



TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A DIMENSIONAL VARIANCE

Date Filed: 7/21/22

Applicant's Name: Glenn Wegrzyn

Applicant's Address: 98 Robert Rd.

Applicant's Phone Number: 617-272-6819

Owner's Name: Glenn Wegrzyn

Owner's Address: 98 Robert Rd.

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 Margo Otey, dated 11/20/12.

And recorded in Middlesex South Registry of Deeds, Book 60529, Page 512.

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

District Book _____, Page _____.

The land is shown in the Assessor's records as Lot 113.0 on Map 14, Block 1

And has an address of or is located at 98 Robert Rd.

in the AR-B 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.):

I-C Pre-Existing Non-Conforming Uses, structures and Lots Continued
Section 3.2 Changes Resulting in Increased or New Nonconformity.

"... change of a nonconforming structure in such a manner as to increase an existing nonconformity, or create a new nonconformity, shall require the issuance of a dimensional variance; ... "Change; Zoning Information and Comments (To be completed by Inspector of Buildings): to structure are

Pre existing non conforming structure and lot and a 400 sq. ft. great room 25.8' from property line and a 172 sq. ft. garage 21.3' from line
The Applicant presents the following evidence that supports grant of the dimensional Variance: Proposed Plot Plan

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):

Literal enforcement would involve substantial hardship owing to circumstances related to: the shape of the lot being rectangular whereas there would be no new nonconformity if the lot were square; the house not being set on the lot parallel to the lot boundaries; and it is believed that when the house was built there was no nonconformity.

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

we are only looking to add a second garage bay and great room, which many houses in neighborhood have,

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

the home will remain like in size, shape and appearance otherwise as the rest of the homes in the neighborhood.

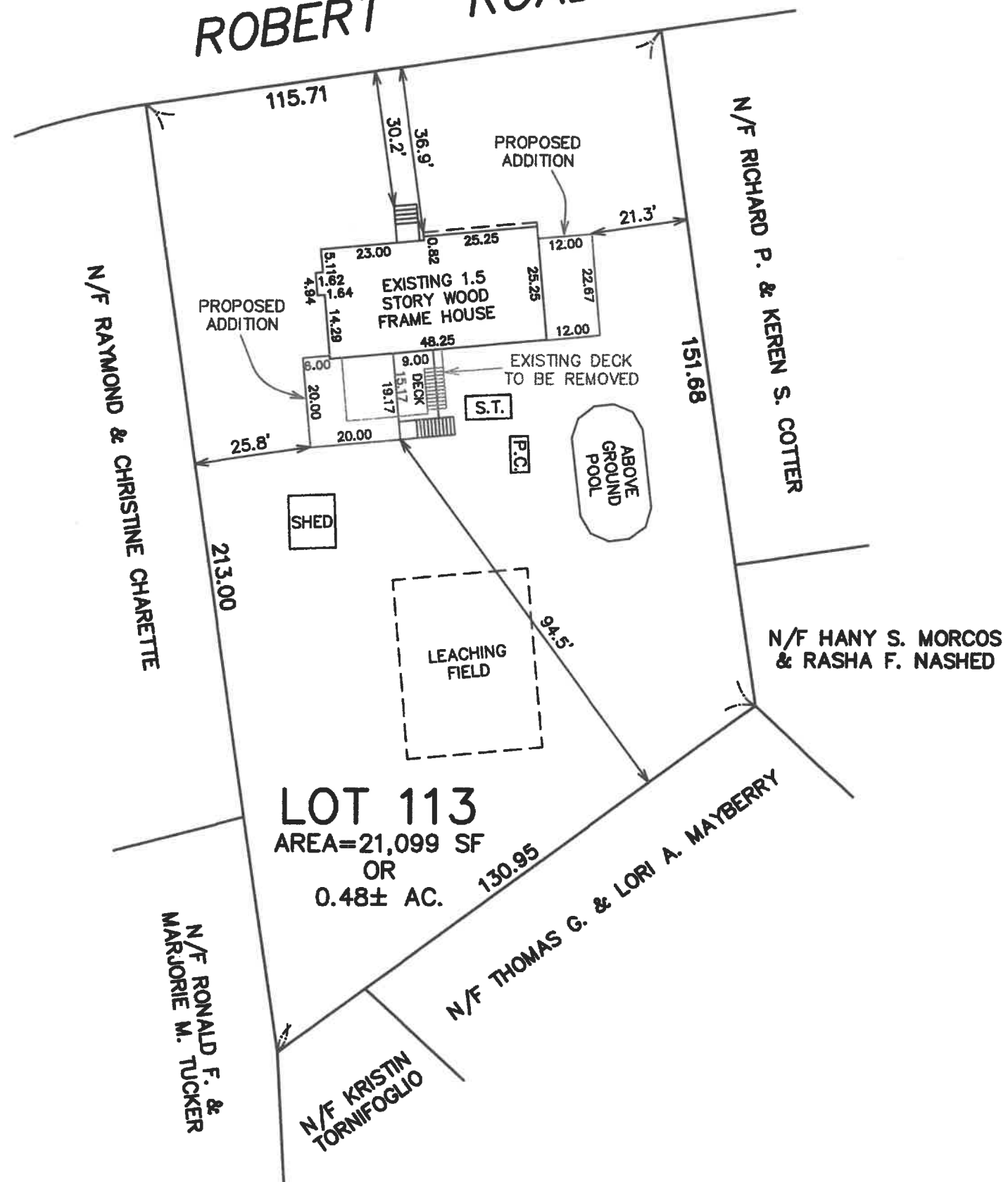
d. Will the proposed use include the storage or process of any hazardous substance?

Yes _____ (Please attach additional information.) No X

Applicant's Signature: John Wynn

Owner's Signature: John Wynn

ROBERT ROAD



PROPOSED PLOT PLAN 98 ROBERT ROAD HOLLISTON, MASS.

DATE: MAY 27, 2022

SCALE: 1" = 30'

PREPARED FOR:

GLENN & KERRIN WEGRZYN
 98 ROBERT ROAD
 HOLLISTON, MASS. 01746

ENGINEERS & SURVEYORS:

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

ZONED: AR-B
 AREA: 40,000 SF
 FRONTAGE: 180 FT
 SETBACK: 40 FT
 SIDEYARD: 30 FT
 REARYARD: 40 FT
 COVERAGE: 25%

DEED BOOK 60529 PAGE 512
 ASSESSORS MAP 14 BLOCK 1 LOT 113
 PROPOSED COVERAGE: 2,025 SF = 9.6%



I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON
 PREDATE THE DIMENSIONAL AND THE 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. 25017C0627F).