

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A USE VARIANCE

Date Filed: 10-28-2020

Applicant's Name: Sandra Intinarelli, Trustee

Applicant's Address: 526 Concord St, Holliston

Applicant's Phone Number: 508-328-8714

Owner's Name: Sandra Intinarelli

Owner's Address: 526 Concord St

The Owner hereby appoints herself 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 Sandra C. Intinarelli, dated Feb 17, 2012
(Individual)

And recorded in So. Middlesex Registry of Deeds, Book 58505, Page 596

Or 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 7, Block 10.A

And has an address of or is located at 526 Concord St, Holliston, MA 01746

in the _____ zoning district.

Under the provisions of Section VI-D (3) to vary the terms of Section I-B and the following, the Applicant hereby petitions the Board of Appeals:

Nature and subject matter of Variance:

Front porch (Need 3.2 Foot Variance)
- Replace broken Stairs + Added a Front Farmers Porch

Section of Zoning Bylaw that permits this use by grant of Variance:

IC 3.2

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

A building permit was issued in July of 2020 to construct a rear addition and new front entry porch, which would have projected 5' from the front of the house (in conformance with the required 40' front setback.) Upon inspection, it was determined that the contractor did not follow the approved plan and increased the depth of the porch, pushing the structure beyond the 40' front yard setback. Either a variance must be granted to allow the new non-conforming structure to remain or the portion of the porch that extends into the setback must be removed. The property does not have unusual lot shape, topography or soil condition when compared to neighboring properties, and there is no substantial hardship since a conforming entry porch was designed and approved. CC 10/28/20

a. If this Variance is allowed it will alleviate a substantial hardship because:

This was/Is only place to put front Stairs/Porch.
- The previous Steps were Crushed/Broken - I have children and 80 year old Mother so this makes easier to exit stairs

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

Not a Structure/Entrance to the home.

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

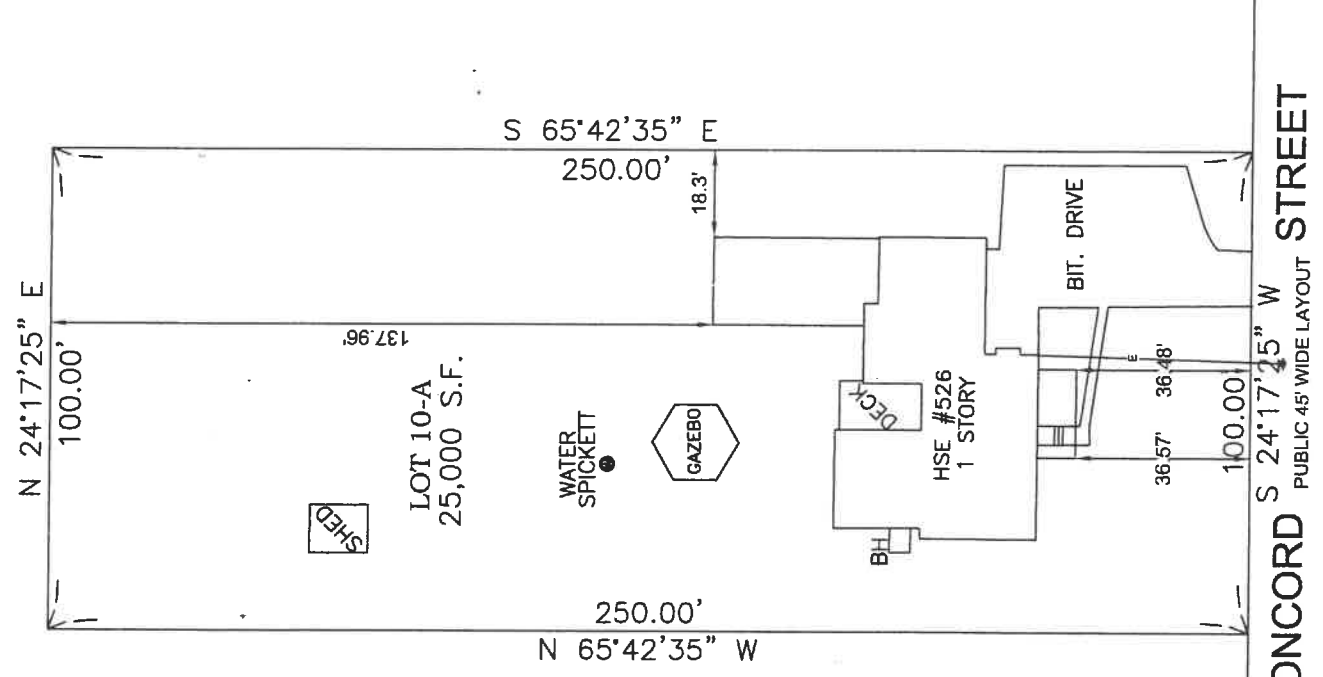
Section IC allows a variance. The encroachment not a substantial amount.

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

Yes _____ (Please attach additional information.) No ☒

Applicant's Signature: _____

Owner's Signature: _____



ZONE ARB
AREA 40,000 S.F.
FRONTAGE 180'
DEPTH 200'
SETBACK 40'
SIDEYARD 30'
REARYARD 40'
BUILDING COVERAGE 25%
WATER PROTECTION DISTRICT ZONE III
LOT & HOUSE ARE PRE-EXISTING, NON-CONFORMING
EXISTING BUILDING COVERAGE 12.90%

I CERTIFY THAT THE ADDITIONS
SHOWN ON THIS PLAN DO NOT
LIE WITHIN THE FLOOD PLAIN.

ADDITION AS-BUILT
PLAN OF LAND
IN



HOLLISTON, MA.

SCALE:1"=40 OCT. 14, 2020

OWNER: Sandra C. Intinarelli
526 Concord Street
Holliston, Ma. 01746

COLONIAL ENGINEERING INC.
11 AWL STREET MEDWAY, MA.
508-533-1644