

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: 5/27/2021

Applicant's Name: Xinyuan Yu

Applicant's Address: 64 Marked Tree Rd Holliston, MA 01746

Applicant's Phone Number: 401-218-5006

Owner's Name: Xinyuan Yu

Owner's Address: 64 Marked Tree Rd 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.

The Owner's title to the land that is the subject matter of this application is derived

under deed from L. BRUCE DARLING, JR. and MASUYO TOKITA DARLING, dated 3/8/21

And recorded in Middlesex south district Registry of Deeds, Book 77156, Page 311

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

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 60 on Map 8E, Block 1

And has an address of or is located at 64 Marked Tree Rd Holliston, MA 01746

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.) :

IV-B schedule of intensity regulations. The current zoning requires 20" on the side. My garage will be 10.4" on the side and I think the zoning was 10" on the side when the house was built in 1961.

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

This property is located in the AR-2 district and has 20' side yard set back in section IV-B Schedule of intensity regulations. Applicant would like to encroach on that set back and would require a dimensional variance under section VI-D 3. Variances. *6/1/21*

dimensional Variance: Please see the attachment.

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):

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

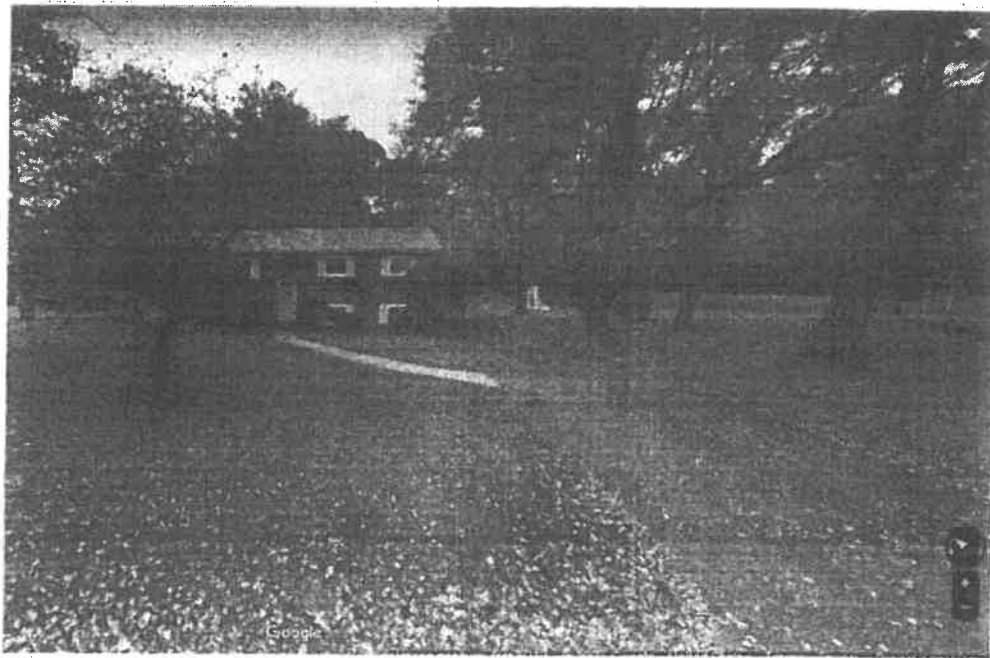
c. If this variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because:

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

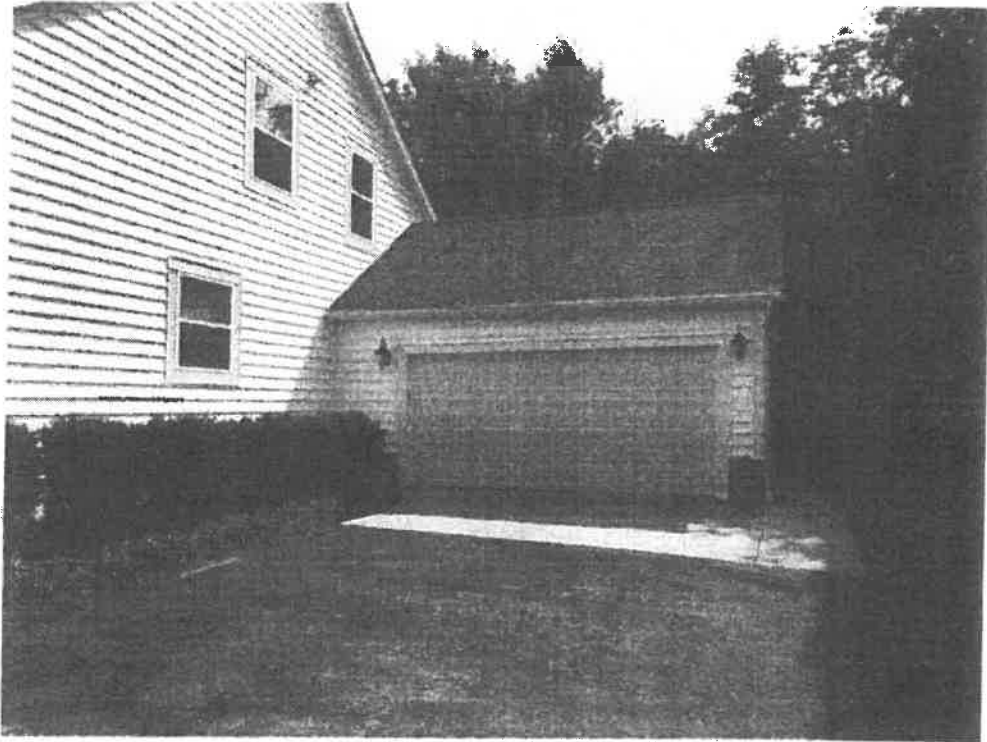
Applicant's Signature: *[Signature]*

Owner's Signature: *[Signature]*

The house was built on a trapezoid land with an angle to the border lines. I plan to add a garage on the left side of the house. We have heavy snow storms in the winter and it's not safe for my mom, who is 71 years old, to walk from the driveway to the house. I choose this location because I can continue to use the current driveway. If the garage is built at rear, it may cause a problem for the septic system. When it is built on the left side of the house, I will have a short driveway to shovel the snow in the winter. I am a pharmacist and have to work during snow storms. I work either in the early morning or at late night. So it's very hard for me to shovel the snow on a long driveway before heading to work. This is the street view of my house.



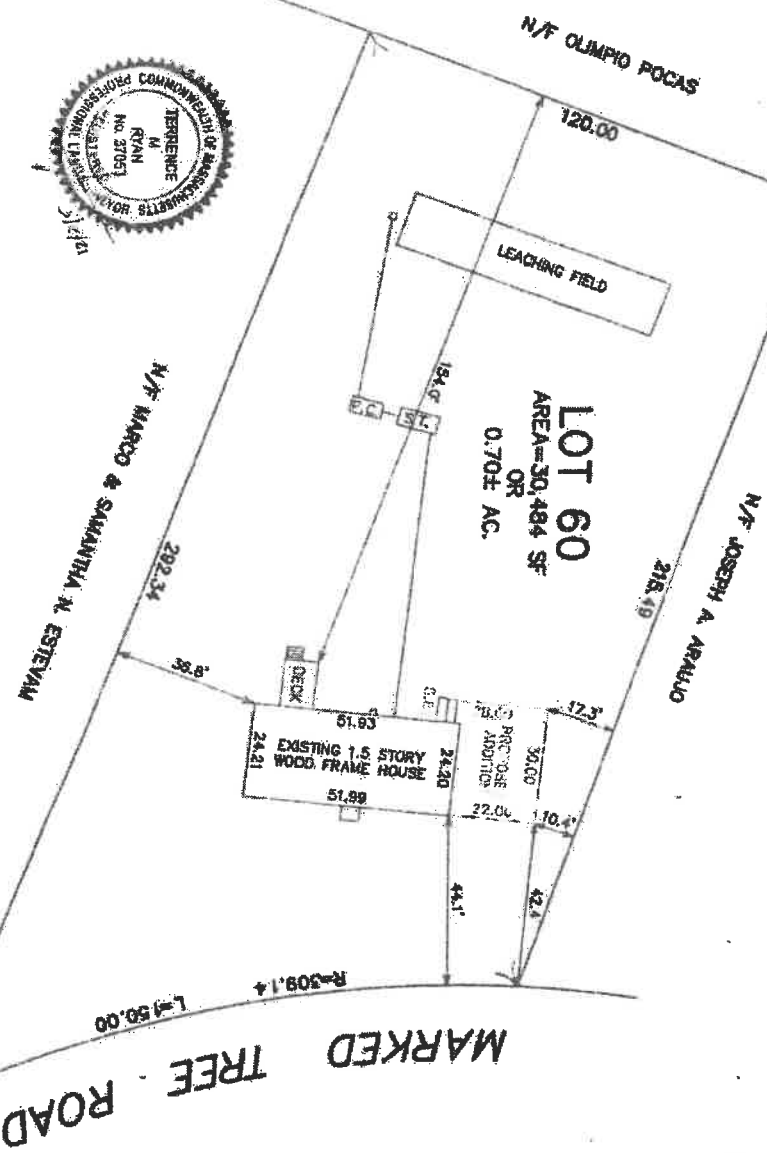
This is a garage which is similar to what I plan for my house.



NOTE: THE SEPTIC SYSTEM SHOWN IS FROM AN AS-BUILT SEPTIC PLAN PREPARED BY CIVILIZED SOLUTIONS DATED JUNE 7, 2015 ON FILE WITH THE HOLLISTON BOARD OF HEALTH.

I CERTIFY THAT THE LOT SHOWN AND THE EXISTING HOUSE THEREON CONFORM TO THE CURRENT DIMENSIONAL AND DIMENSIONAL OFFSET REGULATIONS OF THE HOLLISTON ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL FLOODING (SOURCE: F.I.R.M. 25017006285).



PROPOSED PLOT PLAN 64 MARKED TREE ROAD HOLLISTON, MASS.

DATE: MAY 18, 2021

SCALE: 1" = 30'

PREPARED FOR:

XINYUAN YU
64 MARKED TREE ROAD
HOLLISTON, MASS. 01746

ENGINEERS & SURVEYORS:

APPLEWOOD SURVEY CO. LLC
21 GREEN STREET
HOLLISTON, MASS. 01746
TERRENCE M. RYAN R.L.S. 37057

ZONED: RESIDENTIAL
AREA: 30,000 SF
FRONTAGE: 120 FT
SETBACK: 30 FT
SIDEYARD: 20 FT
REARYARD: 30 FT
COVERAGE: 30%

DEED BOOK 77156 PAGE 311
ASSESSORS MAP OF BLOCK 1 LOT 80
EXISTING COVERAGE: 1,387 SF = 4.8%

PROPOSED COVERAGE: 2,055 SF = 6.7%

