TOWN OF BOLTON

BOARD OF APPEALS

Town Hall, 663 Main Street, Bolton MA 01740
Phone 978-779-3308 Fax 978-779-5461

Filed with the Town Clerk on:

TOWN CLERK

APPLICATION FOR HEARING

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

Applicant/Petitioner:	STEPHEN EGNATZ, ARCHITECT, FOR GLENN & ANNE GLEASON (OWNER)
Address of applicant:	EGNATZ ASSOCIATES, INC. 19 EAST END ROAD, BOLTON, MA
Applicant is:	☐-Owner ☐-Tenant ☐-Licensee ☐-Prospective Buyer ☒OWNER'S REPRESENTATIVE
Property address:	36 EAST END ROAD, BOLTON, MA
Assessor Map/Parcel Number of property	16/5E LOT "A" PL 11429-A W/CERT #1488
Deed reference(s):	Book 83 Page 57
Owner name (if person other than applicant)	GLENN & ANNE GLEASON
Owner address:	36 EAST END ROAD, BOLTON, MA.
Owner telephone number:	APPLICANT: 978-807-3006 OWNER: 617-347-8895
Application & all other materials and fee for:	☒-Variance, $100 + $6 per abutter on certified abutters list ☐-Special Permit, $100 + $6 per abutter on certified abutters list ☐-Appeal of Decision, $100 ☐-Comprehensive Permit Administrative Fee - $500.00 Consultant Review Fee - $5,000 plus $100/unit ☐-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:	APPLICANT SEEKS DIMENSIONAL RELIEF FROM SECTION 250-13 TO PERMIT THE CONSTRUCTION OF A NEW 2 CAR ATTACHED GARAGE.
Applicable section(s) of Zoning Bylaws or other reference for consideration by Board of Appeals:	SECTION 250-13 DIMENSIONAL REGULATIONS. NON CONFORMING AS INDICATED BELOW: LOT SIZE: - 80,000 REQ 35,719 ACTUAL FRONTAGE - 200' " 191.1 " FRONT YARD - 50' " 21' " SIDE YARD - 20' " 4' "
Justification for request: (attach additional information if necessary)	1. NEW 24'x24' GARAGE WILL BE LOCATED IN SAME LOCATION AS EXISTING GARAGE IT WILL BE REPLACING. 2. 50' BUFFER, 100 YR FLOOD PLAIN, 100' RIVER FRONT OFFSET, EXISTING LOCATION OF THE SDS SYSTEM AND HOUSE, PRECLUDE LOCATING GARAGE ANYWHERE ELSE ON THE PROPERTY. (SEE SITE PLAN).

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.

I hereby request a hearing before the Board of Appeals with reference to the above application.

Glenn G Glen — 5/8/2023
Property Owner's Signature (REQUIRED) — Date

Property Owner's Signature (REQUIRED) — Date

G G Egnat, ARCHITECT — 5/8/2023
Applicant's Signature (if different from owner) — Date
EGNATZ ASSOCIATES, INC.

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.

*** FOR VARIANCE APPLICATIONS ONLY ***

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Property address:	36 EAST END ROAD, BOLTON, MA

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.

100' BUFFER, 100 YR FLOOD PLAIN, 100' RIVER FRONT OFFSET PRECLUDE LOCATING GARAGE ANYWHERE ELSE ON THE PROPERTY. (SEE ATTACHED SITE PLAN)

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

LITERAL ENFORCEMENT OF SECTION 250-13 OF THE BOLTON ZONING BYLAWS WOULD PROHIBIT THIS ADDRESS FROM HAVING A WORKABLE GARAGE

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

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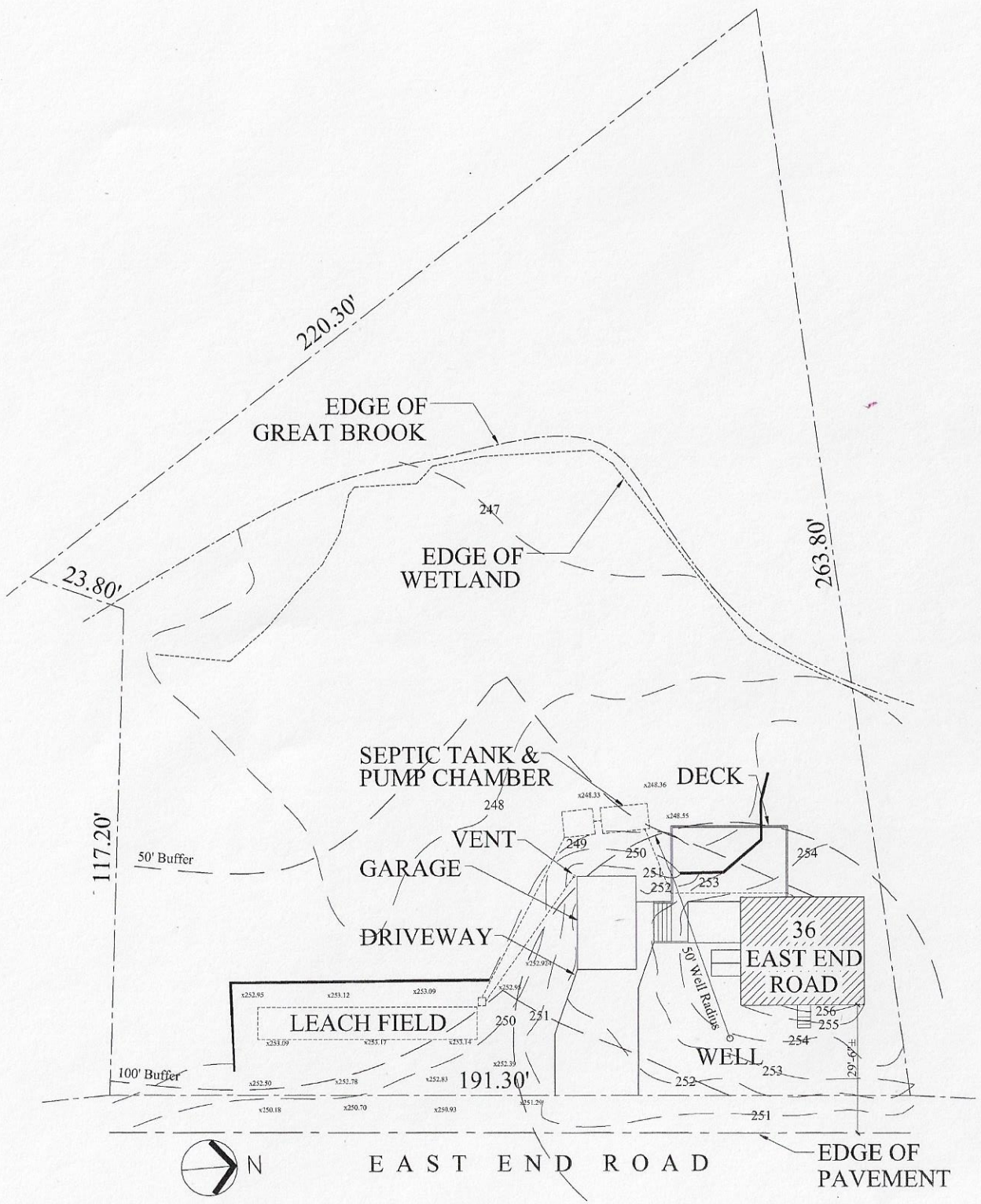
4.2.4 That the desired relief may be granted without nullifying or substantially derogating from the intent and purpose of Bolton Zoning Bylaws.

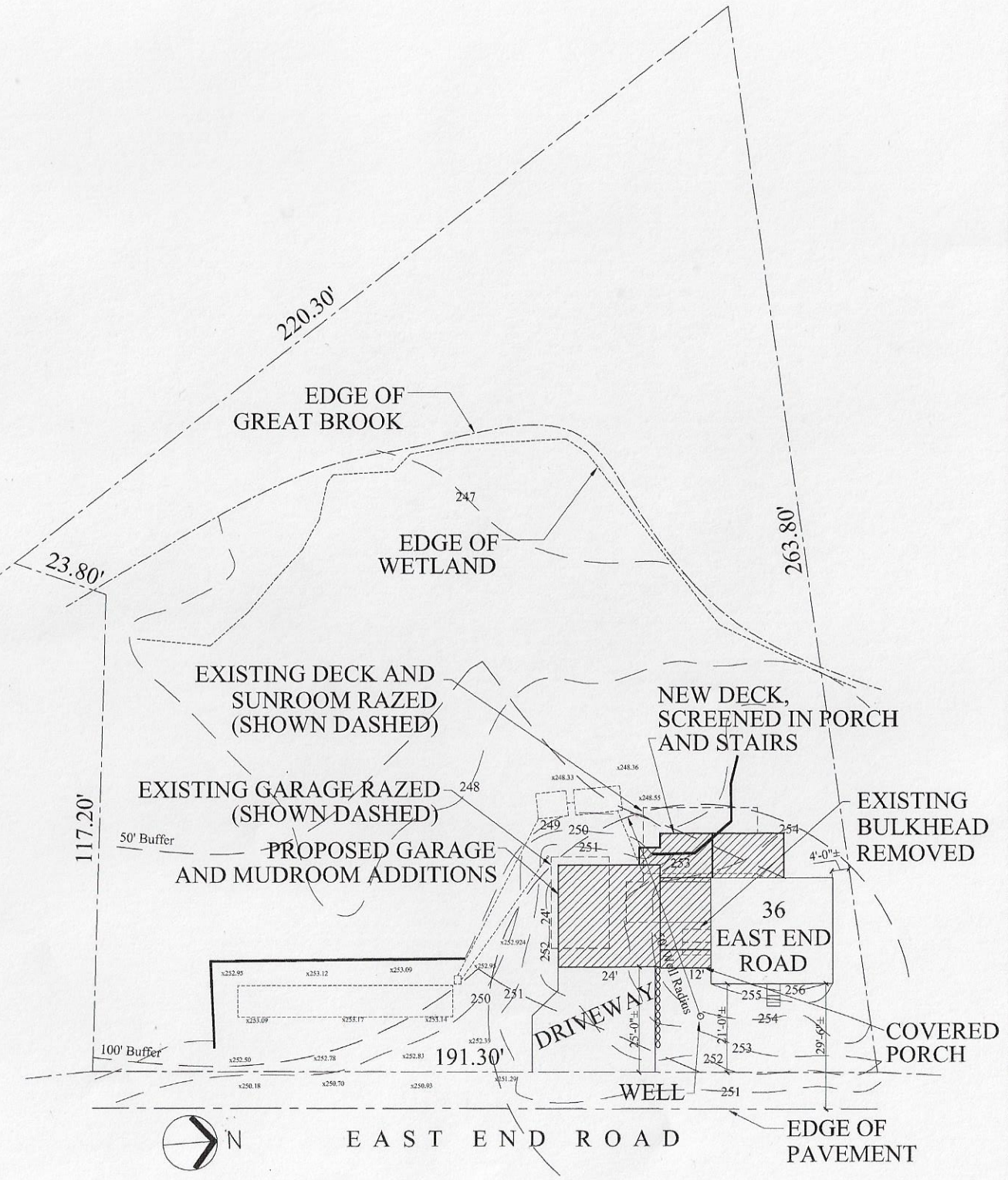
REPLACING THE EXIST'G GARAGE WITH A NEW 24'x24' 2 CAR GARAGE (IN THE SAME LOCATION) WILL NOT PROJECT INTO THE FRONT YARD SETBACK MORE THAN THE EXISTING HOUSE.

View from East End Road looking Northwest. 5-8-2023

View from Back Yard looking Southeast 5-8-2023



EXISTING SITE PLAN
Scale: 1/16"= 1'- 0"



PROPOSED SITE PLAN
Scale: 1/16"= 1'- 0"

REGISTERED ARCHITECT
STEPHEN G. EGNATZ
No. 6567
BOLTON
MA
COMMONWEALTH OF MASSACHUSETTS

Revisions:	
Proj. No: 2301	
Date: 5/9/2023	
Scale: as shown	36 East End Road.dwg

Site Plans

GLEASON RESIDENCE
36 East End Road, Bolton Massachusetts 01740

EGNATZ ASSOCIATES, INC. Architects
East End Road, Bolton, Massachusetts 01740 (978) 779-5158

FOR ZBA 5/9/2023

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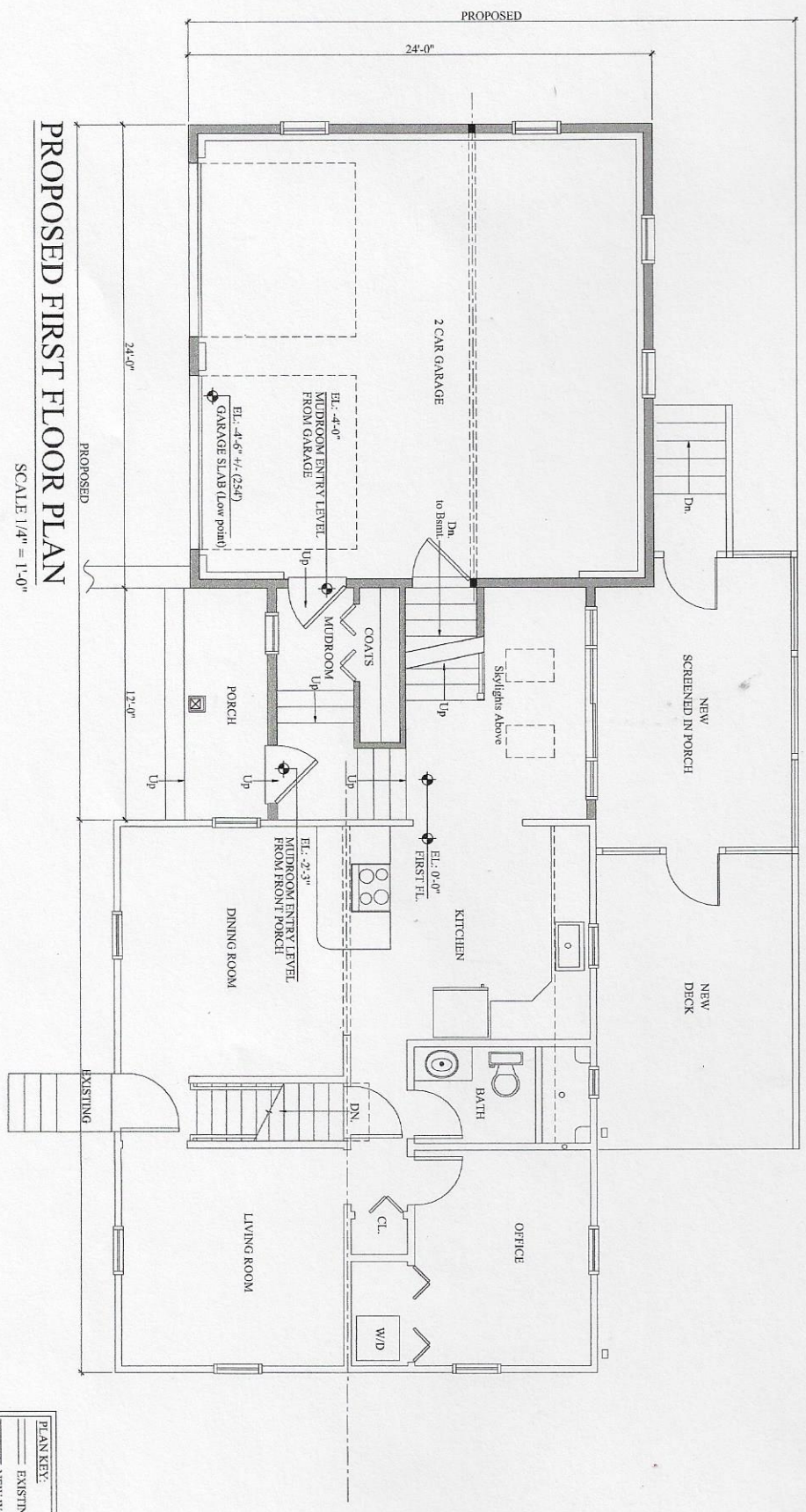
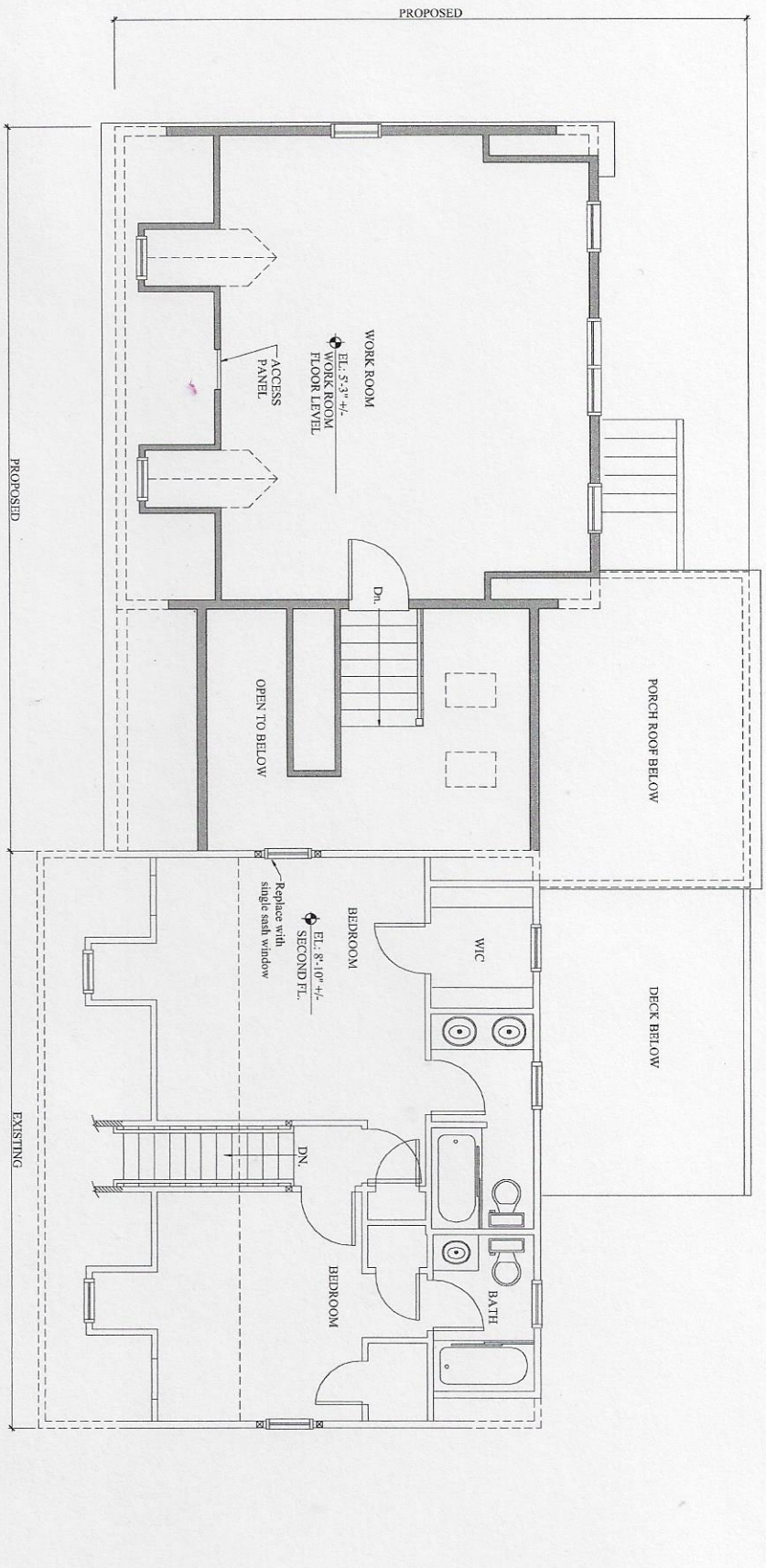


PROPOSED FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

PLAN KEY:
EXISTING WALL
NEW WALL

FOR ZBA 5/9/2023

1A

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36 East End Road, Bolton Massachusetts 01740

EGNATZ ASSOCIATES, INC. **Architects**
East End Road, Bolton, Massachusetts 01740 (978) 779-5158

SCHEME A -
CONCEPT PLANS

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COMMONWEALTH OF MASSACHUSETTS
STEPHEN G. EGNATZ
No. 6967
REGISTERED ARCHITECT
BOLTON MA

PROPOSED STREET ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"

PROPOSED NORTH ELEVATION

SCALE 1/4" = 1'-0"

STEPHEN G. EGNATZ
No. 6567
BOLTON, MA
REGISTERED ARCHITECT
COMMONWEALTH OF MASSACHUSETTS

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SCHEME A - CONCEPT ELEVATIONS

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FOR ZBA 5/9/2023

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