

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS
2023 AUG 29 PM 12:24

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: 8/29/23
Subject Address: 52 Ashland Street, Holliston, MA 01746
Applicant's Name: Derek & Sarath Lucas
Applicant's Address: 52 Ashland Street, Holliston, MA 01746
Applicant's Email: dlucas425@gmail.com
Applicant's Phone Number: (508)651-6063
Owner's Name: Derek & Sarath Lucas
Owner's Address: 52 Ashland Street, Holliston, MA 01746

The Owner hereby appoints _____ to act as
his/her/its agent for the purposes of submitting and processing this application for a
variance.

Applicant's Signature: Derek Lucas Sarath Lucas

Owner's Signature: Derek Lucas Sarath Lucas

The land is shown in the Assessor's records as Map 11 Block 8 Lot 371
Registry of Deeds Recording Information: Book 72010 Page 463 L.C. Y/N?

Zoning Information and Comments (To be completed by the Building Commissioner):

Zoning District: AR-B Zoning Section's IV-B + VI.D(3)

Applicant is encroaching in the side yards set
back that would require a Dimensional Variance.
Prior to the zoning changes in 1987 this lot
& structure were conforming. AK 8/29/23

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.):

A dimensional variance is required in order to construct a mudroom and second-floor bathroom.

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):

It would alleviate a substantial hardship in that the house does not have a second floor bathroom. The only bathroom is located on the first floor off of the dining room. The existing house layout and existing septic system limits the addition to only be located in the proposed addition.

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

The proposed addition is in scale with the house and would make the property appear more proportioned. The addition would carry characteristics from the existing house and it would appear like it was there originally.

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

The house will remain alike in size, shape, and appearance to the rest of the homes in the neighborhood.

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

PLAN VIEW

SCALE: 1"=30'

EXISTING LOT COVERAGE = 4.4%
PROPOSED LOT COVERAGE = 5.0%

NOTE:
EXISTING PORCH &
PORTION OF
EXISTING DWELLING
TO BE REMOVED

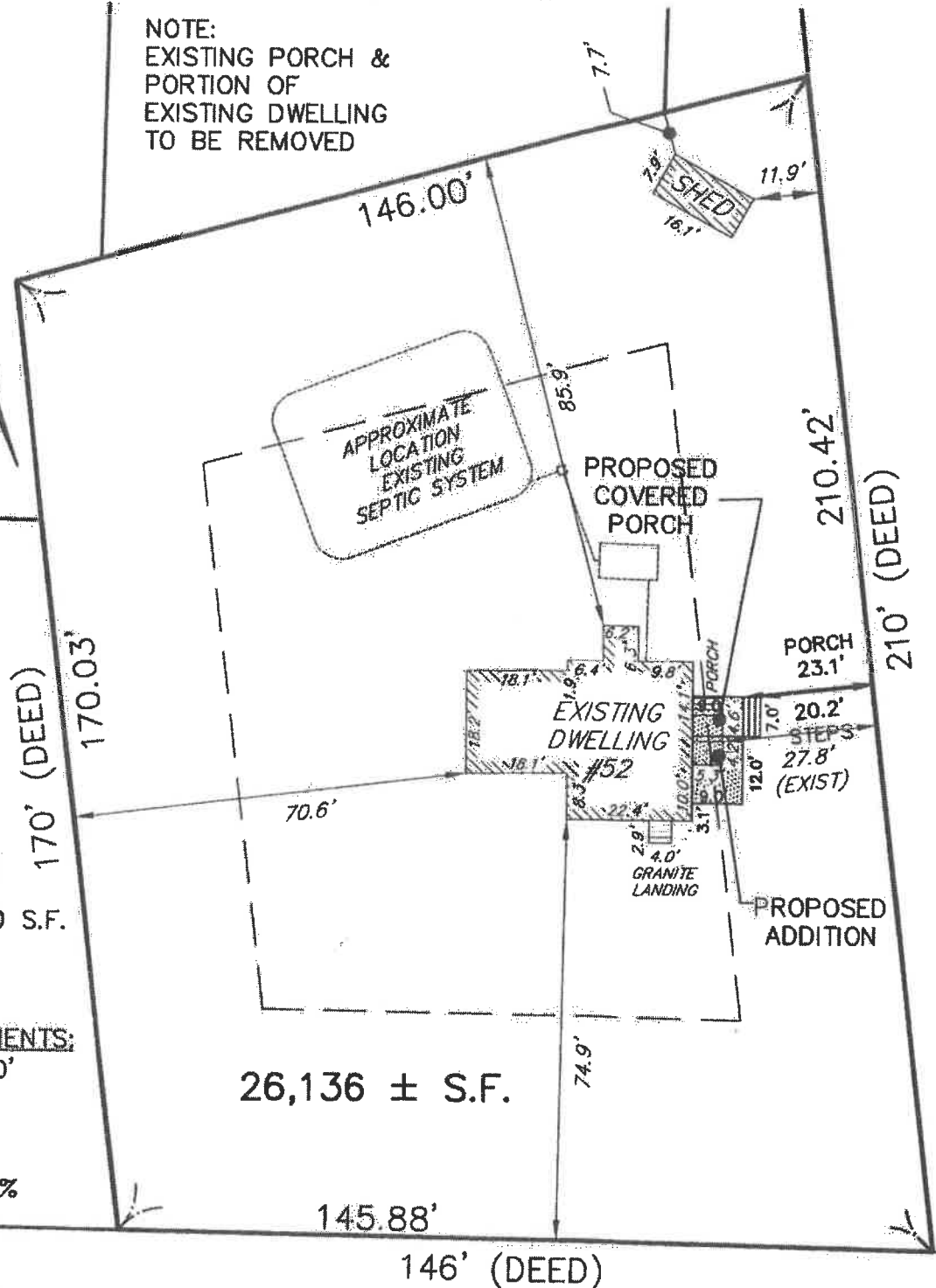
ZONING CLASSIFICATION:

AG-RES DIST. B
MIN. LOT SIZE = 40,000 S.F.
MIN. FRONTAGE = 180'
MIN. LOT DEPTH = 200'

MIN. SETBACK REQUIREMENTS:

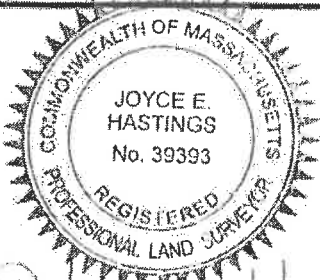
FRONT SET BACKS = 40'
SIDE SETBACKS = 30'
REAR SETBACKS = 40'

MAX % COVERAGE = 25%



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

ASHLAND STREET



GLM Engineering Consultants, Inc.

19 EXCHANGE STREET
HOLLISTON, MA 01746

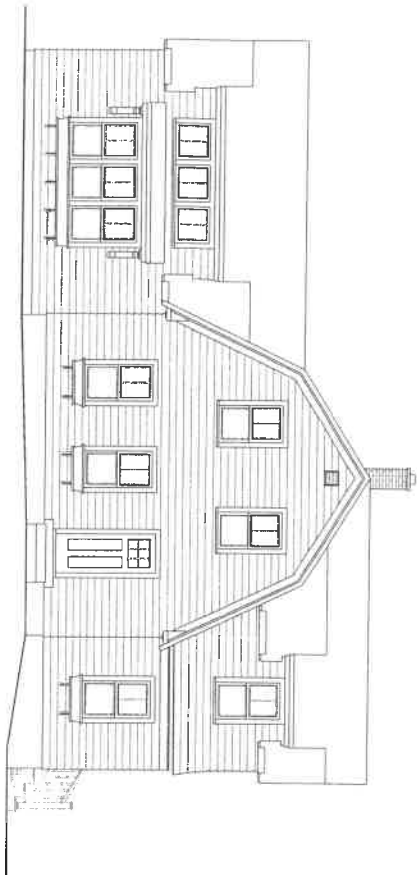
P:508-429-1100

www.GLMengineering.com

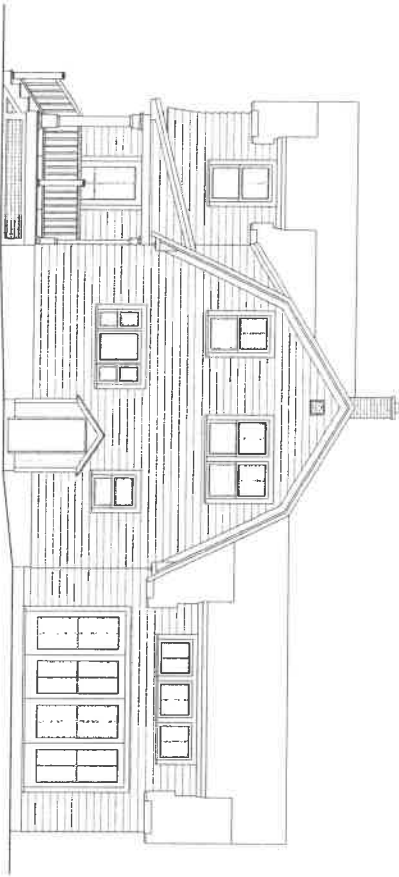
PROPOSED
ADDITION PLAN
52 ASHLAND STREET
HOLLISTON, MA

APRIL 28, 2023

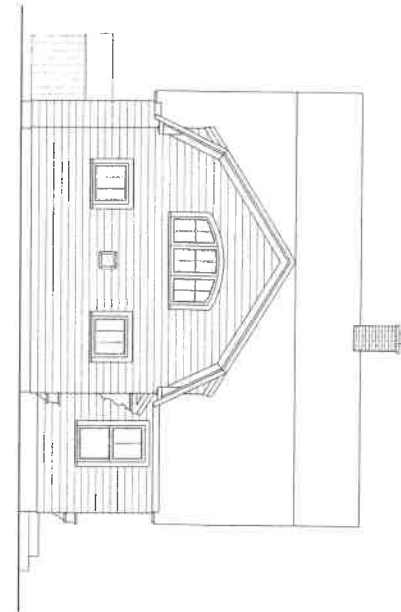
JOB # 16,753-2023



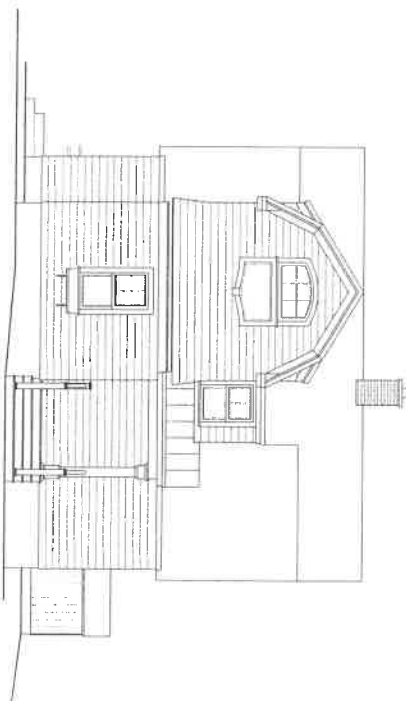
Front Elevation
SCALE: 1/4" = 1'-0"



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



Left Side Elevation
SCALE: 1/4" = 1'-0"



Right Side Elevation
SCALE: 1/4" = 1'-0"



Chemini Design Architects, Inc.

94 Wilkins Road · Holliston, MA 01746 · (508) 429-0717

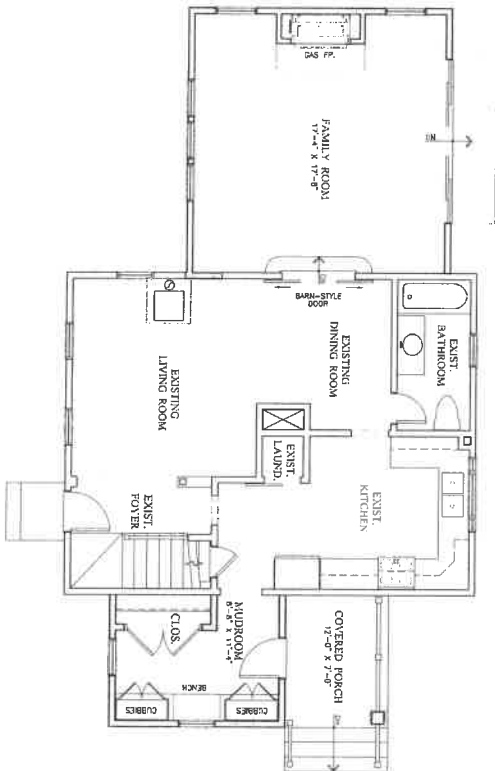
D-2

Project No. 2010.15
Drawn: DAC
Checked: DAC
Date: 3 JAN 2020

PROPOSED ADDITIONS & RENOVATIONS TO THE:
LUCAS RESIDENCE
52 Ashland Street, Holliston, MA 01746

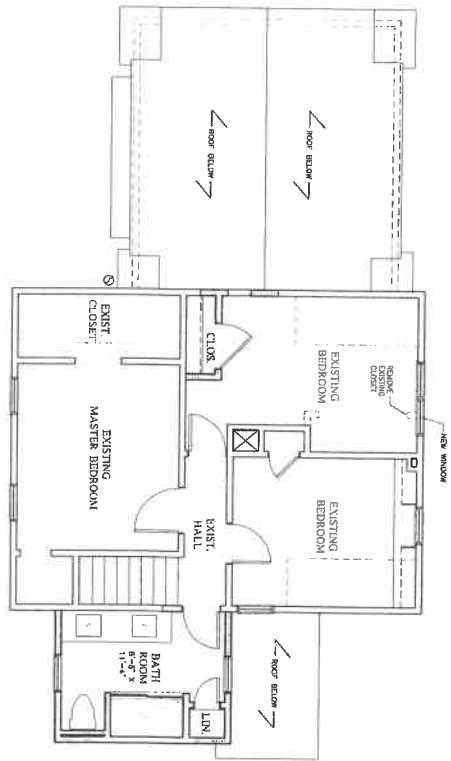
Elevations

Revisions



Proposed First Floor Plan

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



Proposed Second Floor Plan

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

LEGEND

EXISTING STUD WALL
NEW 2 X 4 STUD WALL



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D-1

Project No. 2017.19
Drawn DAC
Checked DAC
Date 3 JAN 2020

PROPOSED ADDITIONS & RENOVATIONS TO THE
LUCAS RESIDENCE
52 Ashland Street, Holliston, MA 01746
First & Second Floor Plans

Revisions