

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: _____

Applicant's Name: JM Construction Inc

Applicant's Address: 82 Herbert St, Unit 1E, Framingham, MA 01702

Applicant's Phone Number: 908-361-6433

Owner's Name: Deborah & Michael Kris

Owner's Address: 43 Bogastow Brook Rd Holliston MA

The Owner hereby appoints JM Construction, Inc 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 6/2/2017

And recorded in _____ Registry of Deeds, Book 69378, Page 500

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

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 34 on Map 9, Block 1

And has an address of or is located at 43 Bogastow Brook Rd.

in the AR-2 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.):

We have a conforming lot and structure in the AR-2 zoning district and are proposing to construct a Mudroom/office addition which will require a Dimensional Variance, under VI-D. The IV-B schedule requires minimum 30' setback from side lotline and the proposed addition would end up at 26' from the lot line, encroaching 4' into the required set back.

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

This is a conforming lot & structure in the AR2 ZONE. Applicant looking to build addition attached to the side of existing structure encroaching on the side set back →
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): There are wetlands to the southwest side of the home and the garage doors are located there as well. The septic system is located off the southeast corner of the home. So the only available location to add the mudroom/home office is on the northeast side of the home. The required set back is 30'. The proposed addition would be 26' from the lot line.

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

The design and location of the office/mudroom addition is in keeping with the aesthetics of the existing home and of the neighborhood.

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

We will be 26' from the side lot line.

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

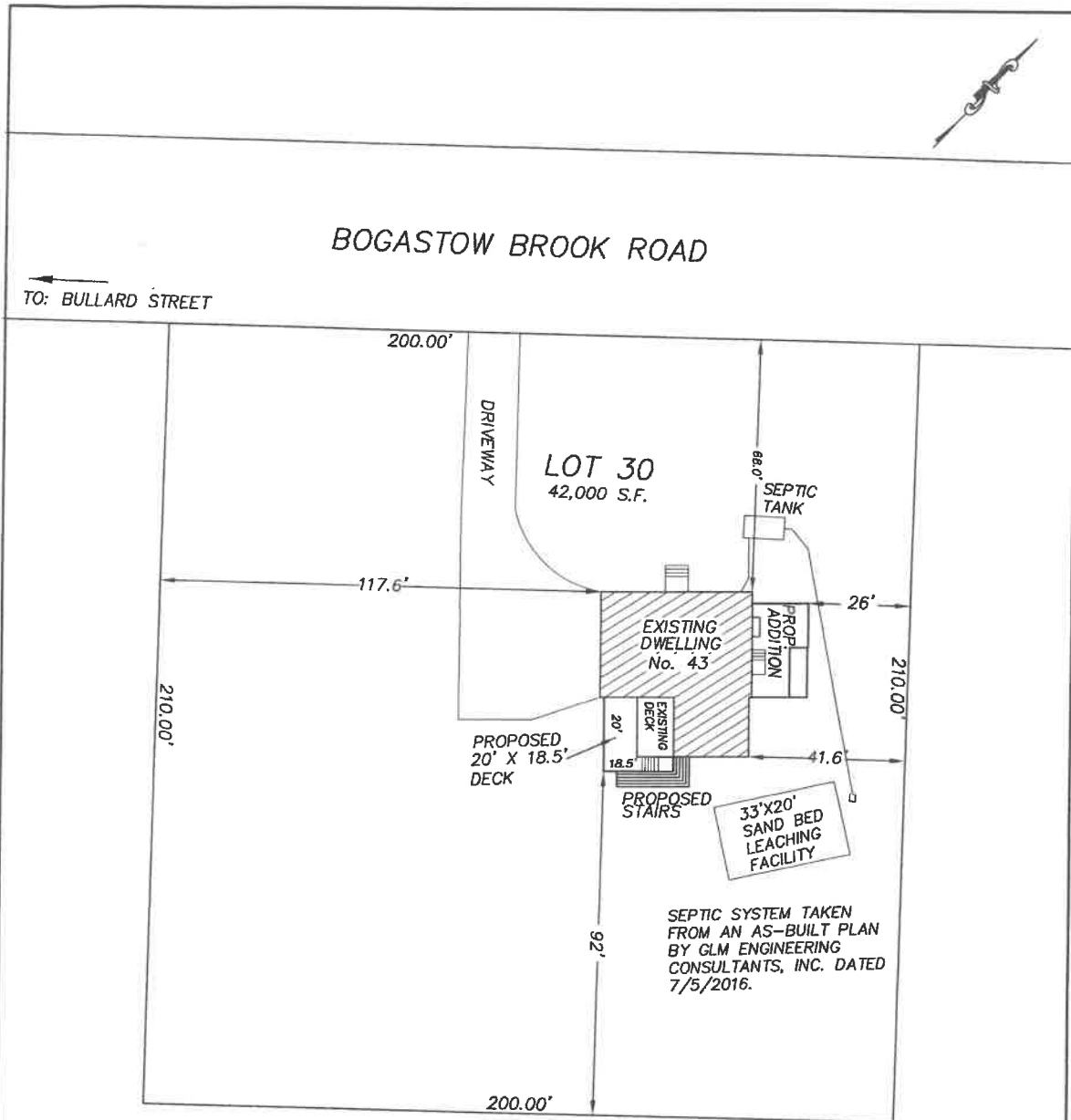
Yes _____ (Please attach additional information.) No X

Applicant's Signature: _____

Owner's Signature: _____

Deborah Kir

Michael Kir



PROPOSED BUILDING LOT COVERAGE=2,310 S.F. / 42,000 S.F.=5.5%

PREPARED FOR: JM CONSTRUCTION

RECORD OWNER: MICHAEL & DEBORAH KRIS

DEED REFERENCE: MIDDLESEX COUNTY REGISTRY OF DEEDS
BOOK 69378 PAGE 501

PLAN REFERENCE: PLAN No. 705 OF 1975

ZONING DISTRICT: AGRICULTURAL-RESIDENTIAL DIST. B



Daniel A. O'Driscoll
6/16/2021

CERTIFIED PLOT PLAN
43 BOGASTOW BROOK ROAD
HOLLISTON, MASSACHUSETTS

SCALE: 1"=30'

DATE: APRIL 21, 2020
REVISED: JUNE 16, 2021

I CERTIFY THAT THE DWELLING IS LOCATED ON THE LOT AS SHOWN ON THIS PLAN.

I FURTHER CERTIFY THAT THE DWELLING DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.

Daniel A. O'Driscoll
PROFESSIONAL LAND SURVEYOR

JUNE 16, 2021
DATE



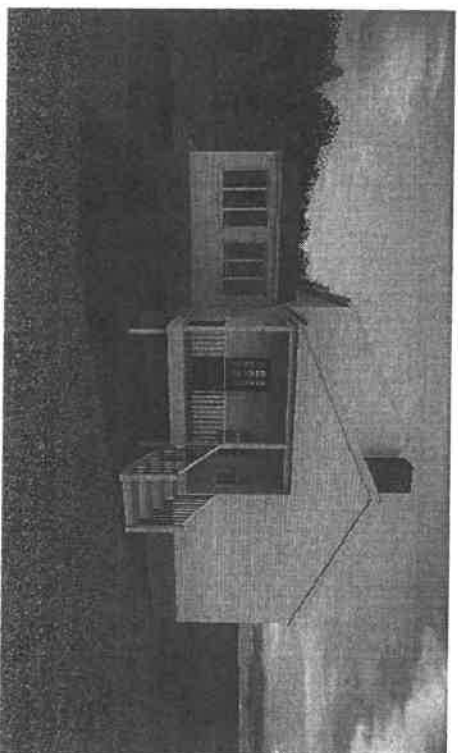
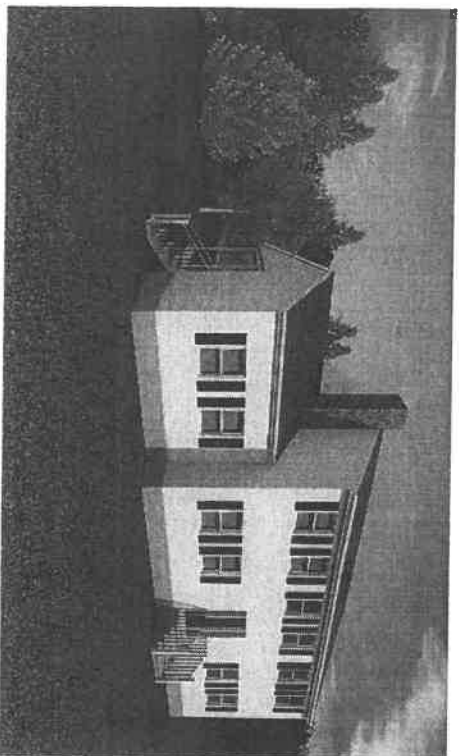
O'DRISCOLL
LAND SURVEYING, Inc.

LAND SURVEYING GPS MAPPING LAND CONSULTING
46 COTTAGE MEDWAY, MASSACHUSETTS 02053 508-533-3314

FILE No. 2095

ADDITION + RENOVATIONS

KRIS RESIDENCE 43 BOGASTOW BROOK, HOLLISTON, MA 01746



SCHEMATIC RENDERINGS - NOT FOR CONSTRUCTION

DRAWING LIST

T100	COVER SHEET	A200	EXTERIOR ELEVATIONS
T101	PROJECT NOTES	A201	EXTERIOR ELEVATIONS
E101	EXISTING CONDITIONS - FIRST FLOOR PLAN	A300	BUILDING SECTIONS
D101	DEMOLITION - FIRST FLOOR PLAN	E101	ELECTRICAL PLAN
A101	FIRST FLOOR PLAN	S100	GENERAL NOTES & DETAILS
A102	ROOF PLAN	S101	FOUNDATION & FIRST FLOOR FRAMING
		S102	CEILING & ROOF FRAMING

NICHE
architecture + interiors
220 St. James Avenue, Room 6
Boston, MA 02116
march@niche.com
508.263.0699

CONSTRUCTION
The construction of this project is subject to the following conditions:
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2. The construction of this project is subject to the following conditions:
3. The construction of this project is subject to the following conditions:
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KRIS
RESIDENCE

LEGEND

- EXISTING WALLS
- DEMOLITION
- NEW CONSTRUCTION
- GRID MARKERS
- WINDTIGHT MARKERS
- PLUMBING MARKERS

NO.	DESCRIPTION	DATE
1	PERMIT SET	5.14.20
2	UPDATED PERMIT SET	6.15.20

DRAWING

T100

COVER SHEET

SCALE: AS NOTED JOB NO.: 24-64
DRAWN BY: MAB DATE: 5/18/2020

PERMIT SET



NORTHEAST ELEVATION

1. 在 2007 年 12 月 31 日，公司资产总额为 1,000 万元，其中流动资产为 400 万元，非流动资产为 600 万元；负债总额为 400 万元，其中流动负债为 200 万元，非流动负债为 200 万元。2008 年 1 月 1 日，公司资产总额为 1,000 万元，其中流动资产为 400 万元，非流动资产为 600 万元；负债总额为 400 万元，其中流动负债为 200 万元，非流动负债为 200 万元。2008 年 1 月 1 日，公司资产总额为 1,000 万元，其中流动资产为 400 万元，非流动资产为 600 万元；负债总额为 400 万元，其中流动负债为 200 万元，非流动负债为 200 万元。


PLUMBING LICENSE

PERMIT SET

NICHE
architecture + interiors
420 St. James Avenue, Floor 5
Boston, MA 02116
matt@nichearc.com
508.259.4850

GRAND AND AMBITIOUS: Although "the growth of the U.S. economy is the primary focus of the program," says a spokesman for the U.S. Trade and Development Administration, "the program is not intended to be a vehicle for U.S. exports." The program is designed to help the U.S. economy grow by increasing the productivity of U.S. companies and by increasing the productivity of the U.S. economy. The program is designed to help the U.S. economy grow by increasing the productivity of U.S. companies and by increasing the productivity of the U.S. economy.

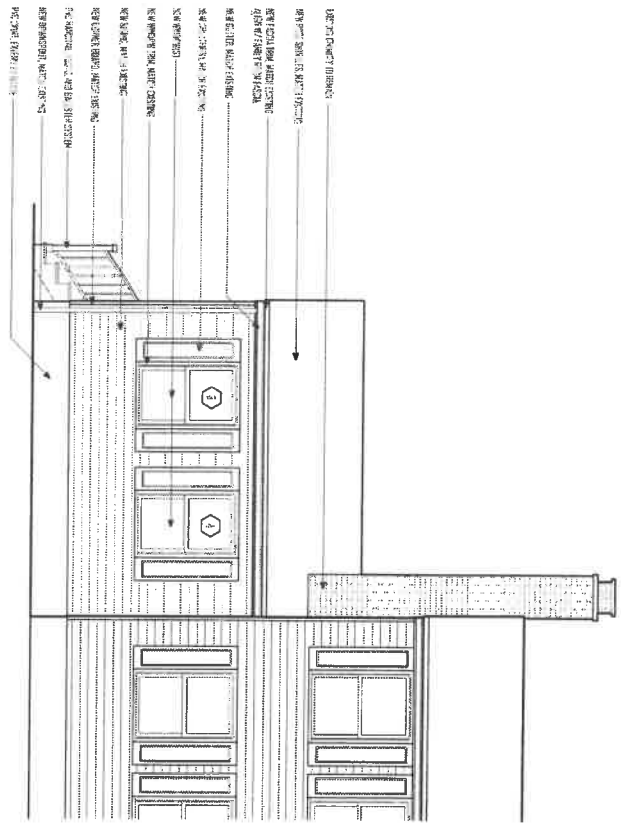


**JM
CONSTRUCTION**
A Tough Built Company

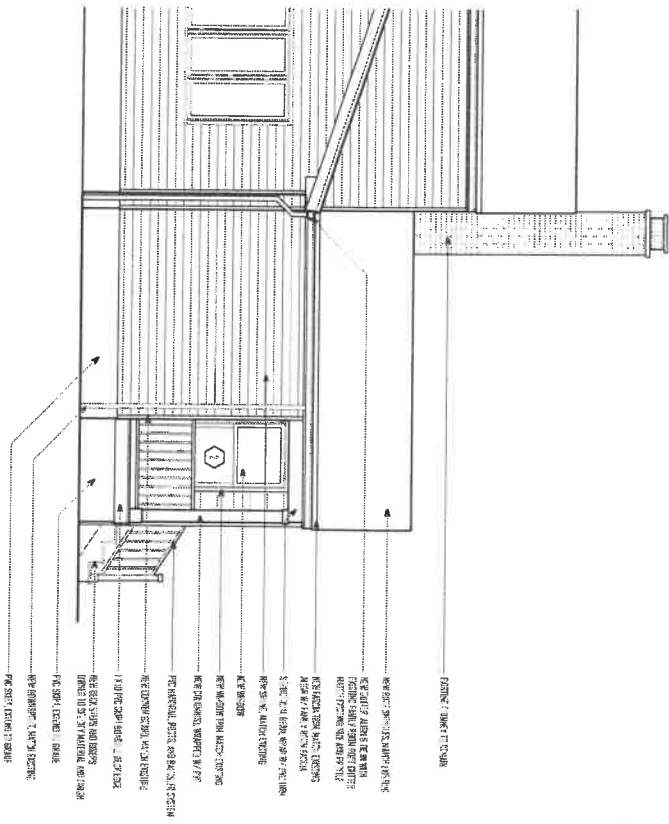
ADDITION • RENOVATIONS

KRIS
RESIDENCE

1 NORTHWEST ELEVATION



2 SOUTHEAST ELEVATION



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 architecture • interiors
 725 S. Anne Avenue, Room 6
 Boston, MA 02108
 info@nichearch.com
 508.255.4100

ADDITION • RENOVATIONS
KRIS RESIDENCE

PERMIT SET

OWNER: KRIS RESIDENCE, 725 S. ANNE AVENUE, ROOM 6, BOSTON, MA 02108
 ARCHITECT: NICHE ARCHITECTURE & INTERIORS, 725 S. ANNE AVENUE, ROOM 6, BOSTON, MA 02108
 DATE: 01/15/2014
 SCALE: AS NOTED
 DRAWING NO.: KRIS-01
 DATE: 01/15/2014

LEGEND

	EXISTING WALLS
	DEMOLITION
	NEW CONSTRUCTION
	OWNER MARKER
	ARCHITECT MARKER
	PLUMBING MARKER

NO.	DESCRIPTION	DATE
1	PERMIT SET	01/15/2014
2	UPDATED PERMIT SET	01/15/2014

A201
 EXTERIOR ELEVATIONS
 SCALE: AS NOTED
 DRAWING NO.: KRIS-01
 DATE: 01/15/2014

