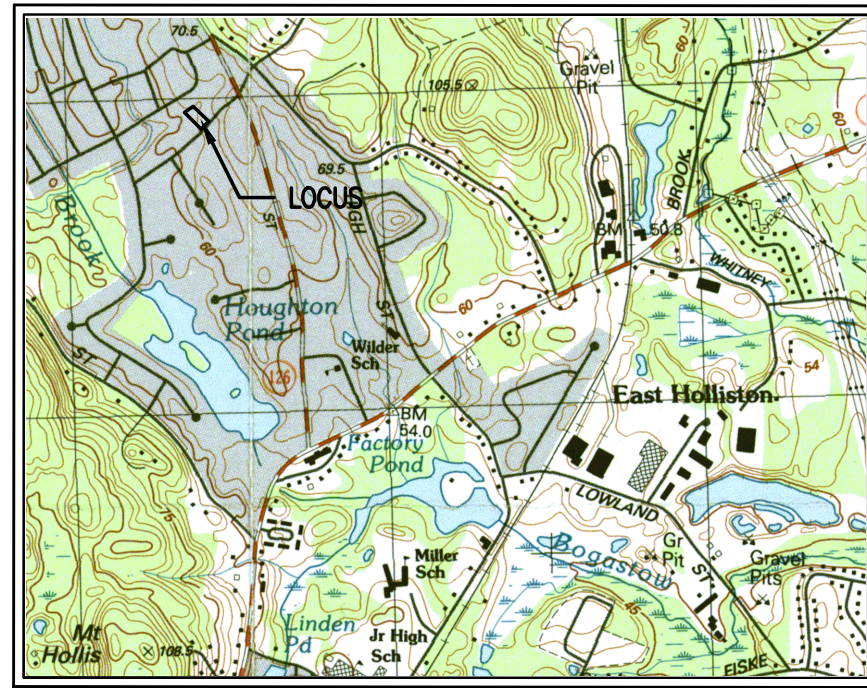




ZONING DATA

DISTRICT: AGRICULTURAL-RESIDENTIAL DIST. B

ZONE III WELLHEAD PROTECTION OVERLAY DISTRICT

MINIMUM REQUIREMENTS:

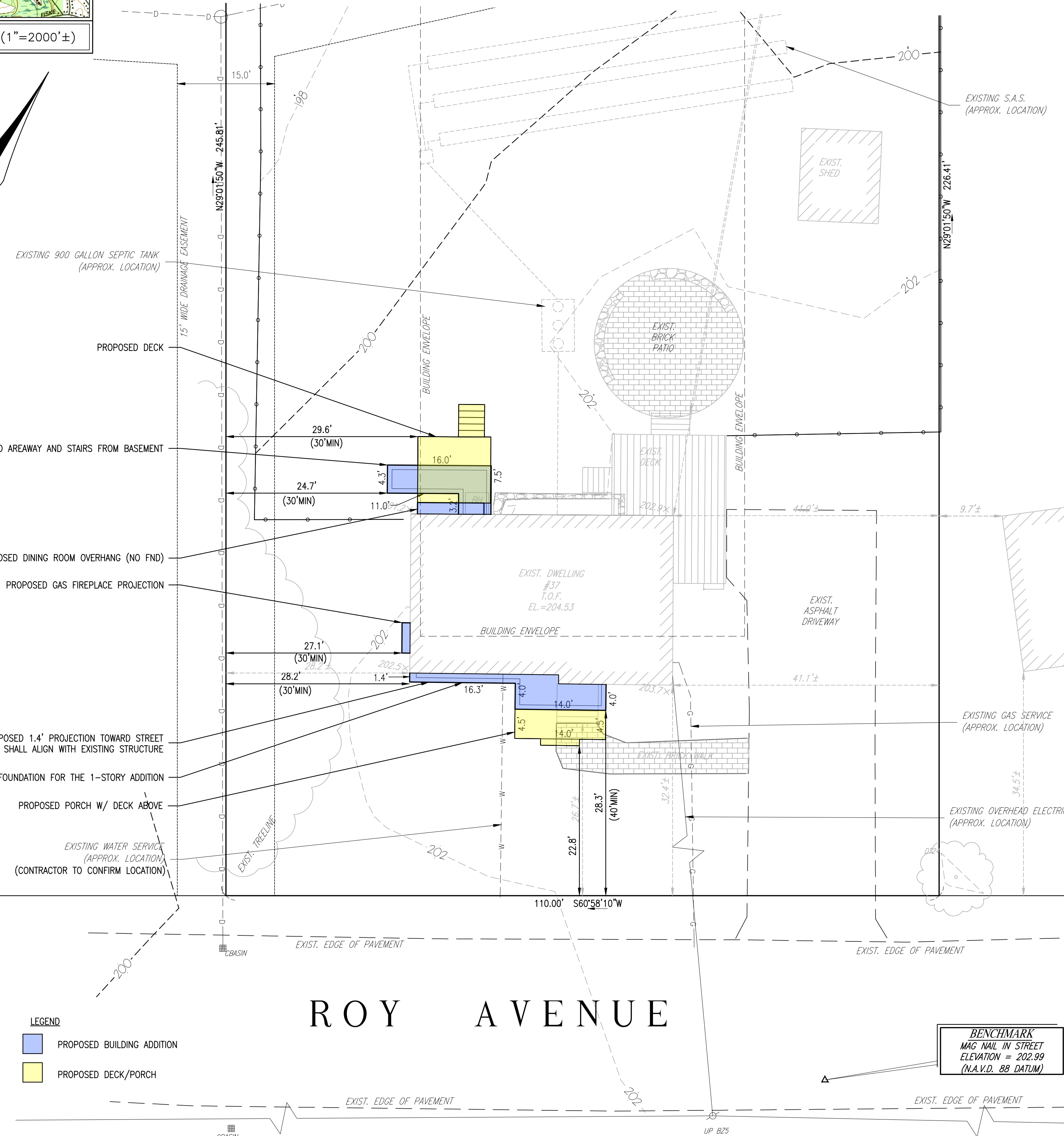
LOT AREA	40,000 S.F.
LOT FRONTAGE	180 FT
LOT DEPTH	200 FT
FRONT YARD	40 FT
SIDE YARD	30 FT
REAR YARD	40 FT
MAX HEIGHT	35 FT/2.5 STORIES
MAX LOT COVERAGE	25%

EXISTING
LOT AREA
LOT FRONTAGE
LOT DEPTH
FRONT YARD
SIDE YARD
REAR YARD
BLD HEIGHT
LOT COVERAGE

25,974± S.F.
110 FT
226 FT
26.7 FT (STEP)
28.2 FT
156.5 FT (DECK)
1.5 STORIES
1,593 S.F. OR 6.1%

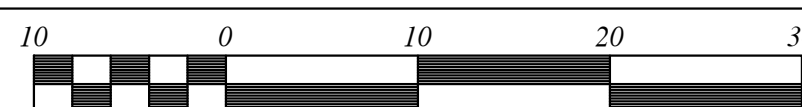
PROPOSED
LOT AREA
LOT FRONTAGE
LOT DEPTH
FRONT YARD
SIDE YARD
REAR YARD
BLD HEIGHT
LOT COVERAGE

25,974± S.F.
110 FT
226 FT
22.8 FT (PORCH STEP)
24.7 FT
156.5 FT (DECK)
26.5± FT
1,881 S.F. OR 7.3%



LEGEND

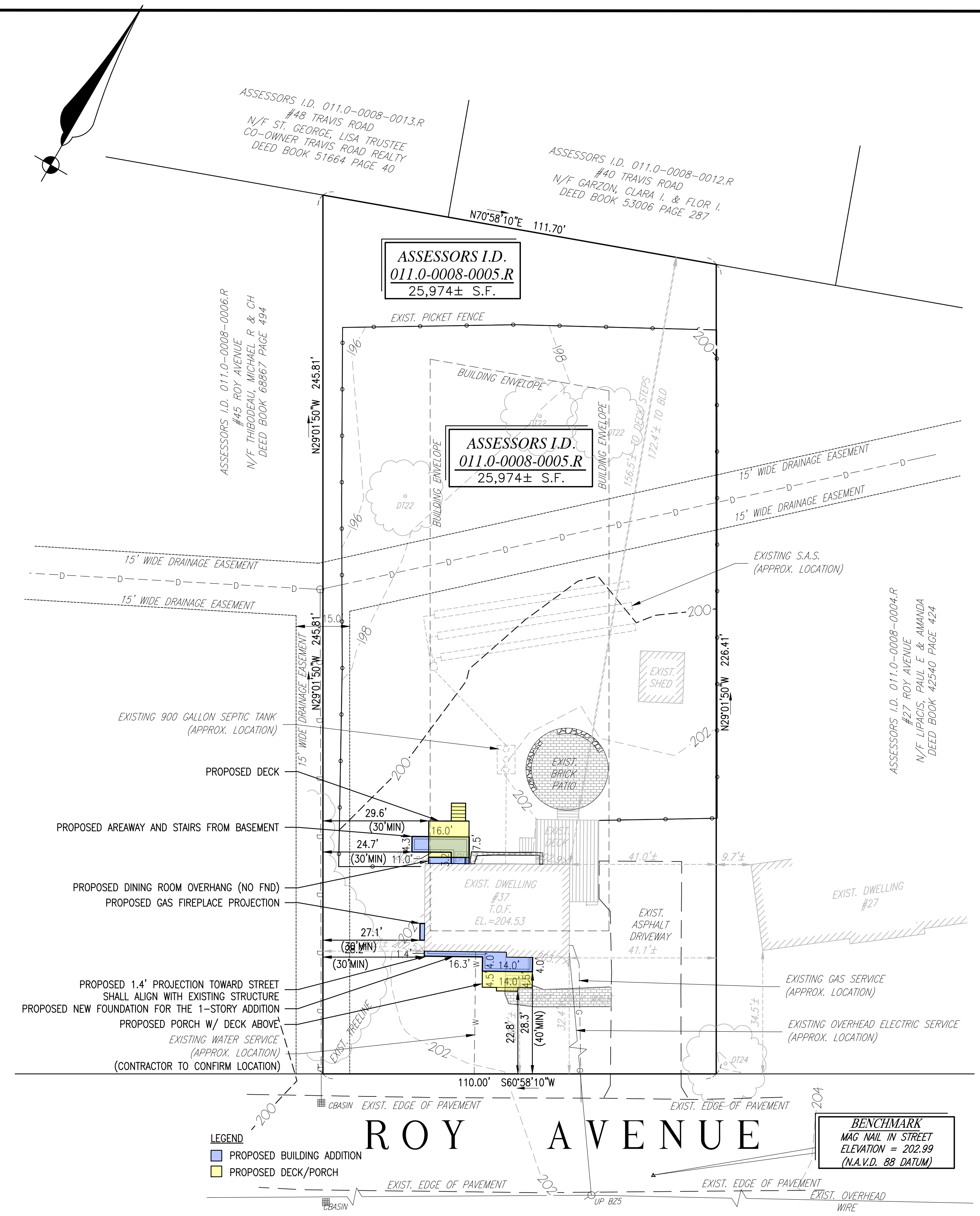
- PROPOSED BUILDING ADDITION
- PROPOSED DECK/PORCH



Scale 1" = 10'

PROPOSED CONDITIONS

(SCALE: 1" = 10')



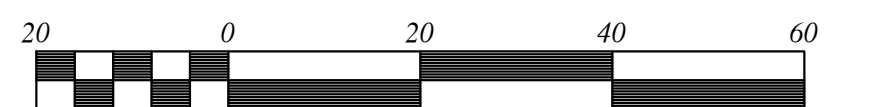
LEGEND

- PROPOSED BUILDING ADDITION
- PROPOSED DECK/PORCH

ROY AVENUE

PROPOSED CONDITIONS

(SCALE: 1" = 20')



Scale 1" = 20'

SITE PLAN

#37 ROY AVENUE
HOLLISTON, MASSACHUSETTS

RECORD OWNER:

ASSESSOR I.D. 011.0-008-005.R
KEVIN MCSHANE AND ASHLEIGH MCSHANE
DEED BOOK 53855 PAGE 388
LOT 5 - BOOK 9407 Pg 476
PLAN NO. 100 OF 1959

APPLICANT
KEVIN MCSHANE
37 ROY AVENUE
HOLLISTON, MA 01746

APRIL 7, 2021
SCALE: VARIES
JOB NO. 21-029



GRADY CONSULTING, L.L.C.

Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378

PLAN REFERENCE

- PLAN No. 100 OF 1959