



TOWN OF BOLTON BOARD OF APPEALS

Filed with the Town Clerk on:

Town Hall, 663 Main Street, Bolton MA 01740

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

TOWN CLERK

* FOR VARIANCE APPLICATIONS ONLY *

Applicant/Petitioner:	
Property address:	

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.

Digging closer to back of lot to get away from ledge and it's a flatter area so we will not have erotions. Once the pool goes in there is only one place for the shed to be located.

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



There is less ledge the closer to the back of the lot we get which results in substantial cost savings. For safety reasons, we also want to keep the pool farther from house as we have two small children; also when the small children get older there would be no temptation to jump from the deck to the pool.

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

There is no encroachment on neighbors and a drainage swail separates our property from the conservation land.

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 location is still tasteful and acceptable to the neighbors so therefore the integrity of the Bylaw is still in tact.

Description of problem for which relief is sought:	We need a variance for the pool wall to be 10 feet from rear property line instead of 20 feet as well as the shed as there is no location to place it otherwise
Applicable section(s) of Zoning Bylaws or other reference for consideration by Board of Appeals:	250-13 (Dimensional regulations)
Justification for request: (attach additional information if necessary)	There is no impact on immediate abutters; closest abutters support for the variance - see attached variance support for information
<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> <div style="display: flex; justify-content: space-between;"> <div>  Property Owner's Signature (REQUIRED) </div> <div> 3/10/21 Date </div> </div> <div style="display: flex; justify-content: space-between;"> <div>  Property Owner's Signature (REQUIRED) </div> <div> 3/12/21 Date </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div> _____ Applicant's Signature (if different from owner) </div> <div> _____ Date </div> </div>	

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.