



TOWN OF BOLTON

Filed with the Town Clerk on:

BOARD OF APPEALS

Town Hall, 663 Main Street, Bolton MA 01740



Phone 978-779-3308 Fax 978-779-5461

TOWN CLERK

APPLICATION FOR HEARING

PART I. Background Information (Provided by Applicant to the Town Clerk):

Applicant/Petitioner:	Robert + Janice Lewis
Address of applicant:	188 Annie Moore Rd Bolton MA 01740
Applicant is:	<input checked="" type="checkbox"/> -Owner <input type="checkbox"/> -Tenant <input type="checkbox"/> -Licensee <input type="checkbox"/> -Prospective Buyer
Property address:	188 Annie Moore Rd Bolton MA 01740
Assessor Map/Parcel Number of property	Lot 004.E-0000-0029.0
Deed reference(s):	Book <u>77</u> Page <u>147</u>
Owner name (if person other than applicant)	Same as above
Owner address:	Same as above
Owner telephone number:	774-688-9353 ; 978-853-9281
Application & all other materials and fee for:	<input checked="" type="checkbox"/> -Variance, \$100 + \$6 per abutter on certified abutters list <input type="checkbox"/> -Special Permit, \$100 + \$6 per abutter on certified abutters list <input type="checkbox"/> -Appeal of Decision, \$100 <input type="checkbox"/> -Comprehensive Permit Administrative Fee - \$500.00 Consultant Review Fee - \$5,000 plus \$100/unit <input type="checkbox"/> -Amend Existing Decision (\$100 + \$6 per abutter for special permits and variances; \$500 administrative fee for comprehensive permits if change(s) are deemed substantial. If necessary, additional consultant review fee determined by ZBA)

Description of problem for which relief is sought:	Pool shed to be built is within 50 ft of property line	
Applicable section(s) of Zoning Bylaws or other reference for consideration by Board of Appeals:	2.3, 5.5 Section E	
Justification for request: (attach additional information if necessary)	Want pool shed to house existing pool mechanicals, pool furniture and pool chemicals. However pool mechanicals which have were here when we purchased the house 17 yrs ago are within 50 feet of property line. Looking for variance to build shed in the pool area.	
<p>The undersigned certifies that he/she has read and examined this application and the Bolton Zoning Board of Appeals Rules and Regulations, and that the proposed project is accurately represented in the statements made in this application.</p> <p>I hereby request a hearing before the Board of Appeals with reference to the above application.</p>		
 Property Owner's Signature (REQUIRED)	02-01-2022 Date	
 Property Owner's Signature (REQUIRED)	2/1/2022 Date	
Applicant's Signature (if different from owner)	Date	

This form, completed by the applicant, must accompany the pertinent application materials (see sections 4, 5, or 6 of the Zoning Board of Appeals Rules and Regulations) to comprise a complete application.

This application will be reviewed by the Board of Appeals. An application found to be incomplete upon receipt by the Board of Appeals may be returned to the applicant for completion and re-filing. The date of any re-filing shall be the date of the application.



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* FOR VARIANCE APPLICATIONS ONLY *

Applicant/Petitioner:	Rob and Janice Lewis
Property address:	188 ANNIE MOORE RD

REQUIREMENTS TO BE MET FOR GRANTING VARIANCE

As set forth in M.G.L c.40A § 10 & Zoning Board of Appeals Rules & Regulations § 4.2

The Applicant shall explain how the following conditions are met:

4.2.1 That there are circumstances that exist relating to the soil conditions, shape, or topography of the land or structures that uniquely affect such land or structures, but that do not affect generally the zoning district in which such land is located.

The proposed shed structure, which is intended to house already installed pool filters (with underground plumbing), placing the proposed structure within 50 feet of one of our plot lines.

4.2.2 That literal enforcement of the provisions of the Bolton Zoning Bylaws would involve substantial hardship, financial or otherwise, to the applicant.

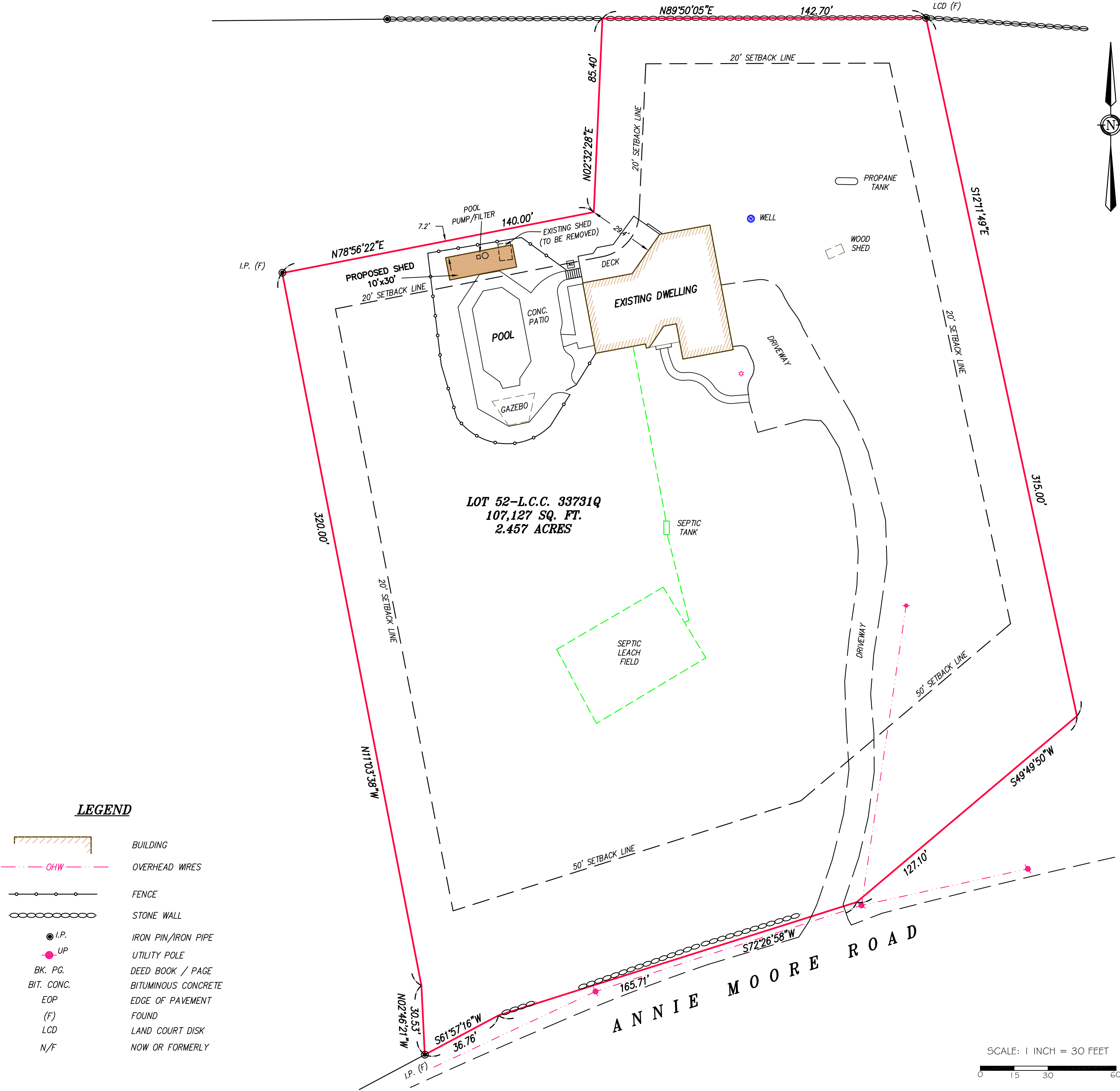
To place the proposed structure elsewhere would require a prohibitive amount of plumbing re-work, causing the cost of the project to be extraordinary.

4.2.3 That the desired relief may be granted without substantial detriment to the public good.

The abutting land is undeveloped, and according to its owner, there are no plans to develop it. Furthermore, the proposed structure will not affect negatively its surroundings.

4.2.4 That the desired relief may be granted without nullifying or substantially derogating from the intent and purpose of Bolton Zoning Bylaws.

The abutting land is (and will remain) undeveloped, therefore there are no people on said land to see the proposed structure (and be bothered by it), nor ~~will~~ ^{will} the proposed structure cause any change (by emissions, leaching, or other means) to its surrounding environment, including the abutting land.



NOTES:

1. CURRENT OWNER OF RECORD:
ROBERT F. & JANICE F. LEWIS
188 ANNIE MOORE ROAD, BOLTON, MA 01740
DEED REFERENCE: LC CERT. #15347
PLAN REFERENCE: LCC 33731Q
2. THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY ODO NE SURVEY & MAPPING ON FEBRUARY 18, 2022. SURVEY BY TRIMBLE S6 TOTAL STATION.
3. TOWN OF BOLTON ZONING INFORMATION:
ZONING DISTRICT: RESIDENTIAL (R)
DIMENSIONAL REQUIREMENTS:
MINIMUM FRONT YARD.....50 FT.
MINIMUM SIDE YARD.....20 FT.
MINIMUM REAR YARD.....20 FT.

PREPARED BY:



ODONE
SURVEY &
MAPPING

SURVEYING ~ MAPPING ~ PLANNING & CONSULTING

291 Main Street, Suite 5
Northborough, MA 01532
Tel.: 508-351-6022 Fax: 508-351-6633
web: www.osm-pc.com

CERTIFIED PLOT PLAN

188 ANNIE MOORE ROAD
BOLTON, MA

OWNER/APPLICANT:

ROBERT F. & JANICE F. LEWIS
188 ANNIE MOORE ROAD
BOLTON, MA 01740

I HEREBY CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY AND THAT THE BUILDING AND IMPROVEMENTS SHOWN ON THIS PLAN ARE LOCATED ON THE GROUND AS SHOWN AND CONFORMED TO THE DIMENSIONAL REQUIREMENTS OF THE ZONING BY-LAWS OF THE TOWN OF BOLTON WHEN CONSTRUCTED OR ARE EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 40A SECTION 7.

GLENN D. ODO NE JR.
MA REG. P.L.S. NO. 45068

SCALE: 1 INCH = 30 FEET
DWG FILE: 1496-01A

DATE: MARCH 17, 2022
PROJECT NO. 20221496



