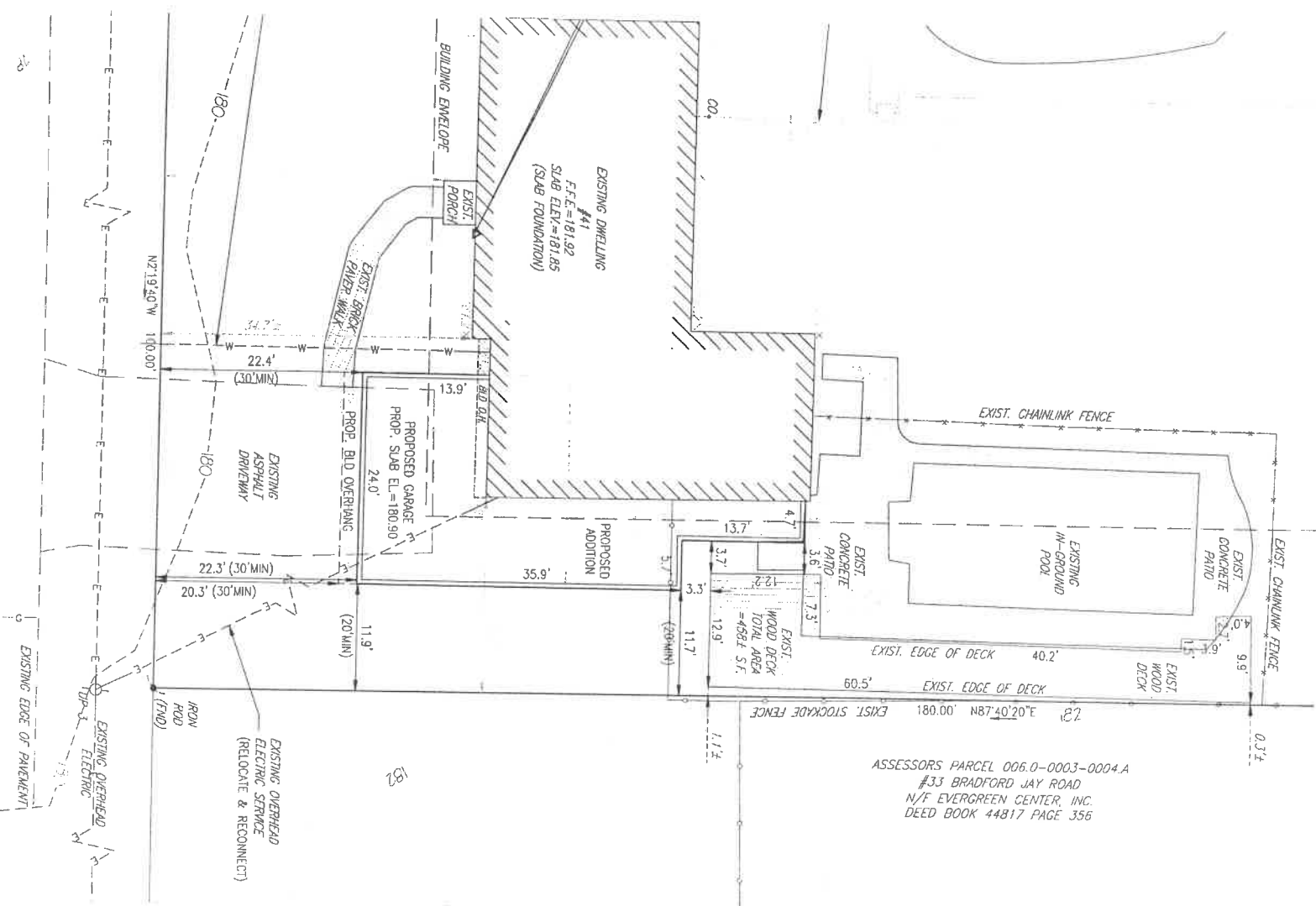
REVISIONS:
3/22/2022 SEE DIMENSIONS/NOTES

PLOT PLAN #41 BRADFORD JAY ROAD HOLLISTON, MASSACHUSETTS

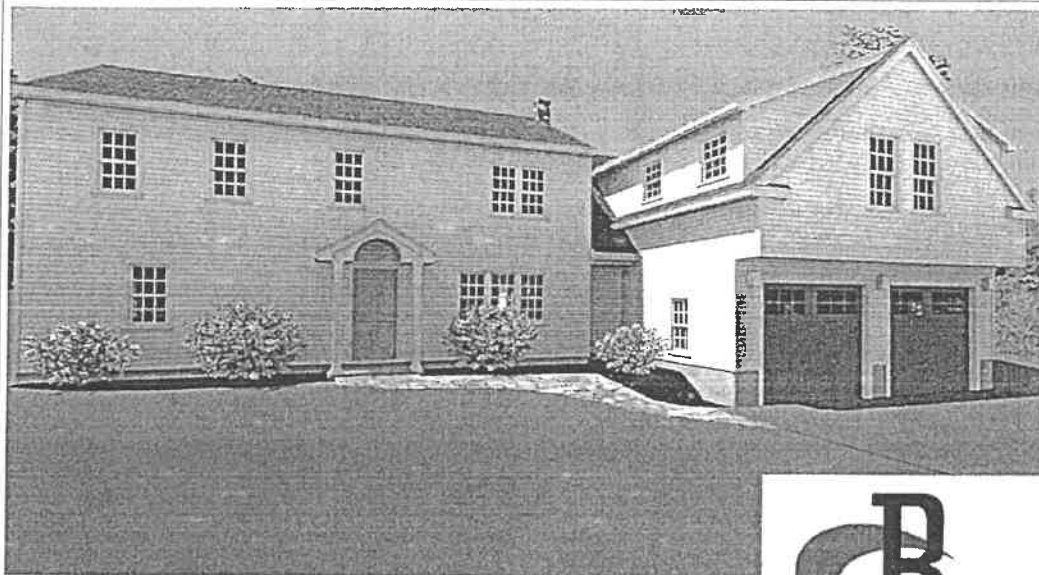
HELODIA
ALEXANDER & BROS. CHARTERED
11 BRADFORD ST. SUITE 100
HOLLISTON, MA 01946

MARCH 21, 2022
SCALE: 1" = 10'
JOB NO. 22-001

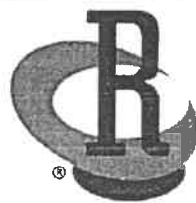
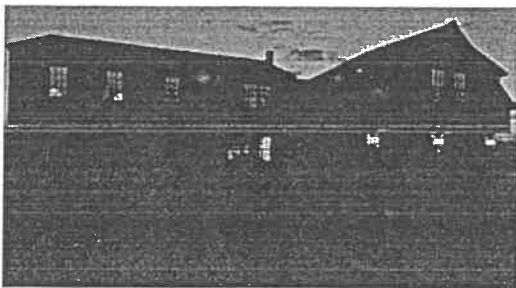
GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors &
Geotechnical Consultants
21 Corporate Street, Suite 1, Hopkinton, MA 01915
Phone (781) 288-2200 Fax (781) 563-2378



ASSESSORS PARCEL 006.0-0003-0004.A
#33 BRADFORD JAY ROAD
N/F EVERGREEN CENTER, INC.
DEED BOOK 44817 PAGE 356



AN ADDITION TO:
41 BRADFORD JAY ROAD
HOLLISTON, MA 01746



1928

Rodenhiser
Builders

70 Bartzak Drive
Holliston, Massachusetts 01746
508 429-9553
FAX 508 429-9561
WEB www.rodenhiser.biz

GENERAL NOTES:

1. OWNER: [illegible]
2. PROJECT: [illegible]
3. LOCATION: [illegible]
4. DESIGN: [illegible]
5. CONSTRUCTION: [illegible]
6. MATERIALS: [illegible]
7. FINISHES: [illegible]
8. UTILITIES: [illegible]
9. LANDSCAPE: [illegible]
10. OTHER: [illegible]

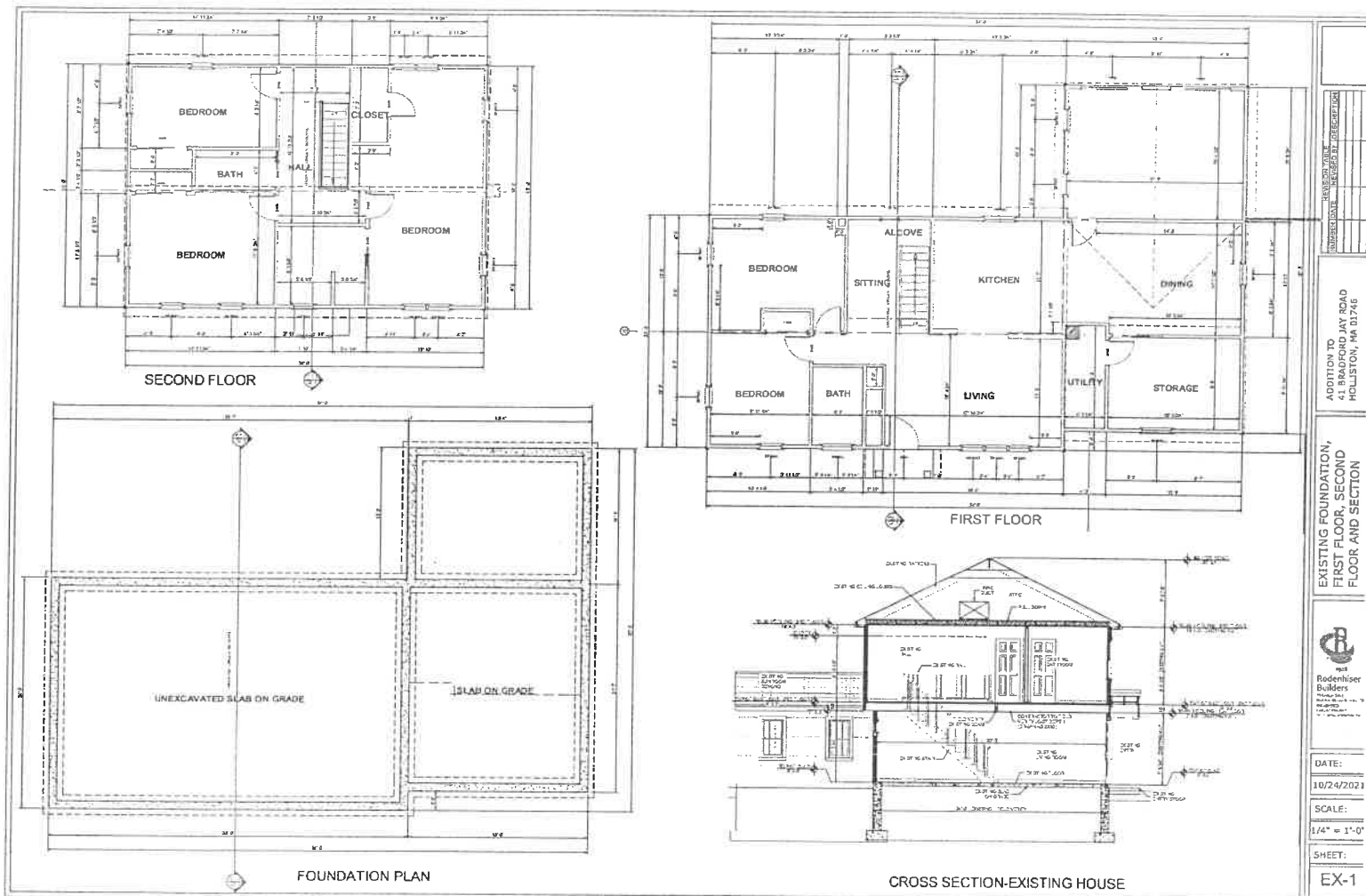
ADDITON TO:
41 BRADFORD JAY ROAD
HOLLISTON, MA 01746

COVER SHEET

DATE: 10/24/2021

SCALE: 1/4" = 1'-0"

SHEET: T-1



REVISION	DATE	DESCRIPTION
1	10/24/2021	ISSUED FOR PERMIT

ADDITION TO
41 BRADDOCK LANE ROAD
HOLLISTON, MA 01746

EXISTING FOUNDATION,
FIRST FLOOR, SECOND
FLOOR AND SECTION



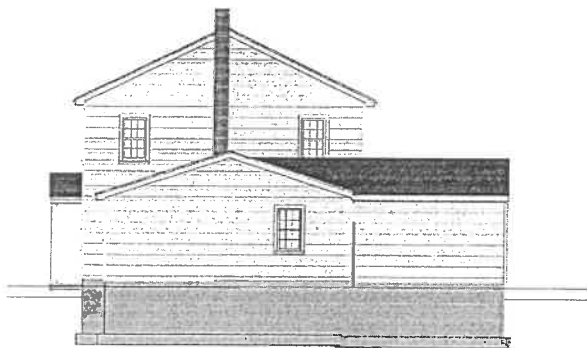
DATE:
10/24/2021
SCALE:
1/4" = 1'-0"
SHEET:
EX-1



Exterior Elevation Left



Exterior Elevation Front



Exterior Elevation Right



Exterior Elevation Back

REVISION	DATE	DESCRIPTION

ADDITION TO
41 BRADFORD JAY ROAD
HOLLISTON, MA 01746

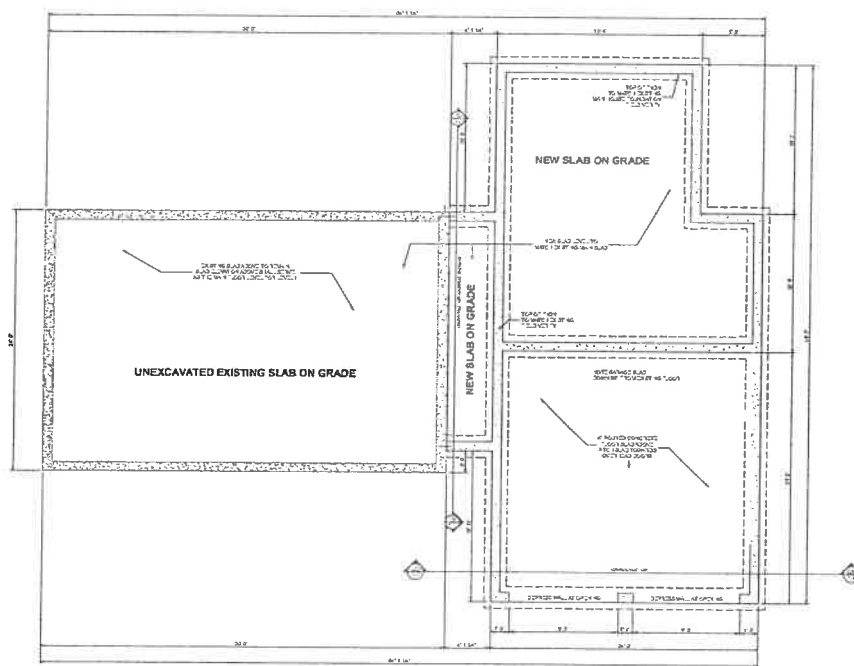
EXISTING ELEVATIONS

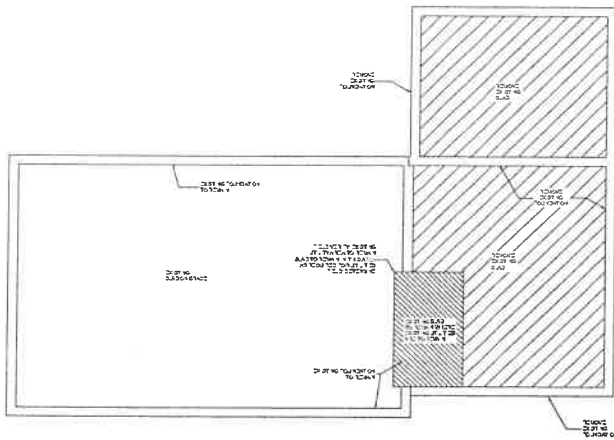


DATE:
10/24/2021

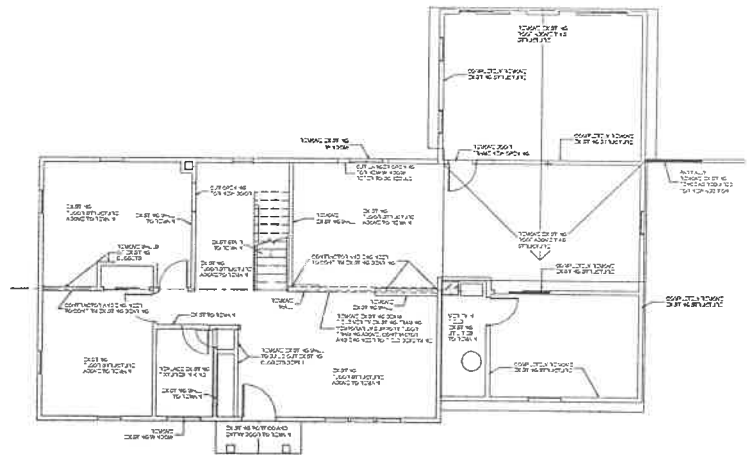
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SHEET:
EX-2

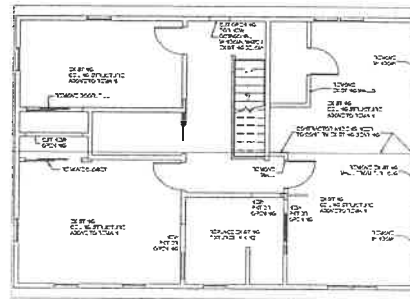




DEMOLITION PLAN - FOUNDATION



DEMOLITION PLAN - FIRST FLOOR



DEMOLITION PLAN - SECOND FLOOR

DATE	DESCRIPTION
10/24/2021	10/24/2021

ADDITION TO
41 BRADFORD WAY ROAD
HOLLISTON, MA 01746

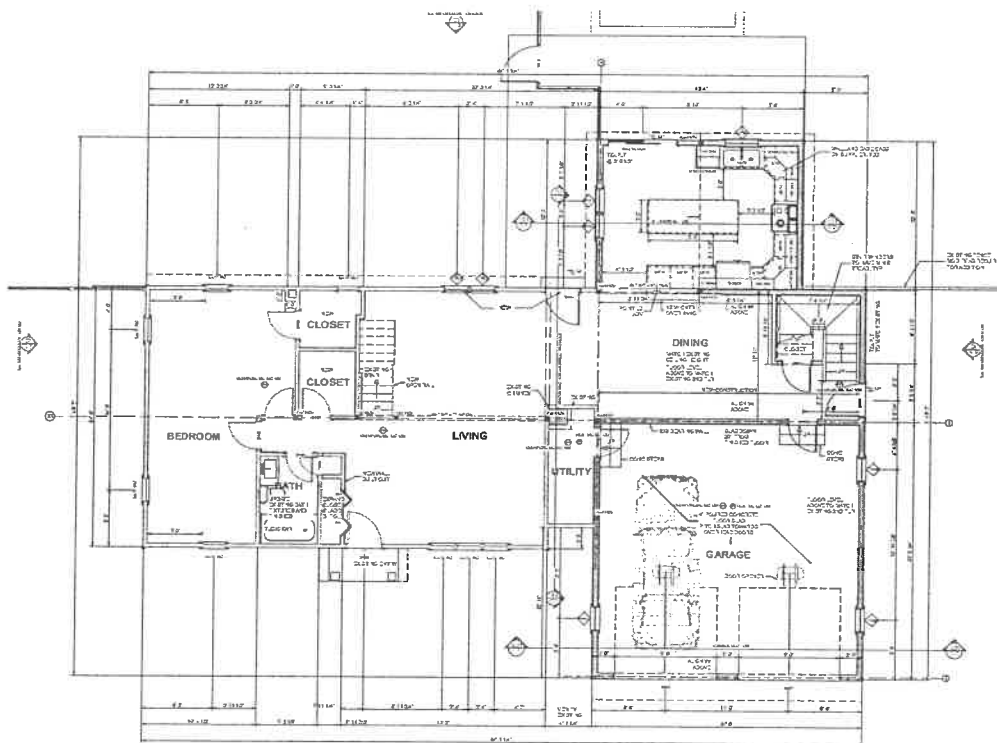
DEMOLITION PLANS



DATE:
10/24/2021

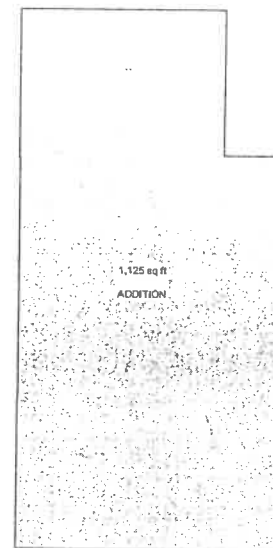
SCALE:
1/8" = 1'-0"

SHEET:
A-2



LIVING AREA
1508 SQ FT

PROPOSED FIRST FLOOR PLAN



AREA FOOT PRINT

1ST FLOOR WINDOW SCHEDULE

NO.	TYPE	SIZE	LOCATION
1	DOUBLE HUNG	36" X 48"	LIVING AREA
2	DOUBLE HUNG	36" X 48"	DINING AREA
3	DOUBLE HUNG	36" X 48"	BEDROOM
4	DOUBLE HUNG	36" X 48"	BATH
5	DOUBLE HUNG	36" X 48"	UTILITY
6	DOUBLE HUNG	36" X 48"	GARAGE

ELECTRICAL ALRAMS

NO.	DESCRIPTION
1	ADDITION TO EXISTING HOUSE
2	REMODELING OF EXISTING HOUSE

ADDITION TO
41 BRADFORD JAY ROAD
HOLLISTON, MA 01746

FIRST FLOOR PLAN;
SCHEDULES



Rodenhus
Builders

DATE:

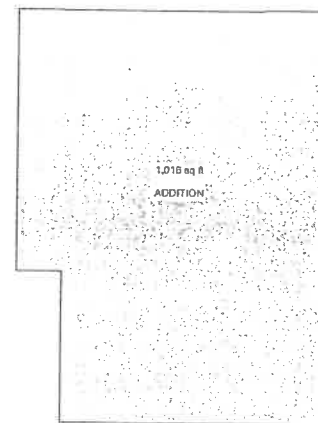
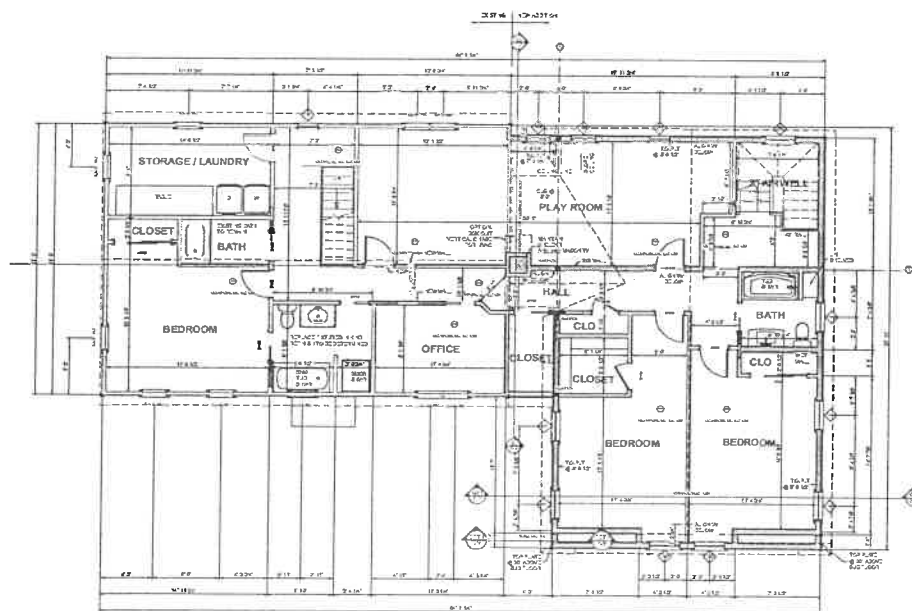
10/24/2021

SCALE:

1/4" = 1'-0"

SHEET:

A-3



NO.	TYPE	SIZE	LOCATION	DATE
1	12' x 12'	144	10' x 10' x 10'	10/24/2021
2	12' x 12'	144	10' x 10' x 10'	10/24/2021
3	12' x 12'	144	10' x 10' x 10'	10/24/2021
4	12' x 12'	144	10' x 10' x 10'	10/24/2021
5	12' x 12'	144	10' x 10' x 10'	10/24/2021
6	12' x 12'	144	10' x 10' x 10'	10/24/2021
7	12' x 12'	144	10' x 10' x 10'	10/24/2021
8	12' x 12'	144	10' x 10' x 10'	10/24/2021
9	12' x 12'	144	10' x 10' x 10'	10/24/2021
10	12' x 12'	144	10' x 10' x 10'	10/24/2021

2ND FLOOR WINDOW SCHEDULE

NO.	DATE	DESCRIPTION
1	10/24/2021	10' x 10' x 10'
2	10/24/2021	10' x 10' x 10'
3	10/24/2021	10' x 10' x 10'
4	10/24/2021	10' x 10' x 10'
5	10/24/2021	10' x 10' x 10'
6	10/24/2021	10' x 10' x 10'
7	10/24/2021	10' x 10' x 10'
8	10/24/2021	10' x 10' x 10'
9	10/24/2021	10' x 10' x 10'
10	10/24/2021	10' x 10' x 10'

ADDITION TO
10' x 10' x 10'
HOLLISTON, MA 01740

SECOND FLOOR PLAN;
SCHEDULE

R
Roderhuser
Builders

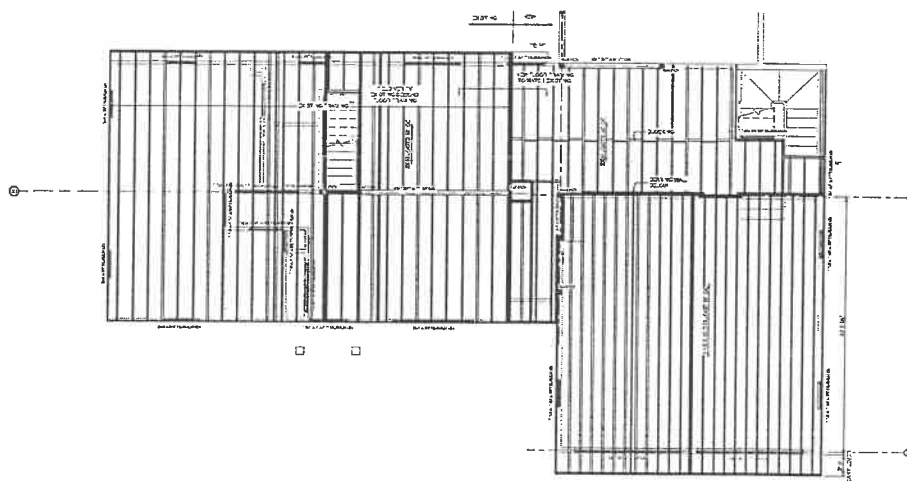
DATE:
10/24/2021

SCALE:

1/4" = 1'-0"

SHEET:

A-4



Framing, Floor Plan View

REVISIONS	DATE	BY	APP'D

ADDITION TO
41 SAUNDERS AVE ROAD
HOLLISTON, MA 01746

FRAMING PLAN - SECOND
FLOOR



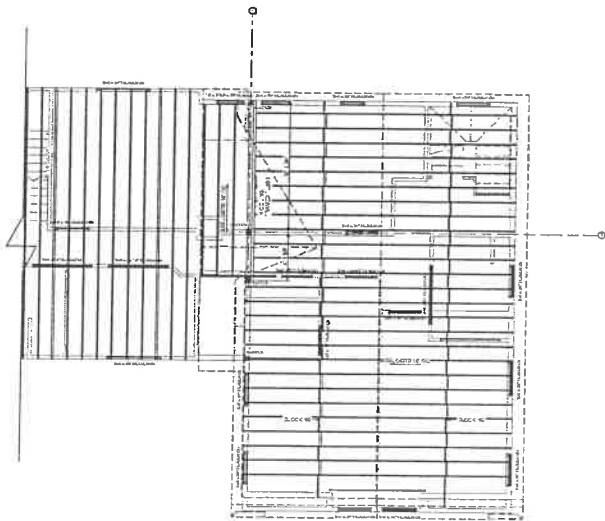
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10/24/2021

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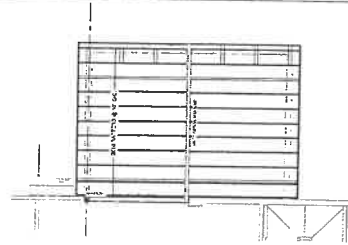
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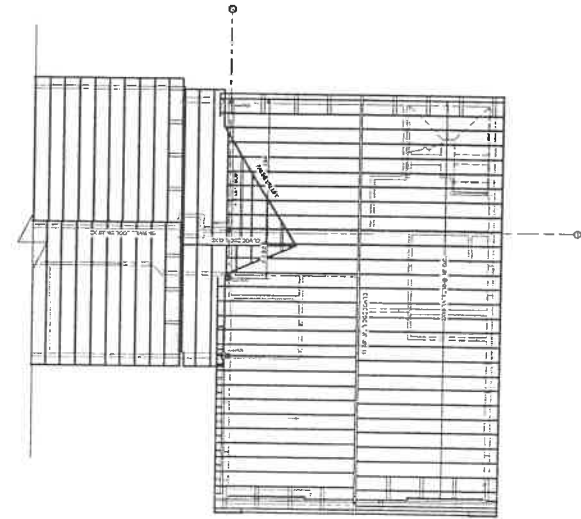
A-5



Framing, Ceiling Plan View



FRAMING, KITCHEN ROOF PLAN



Framing, Roof Plan View

THUMB NOT MARK
SUBMIT DATE
REVISION DATE
REVISION BY
REVISION NO.

ADDITION TO
41 BRADFORD JAY ROAD
HOLLISTON, MA 01746

2ND FLR FRAMING PLAN;
KITCHEN ROOF FRAMING;
ADDITION ROOF FRAMING



DATE:

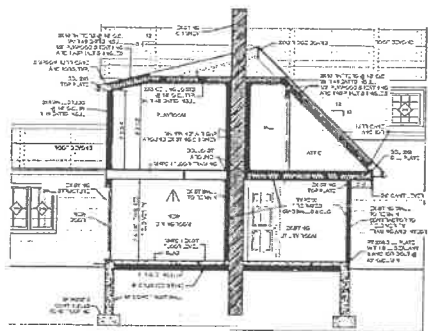
10/24/2021

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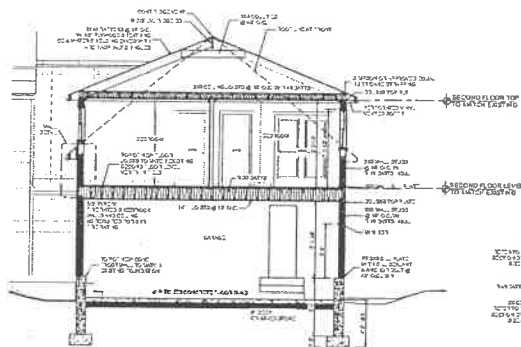
1/4" = 1'-0"

SHEET:

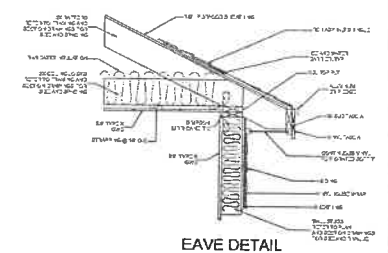
A-6



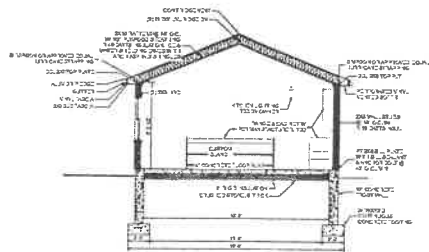
CROSS SECTION - CONNECTING ROOF



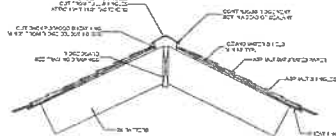
GARAGE SECTION



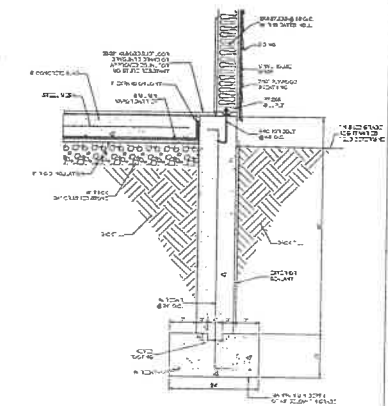
EAVE DETAIL



KITCHEN SECTION



RIDGE VENT DETAIL



FOUNDATION DETAIL

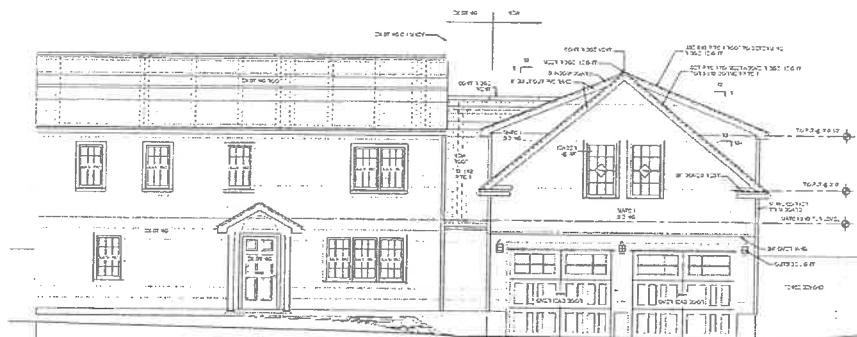
REVISION	DATE	BY	CHKD
1	10/24/2021	J. R. Roder	J. R. Roder

ADDITION TO
41 BRADDOCK JAY ROAD
HOLLISTON, MA 01746

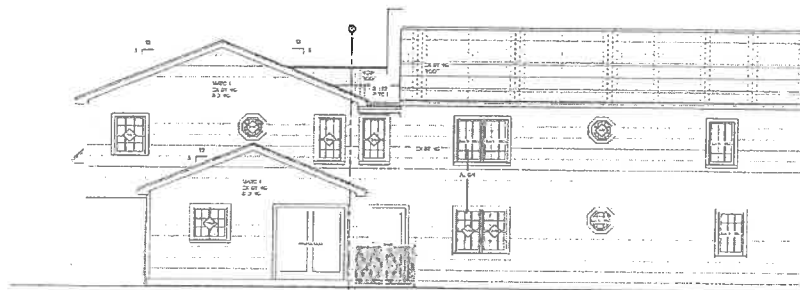
CROSS SECTIONS:
KITCHEN, CONNECTING
ROOF, GARAGE SECTION,
DETAILS



DATE:
10/24/2021
SCALE:
1/4" = 1'-0"
SHEET:
A-7



Exterior Elevation Front



Exterior Elevation Back

REVISION	DATE	BY	DESCRIPTION

ADDITION TO
4800 JAY ROAD
HOLLISTON, MA 01746

ELEVATIONS: FRONT AND
REAR; EXTERIOR
RENDERINGS

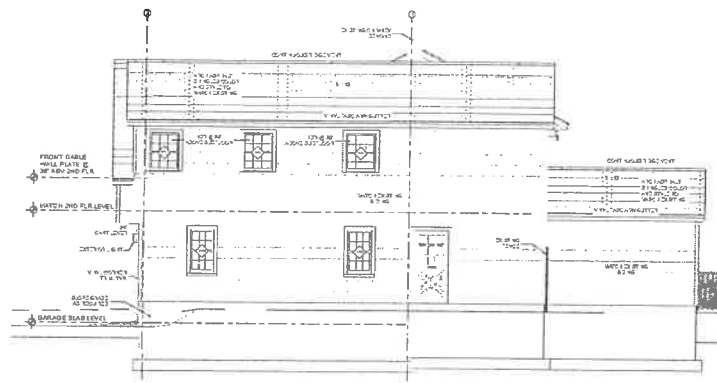
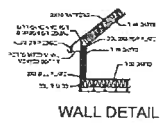


DATE:
10/24/2021

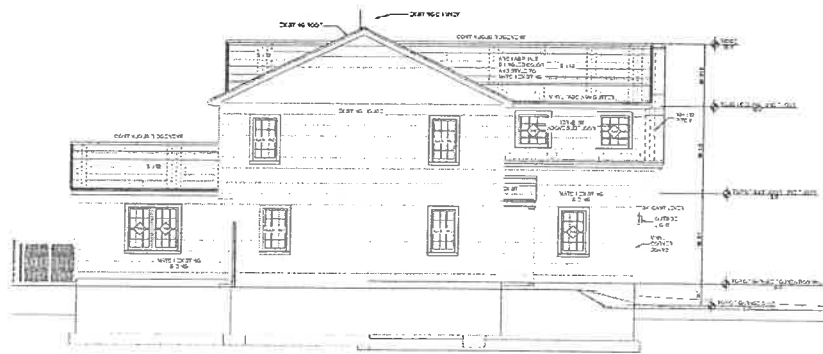
SCALE:
1/4" = 1'-0"

SHEET:

A-8



Exterior Elevation Right



Exterior Elevation Left

REVISION	DATE	DESCRIPTION
1	10/24/2021	ISSUED FOR PERMIT

ADDITION TO
41 BRADFORD JAY ROAD
HOLLISTON, MA 01746

ELEVATIONS: LEFT AND
RIGHT



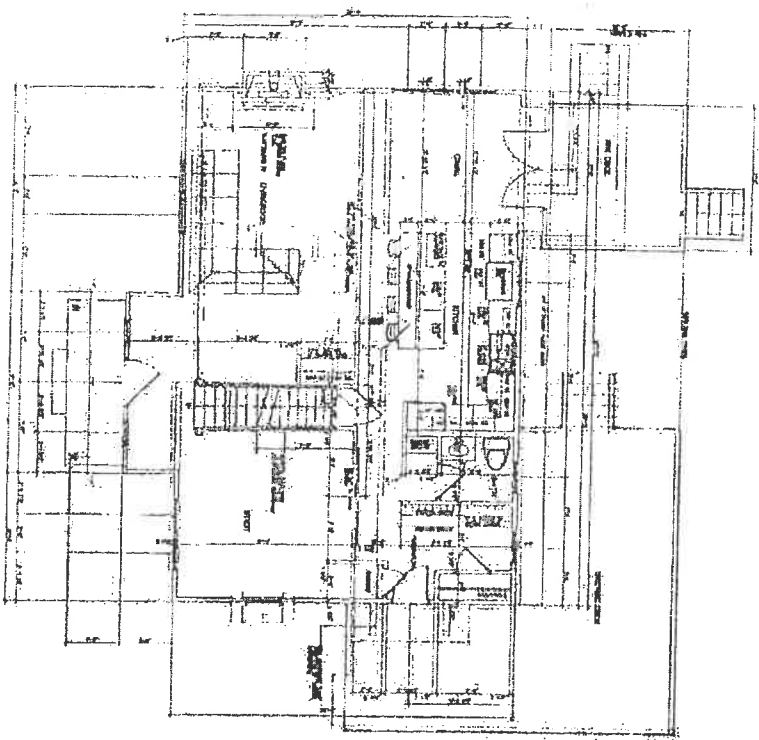
DATE:
10/24/2021

SCALE:
1/4" = 1'-0"

SHEET:
A-9

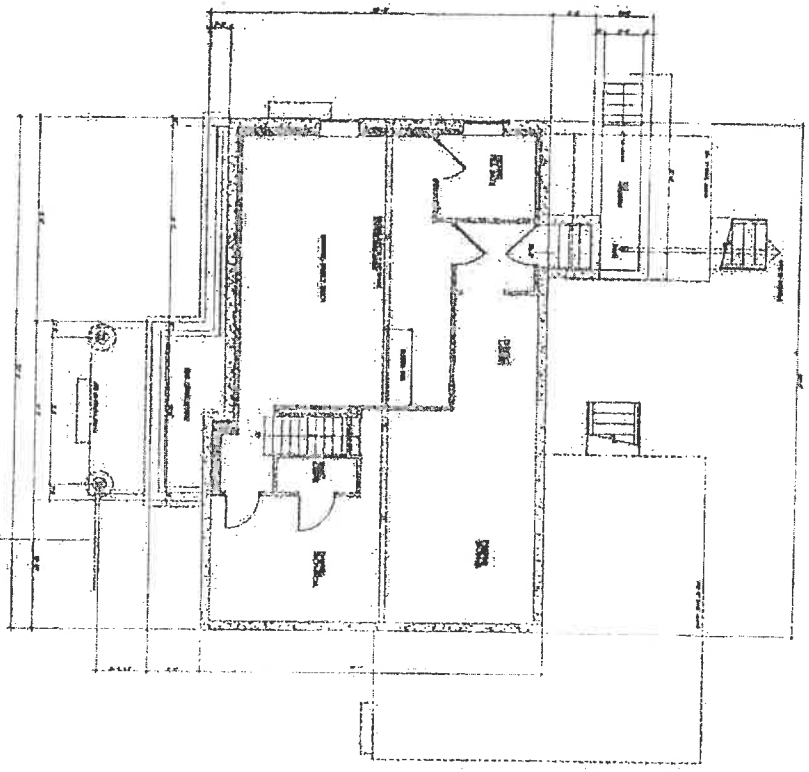
KEY TO NOTES:
 --- SEE PLAN TO BE CONSTRUCTED
 --- SEE PLAN TO BE CONSTRUCTED
 --- SEE PLAN TO BE CONSTRUCTED

PROPOSED FIRST FLOOR PLAN
 SEE PLAN



KEY TO NOTES:
 --- SEE PLAN TO BE CONSTRUCTED
 --- SEE PLAN TO BE CONSTRUCTED
 --- SEE PLAN TO BE CONSTRUCTED

PROPOSED BASEMENT FLOOR PLAN
 SEE PLAN



PROPOSED ALTERATIONS FOR ZONING BOARD OF APPEALS 11-00-11- CLIENT REQUESTED CHANGES 11-13-11

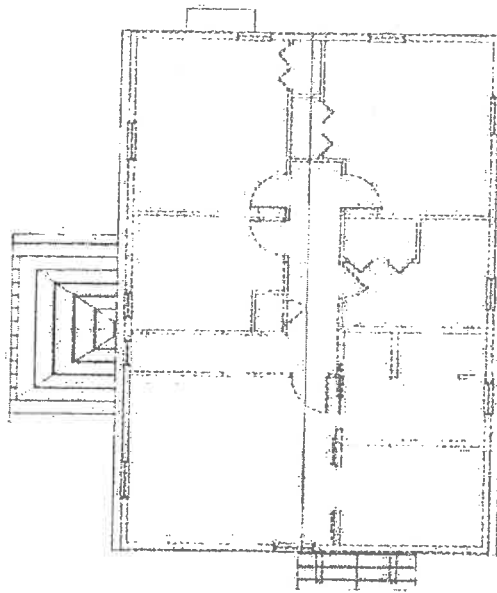
A.1

FDR. / BSMT PLAN
 FIRST FLOOR PLAN

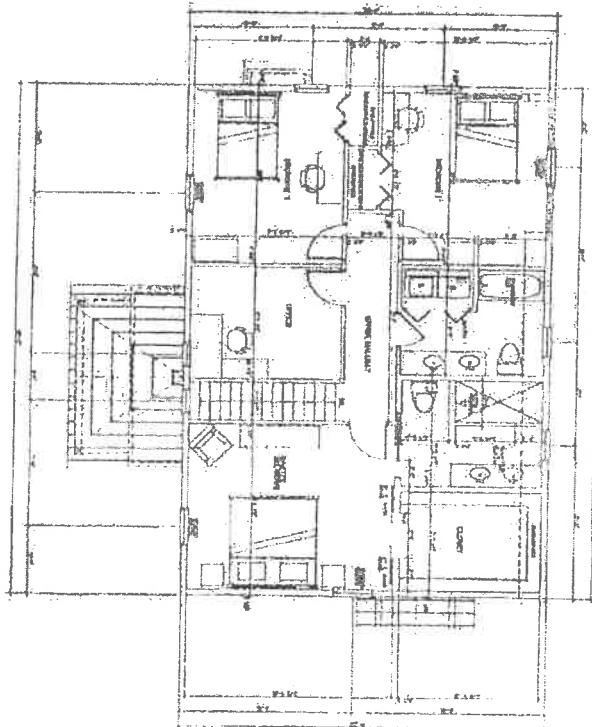
McShane Residence
 Roy Avenue Mellican, MA

1928
 Rodenhiser
 Builders
 1000 Main Street
 Mellican, MA 01830
 Tel: 978.254.1111
 Fax: 978.254.1112
 Web: www.rodnehiser.com

PROPOSED ROOF PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED ALTERATIONS FOR RECORD BOARD OF APPEALS 12-14-15 - QUARTY REQUESTED CHANGES 12-15-15

A.2

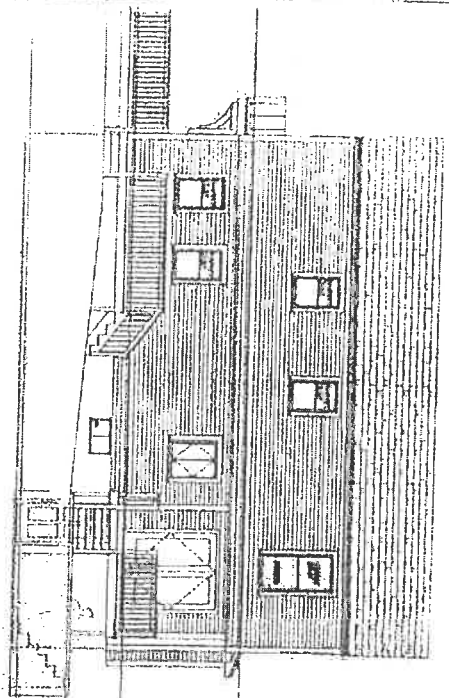
Architect
12-14-15
12-15-15

SECOND FLOOR PLAN
ROOF PLAN

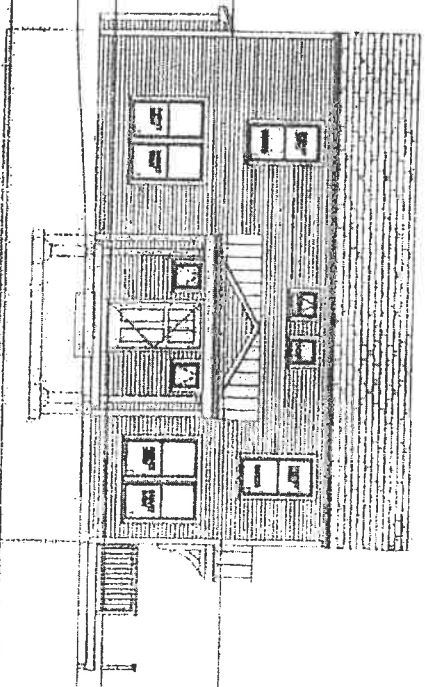
McShane Residence
Key Avenue Holliston, MA

1918
Rodenhisser
Builders

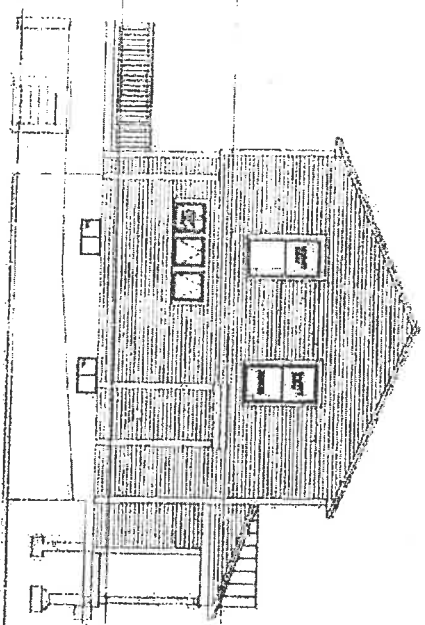




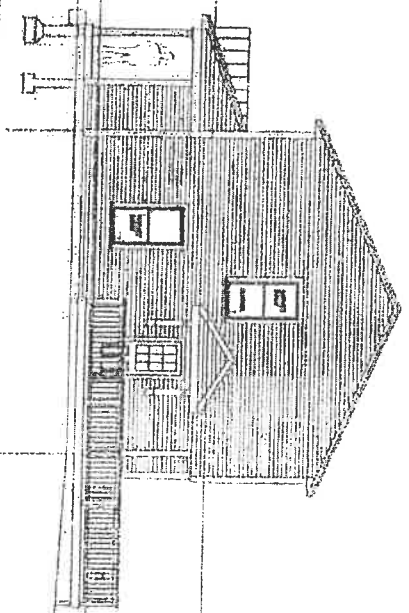
PROPOSED REAR EXTERIOR ELEVATION
100-17-17



PROPOSED FRONT EXTERIOR ELEVATION
100-17-18



PROPOSED RIGHT EXTERIOR ELEVATION
100-17-19



PROPOSED LEFT EXTERIOR ELEVATION
100-17-20

PROPOSED ALTERATIONS FOR FILING BOARD OF APPEALS CT-M-21- CLIENT REQUESTED CHANGES 02-13-21

A.3

PROPOSED EXTERIOR
ELEVATIONS

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