

**TOWN OF HOLLISTON
ZONING BOARD OF APPEALS**

TOWN HALL
HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 11/15/21

Applicant's Name: Jacob Youmell and Alexandra Lutkevich

Applicant's Address: 98 Union Street, Holliston

Applicant's Phone Number: Jacob (413)250-1691 / Alexandra Lutkevich (508)221-0477

Owner's Name: Jacob Youmell and Alexandra Lutkevich

Owner's Address: 98 Union Street, Holliston

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

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

under deed from _____ Middlesex County, dated June 2, 2017

And recorded in _____ Middlesex County (South District) Registry of Deeds, Book 69387, Page 5

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

District Book _____, Page _____

The land is shown in the Assessor's records as Lot 1-45 on Map 10, Block 8F

And has an address of or is located at 98 Union Street, Holliston

in the Village Residential zoning district.

Under the provisions of Section VI-D (2) to vary the terms of Section I-B and the following, the Applicant hereby petitions the Board of Appeals:

Nature and subject matter of Special Permit:

Request relief from the setback requirements of the Town of Holliston Zoning Bylaw for Village Residential district for a pre-existing, non-conforming lot.

Section of Zoning Bylaw that permits this use by grant of Special Permit:

I-C Pre-Existing Non-Conforming Uses, Structures and Lots

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

IC 3.3 This addition will exceed the 50%
allowance and will require a special permit

The Applicant presents the following evidence that supports the grant of the special Permit:

11/29/21
ML

a. The use is in harmony with the general purpose and intent of the bylaw because:

The existing residence does not currently meet the minimum side yard required setback and is considered a pre-existing, non-conforming lot. The addition would be constructed on the same line as the existing residence and would not result in any new nonconformity or exacerbate any existing nonconformity.

b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:

The proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

Will the proposed use include the storage or process of any hazardous substances?

Yes _____ (Please attach additional information.) No X

Applicant's Signature:

Jacob Youmell

Owner's Signature:

Same as above (Jacob Youmell and Alexandra Lutkevich)

PROPOSED PLOT PLAN 98 UNION STREET HOLLISTON, MASS.

DATE: NOVEMBER 23, 2021

SCALE: 1" = 20'

PREPARED FOR:

JACOB YOUMELL &
ALEXANDRA LUTKEVICH
98 UNION STREET
HOLLISTON, MASS. 01746

ENGINEERS & SURVEYORS:

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

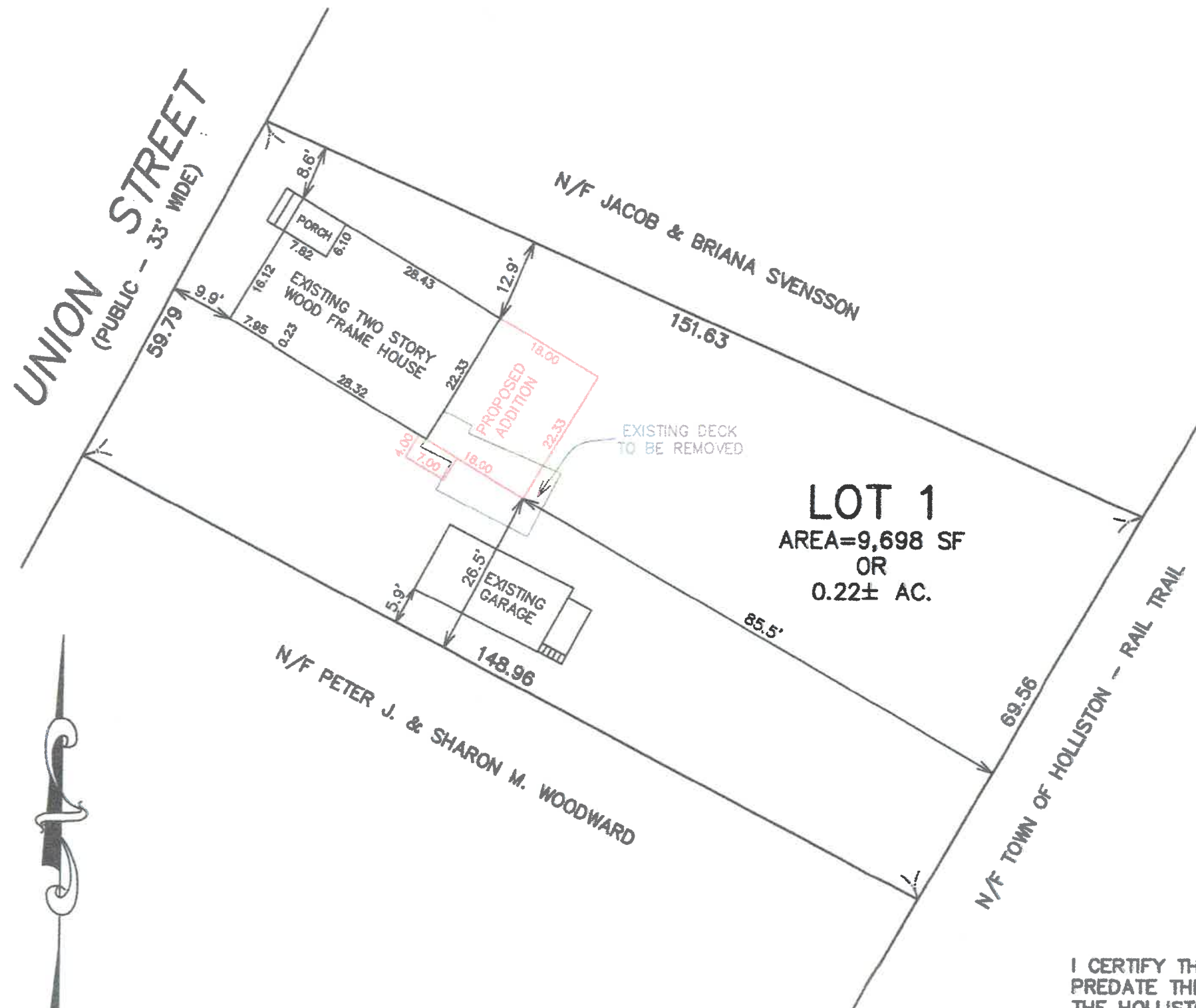
ZONED: RES.
AREA: 30,000 SF
FRONTAGE: 120 FT
SETBACK: 30 FT
SIDEYARD: 20 FT
REARYARD: 30 FT
COVERAGE: 30%

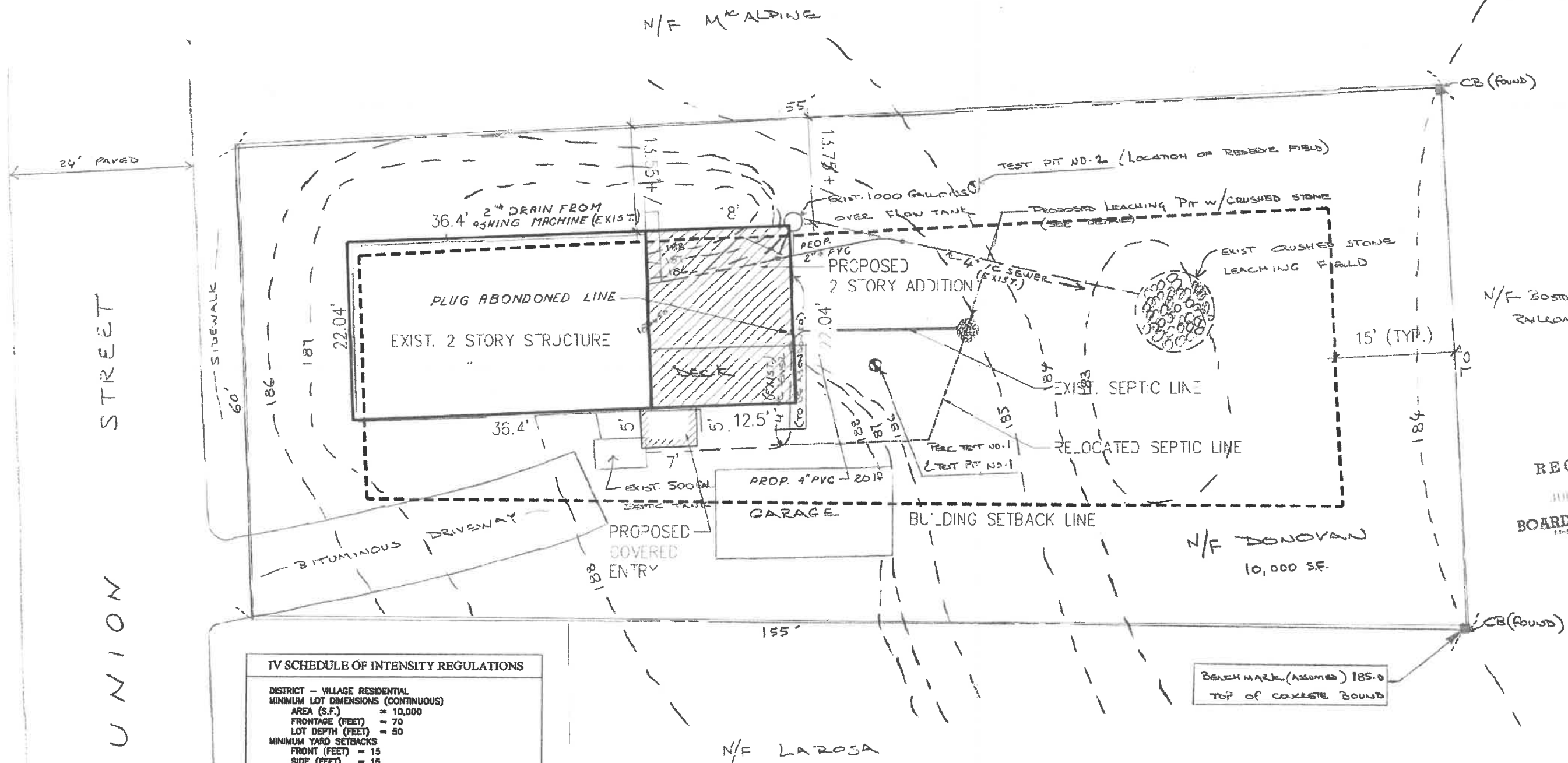
DEED BOOK 69387 PAGE 5
ASSESSORS MAP 8F BLOCK 1 LOT 45
EXISTING COVERAGE: 1,302 SF = 13.4%
PROPOSED COVERAGE: 1,525 SF = 15.7%



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. 25017C0633E).





IV SCHEDULE OF INTENSITY REGULATIONS	
DISTRICT - VILLAGE RESIDENTIAL	
MINIMUM LOT DIMENSIONS (CONTINUOUS)	
AREA (S.F.)	= 10,000
FRONTAGE (FEET)	= 70
LOT DEPTH (FEET)	= 50
MINIMUM YARD SETBACKS	
FRONT (FEET)	= 15
SIDE (FEET)	= 15
REAR (FEET)	= 15
MAX. HEIGHT OF BUILDING OR STRUCTURE	
STORIES	= 2 1/2
FEET	= 35
MAX % COVERAGE: BUILDINGS, STRUCTURES & ACCESSORY BUILDINGS	
	= 50
BUILDING PROPOSED / EXISTING DATA	
EXIST. FIRST FLOOR = 807 SQ/FT	
EXIST. SECOND FLOOR = 628 SQ/FT	
EXIST. BASEMENT = 538 SQ/FT	
TOTAL = 1972 SQ/FT	
PROPOSED FIRST FLOOR = 396 SQ/FT	
PROPOSED SECOND FLOOR = 385 SQ/FT	
PROPOSED BASEMENT = 333 SQ/FT	
TOTAL = 1114 SQ/FT	
PROPOSED	= 1114 SQ/FT
EXISTING	= 1972 SQ/FT
	.56 X 100 = 56% INCREASE

SITE PLAN

SCALE: 1" = 10'



PROPOSED SEPTIC SYSTEM REPAIR

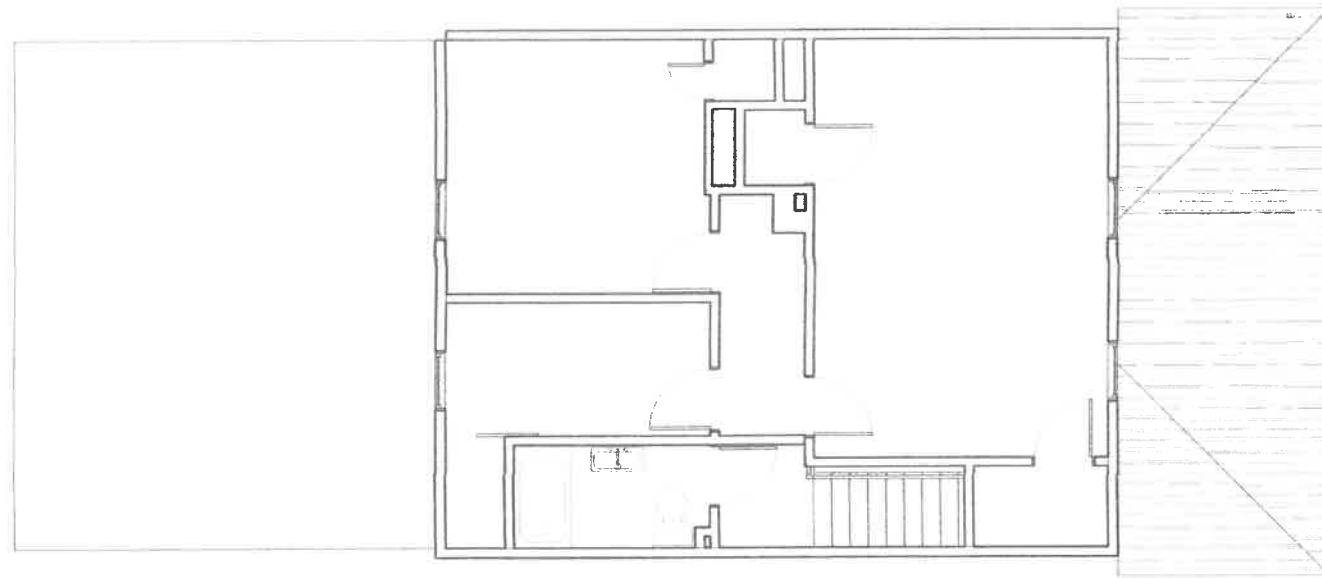
98 UNION STREET

HOLLISTON, MASSACHUSETTS

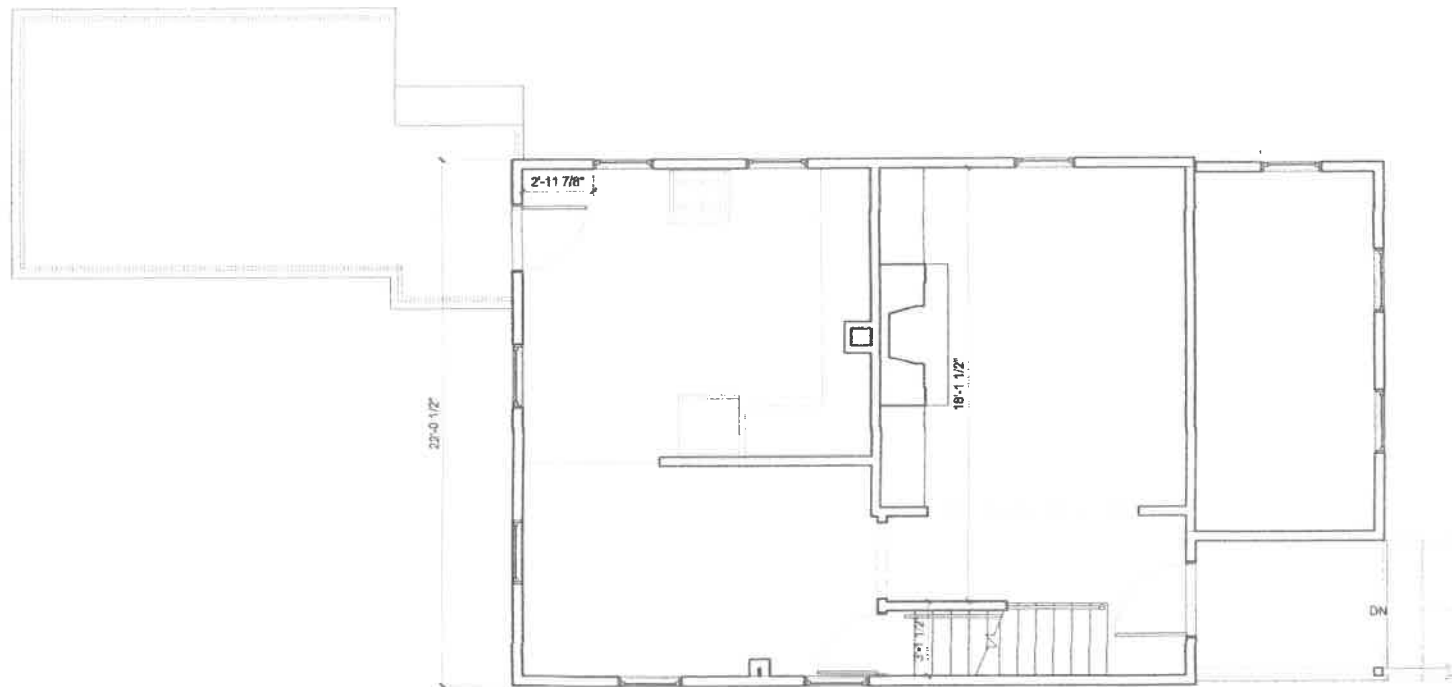
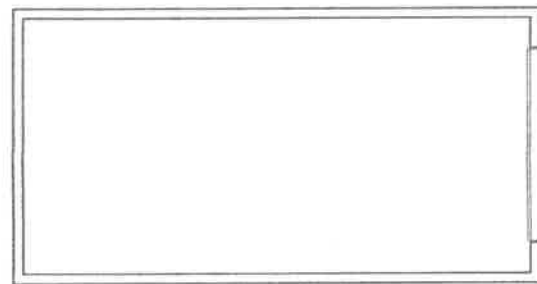
APRIL 1989

SCALE: AS NOTED

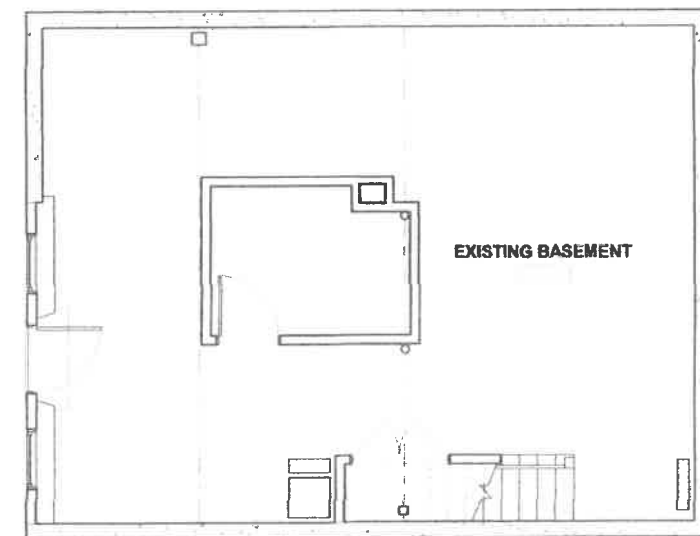
REV. 7/89 - REVISED LEACHING FIELD



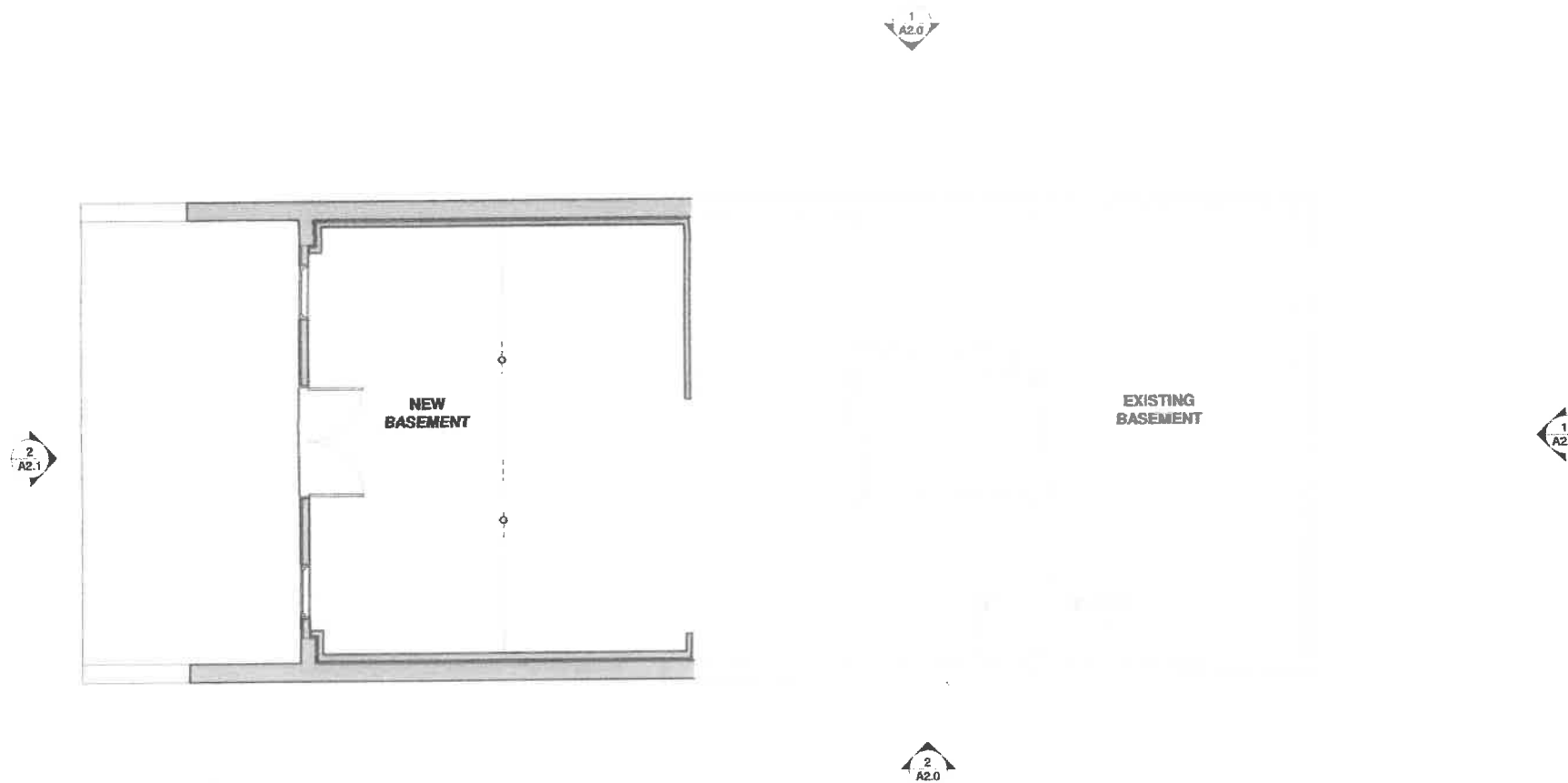
2_EXISTING SECOND
FLOOR PLAN
1/4" = 1'-0"



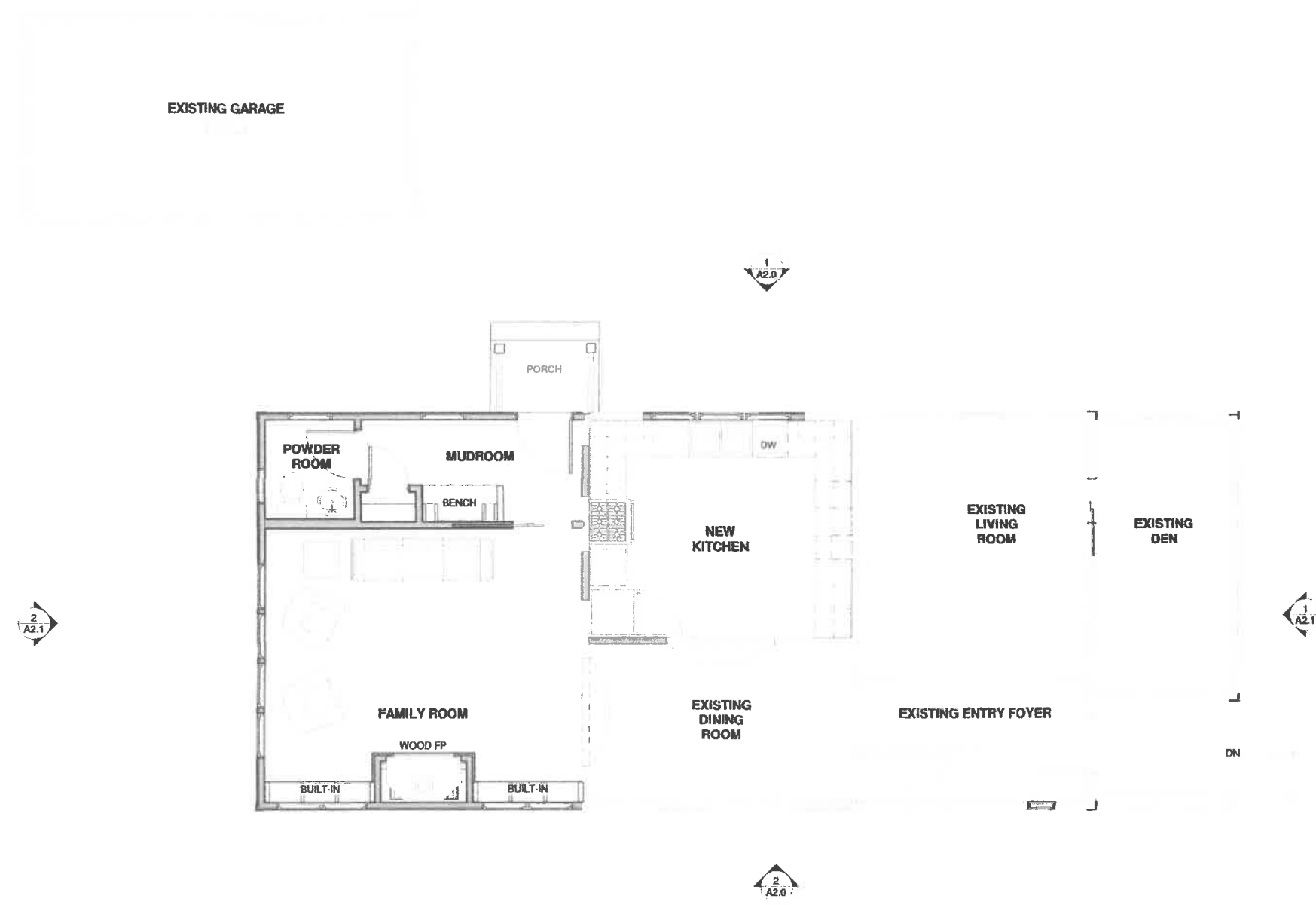
1_EXISTING FIRST FLOOR
PLAN
1/4" = 1'-0"



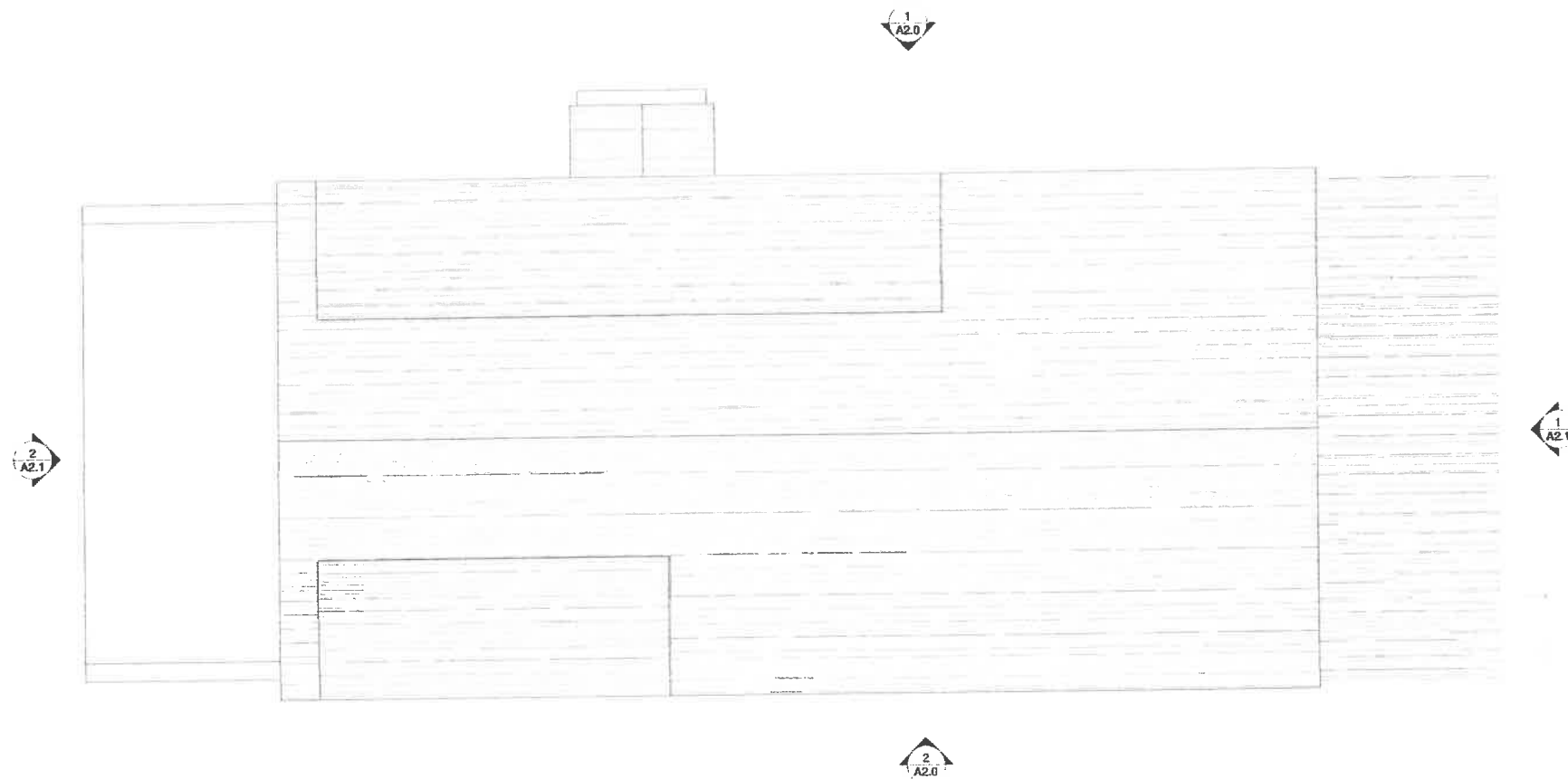
0_EXISTING BASEMENT
FLOOR PLAN
1/4" = 1'-0"



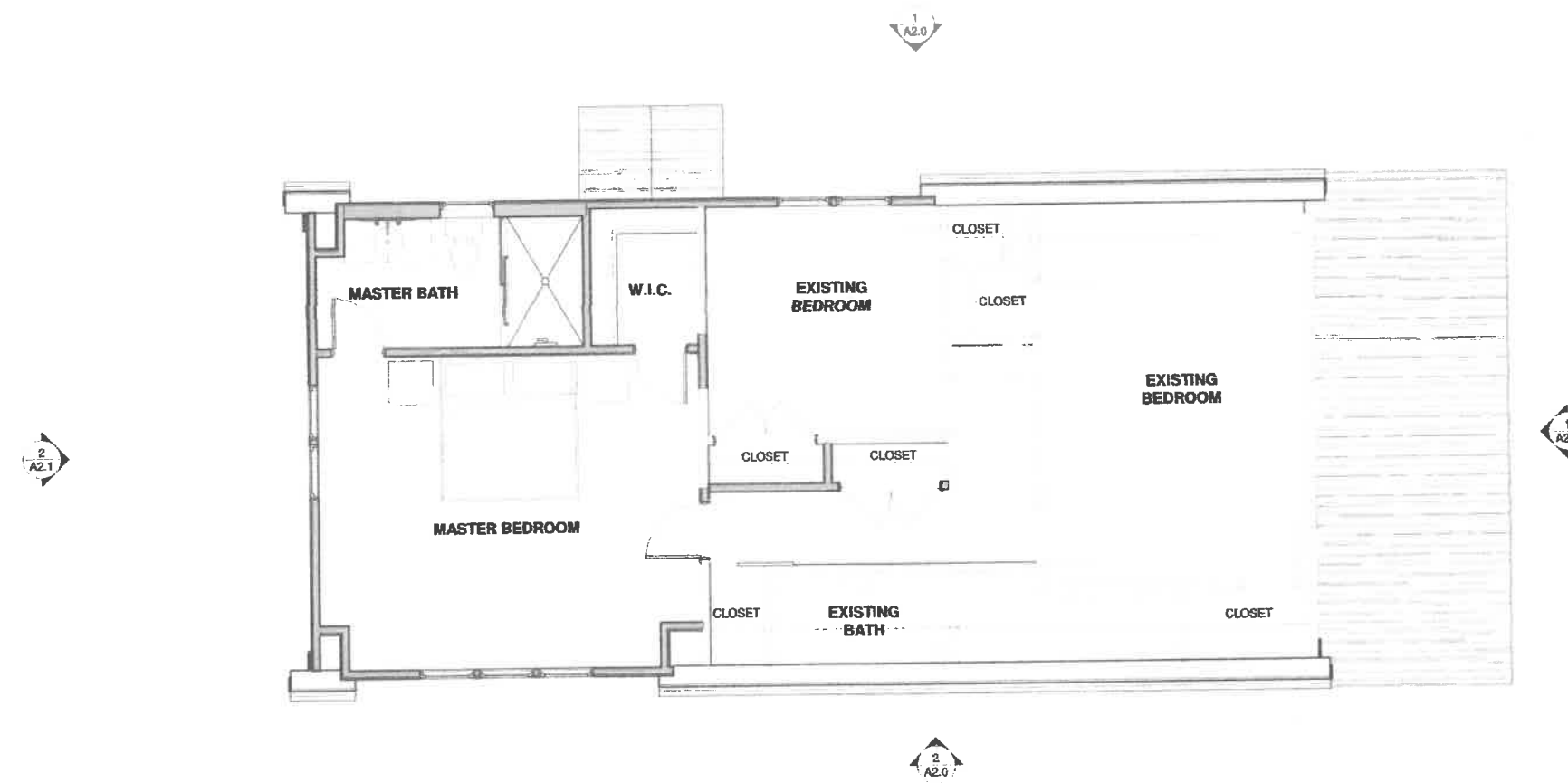
BASEMENT FLOOR PLAN
1/4" = 1'-0"



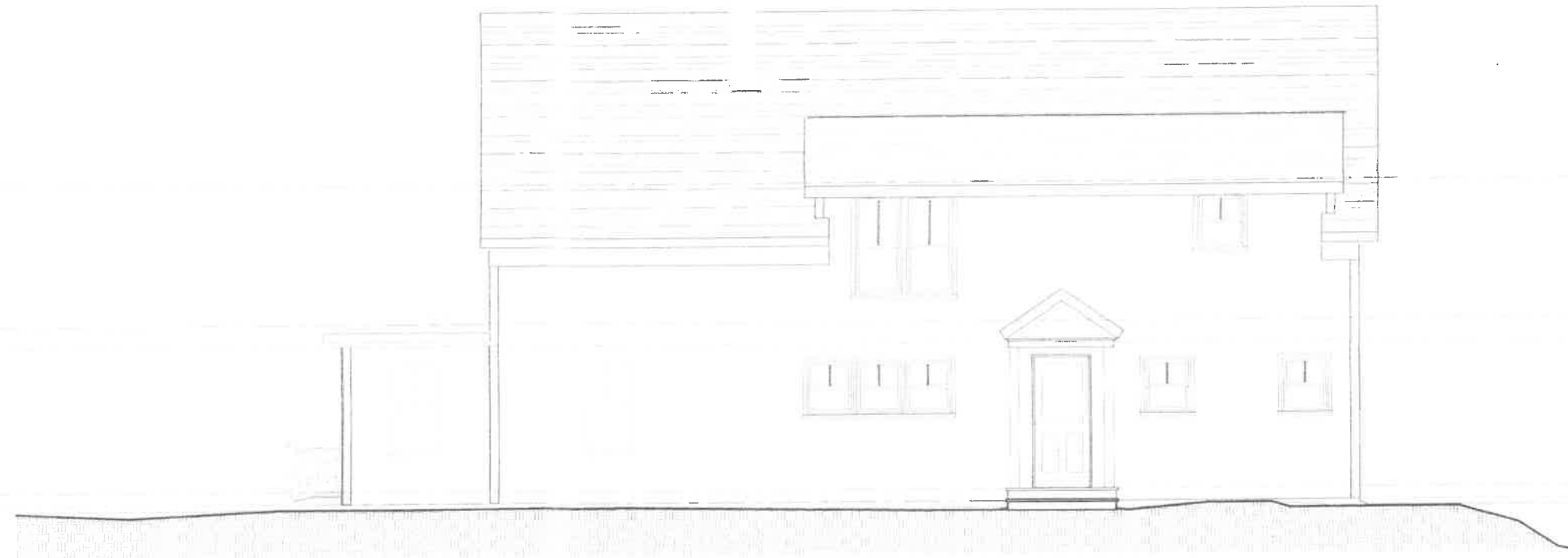
FIRST FLOOR PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

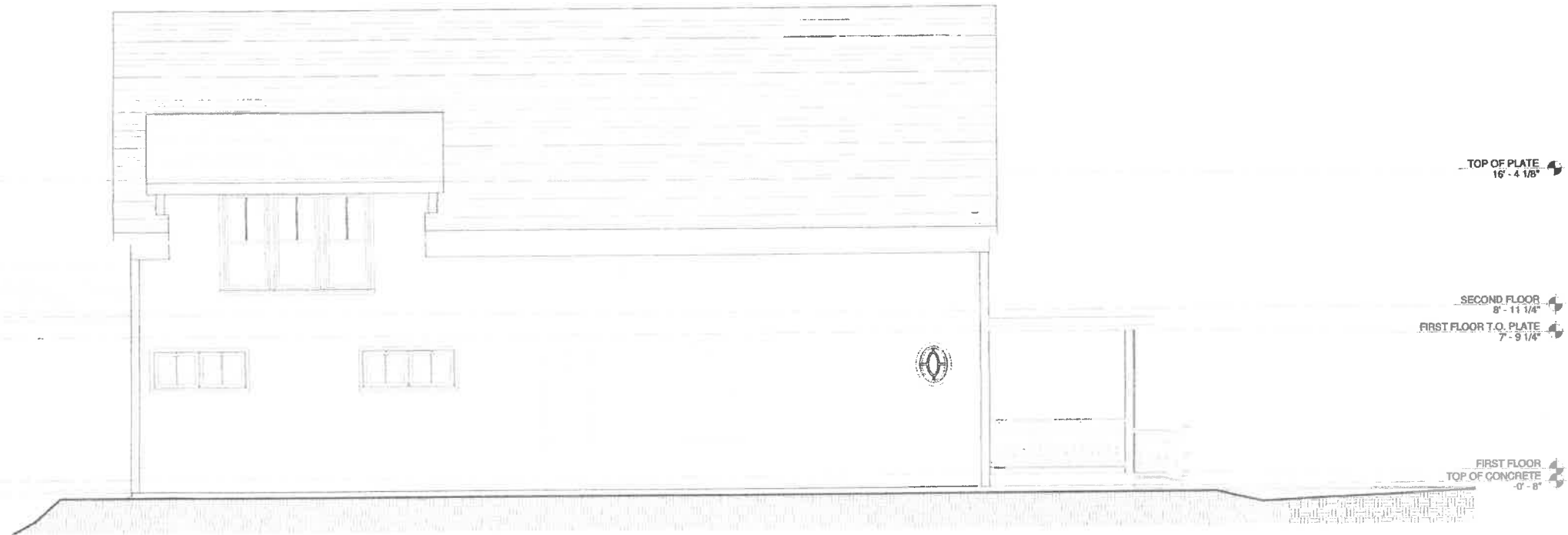


TOP OF PLATE
16' - 4 1/8"

SECOND FLOOR
8' - 11 1/4"
FIRST FLOOR T.O. PLATE
7' - 9 1/4"

FIRST FLOOR
TOP OF CONCRETE
-0' - 8"

1 NORTH ELEVATION
1/4" = 1'-0"

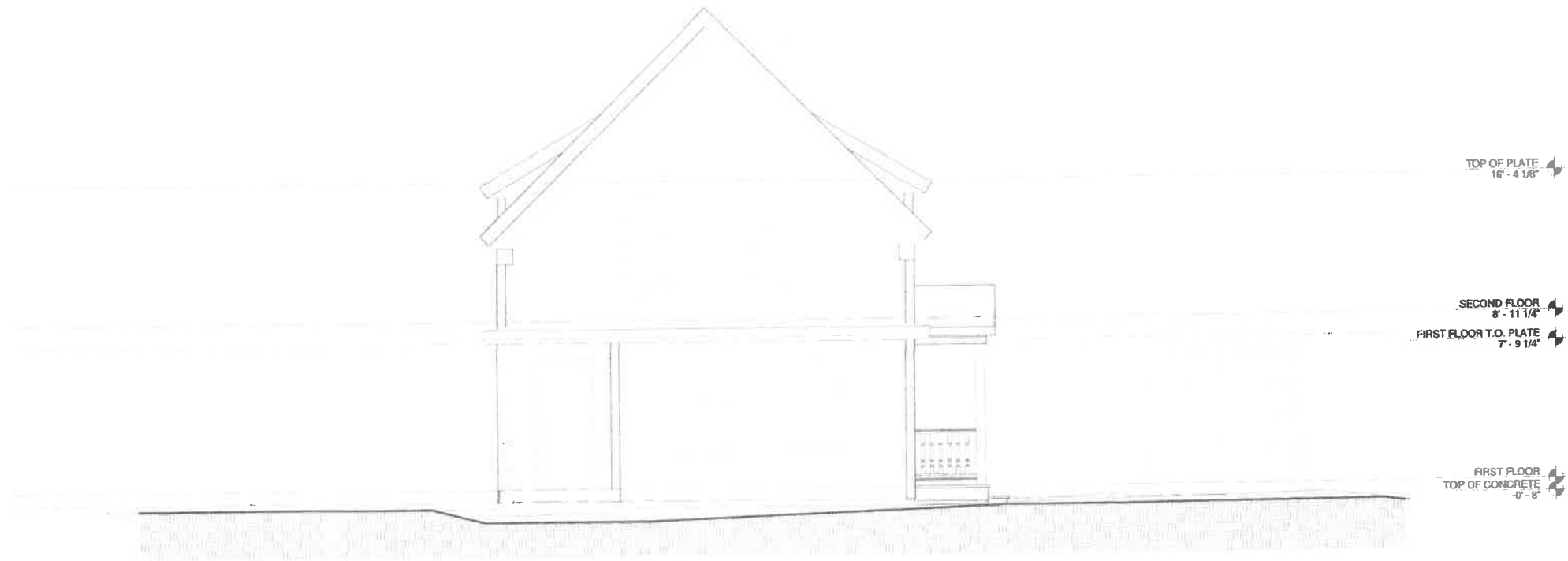


TOP OF PLATE
16' - 4 1/8"

SECOND FLOOR
8' - 11 1/4"
FIRST FLOOR T.O. PLATE
7' - 9 1/4"

FIRST FLOOR
TOP OF CONCRETE
-0' - 8"

2 SOUTH ELEVATION
1/4" = 1'-0"



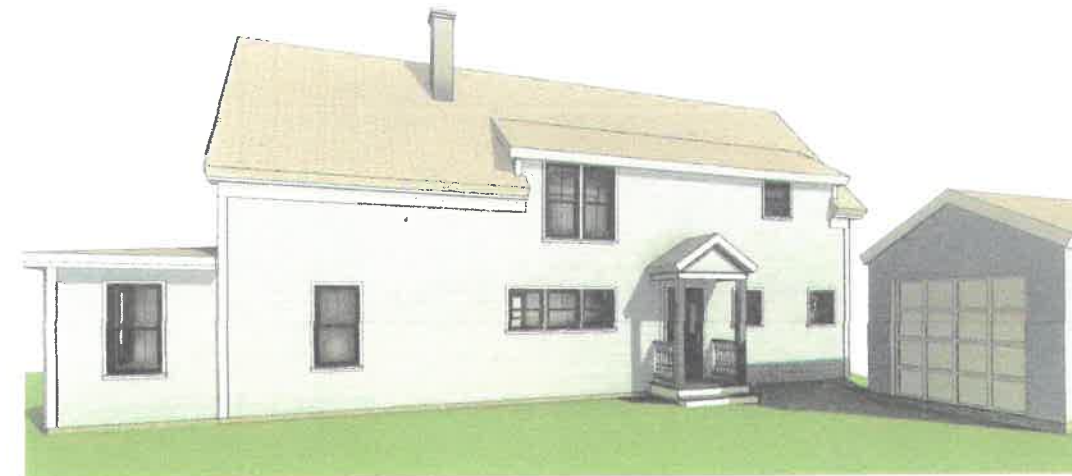
1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



House Front Left View



House Front Right View



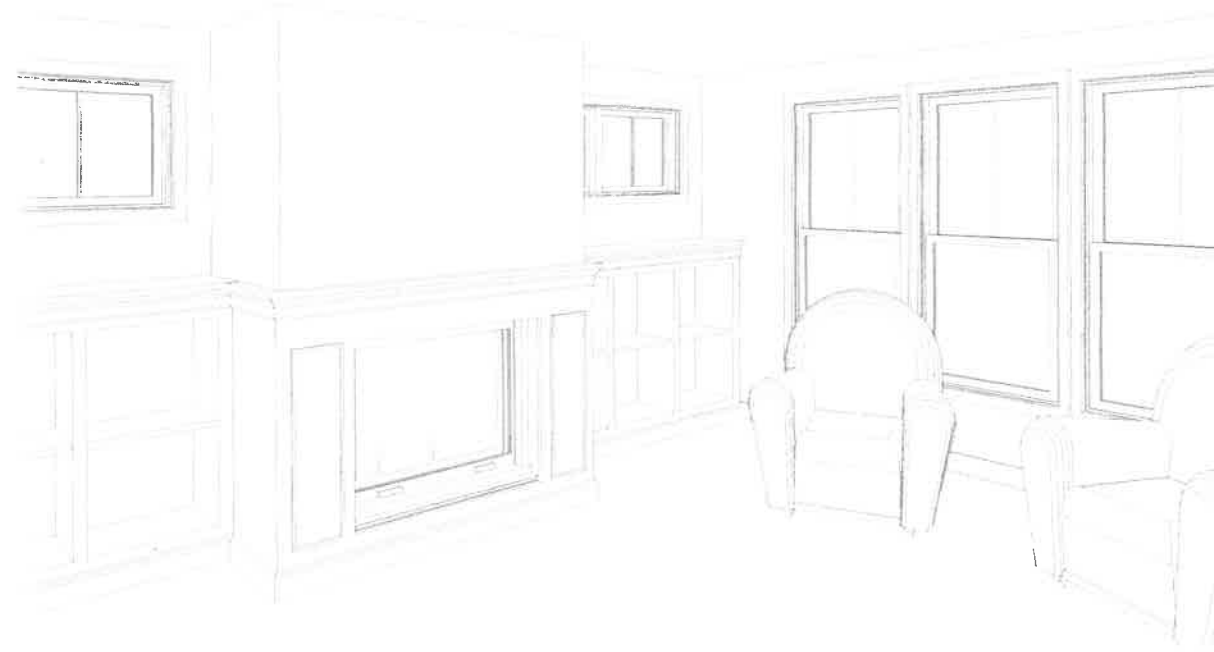
House Back Right View



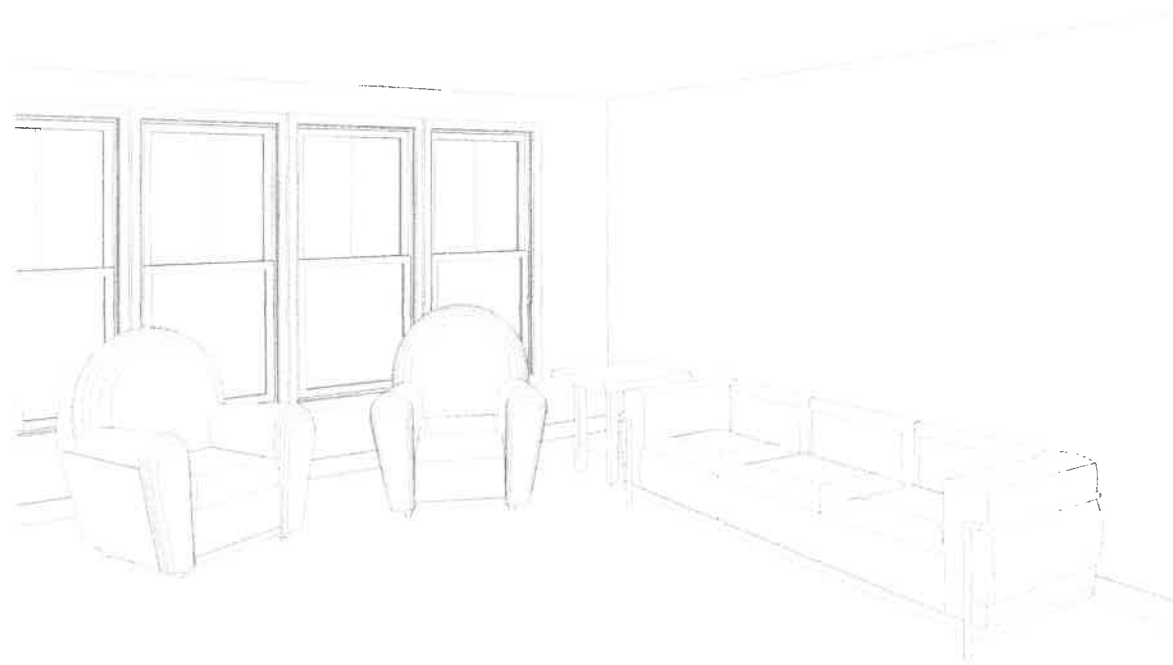
House Back Left View



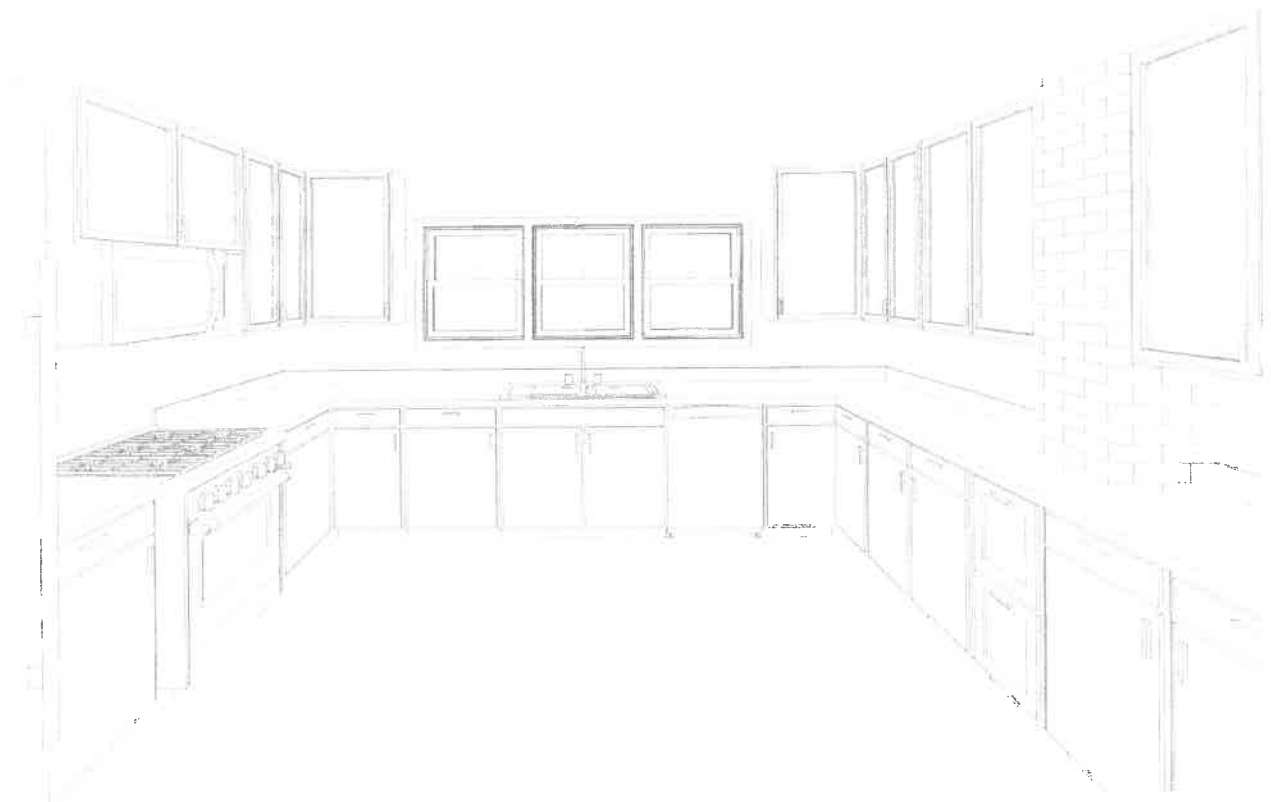
MUDROOM VIEW



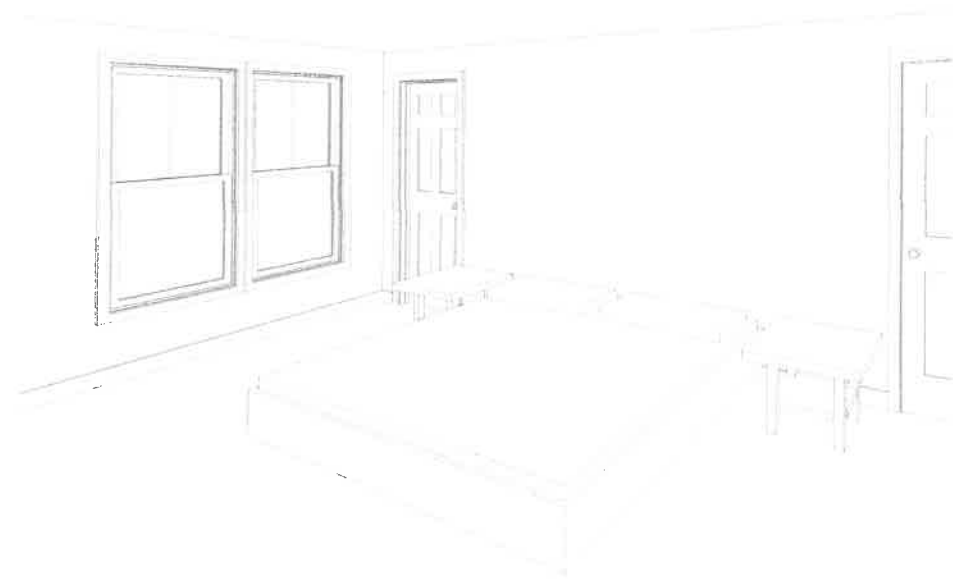
FIREPLACE VIEW



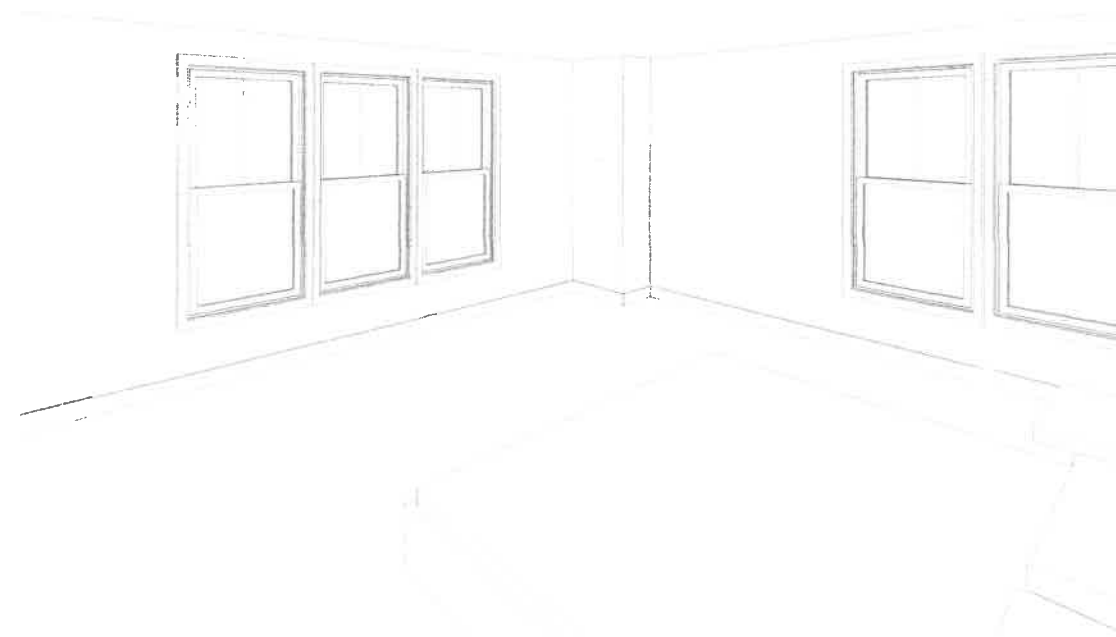
LIVING ROOM VIEW



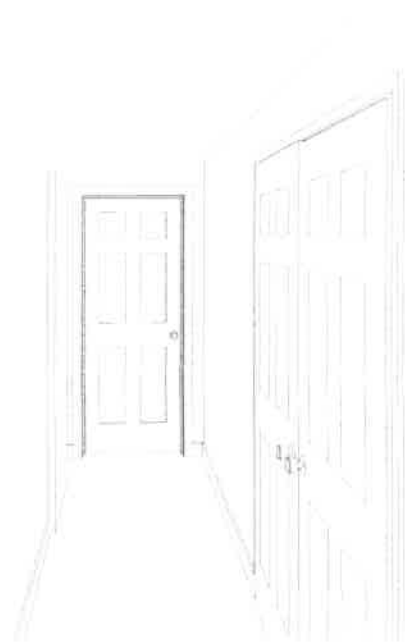
KITCHEN VIEW



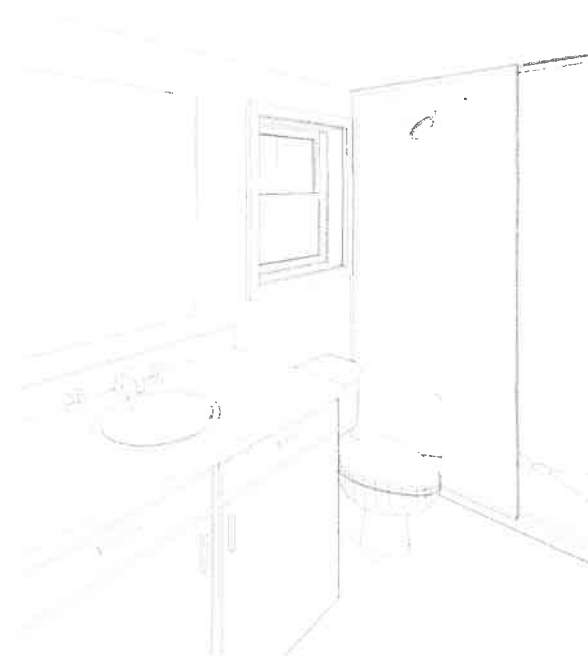
BEDROOM VIEW 1



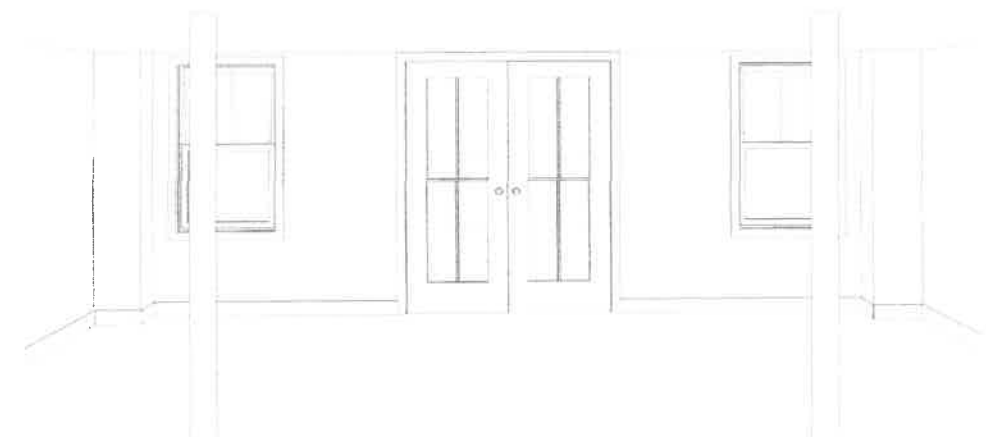
BEDROOM VIEW 2



UPSTAIRS HALLWAY VIEW



MASTER BATH VIEW



BASEMENT VIEW