



BOXBOROUGH ZONING BOARD OF APPEALS

29 Middle Road, Boxborough, Massachusetts 01719

Phone: 978.264.1722

www.boxborough-ma.gov

APPLICATION

1. Location of property: Assessor's Map 14 Parcel 14-064-000
Street Number 564 Street Name BOXBOROUGH ROAD
Zoning district: AR -- AGRICULTURAL-RESIDENTIAL
Within 100' of wetlands and filing with Conservation Commission yes N/A

Printed Name	Address	Phone
2. Owner(s): <u>CHRISTOPHER LOUGHLIN</u>	<u>564 BURGARDS RD, BOXBOROUGH MA</u>	<u>(978) 635-0019</u>
Owner(s): <u>CAROL DIONNE</u>	<u>564 BURGARDS RD, BOXBOROUGH MA</u>	<u>(978) 635-0019</u>
3. Applicant: <u>(Same)</u>		<u>loughlin.dionne@comcast.net</u>
4. Nature of relief sought: Variance <input checked="" type="checkbox"/> Special Permit <input checked="" type="checkbox"/> Comprehensive Permit <input type="checkbox"/> Amend Existing Decision <input type="checkbox"/> Appeal of an Official's Decision <input type="checkbox"/>		
5. Applicable Section(s) of the Zoning Bylaw: <u>SECTION SIZE DIMENSIONAL REQUIREMENTS / SCHEDULE 4/200</u> (Specifically list each ZBL Section.) <u>2015 - PERMITTING - SETBACK Pre existing non conforming</u>		<i>(mot)</i>
6. Nature and justification of request: <u>(See ATTACHED PAGES)</u> (Attach additional pages if necessary.)		
7. State the name of any person(s) authorized to represent you before the Board.		
8. The undersigned certify that he/she has read and examined this application and the "Application and ZBA Procedures" 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.

Christopher Loughlin

FEBRUARY 13, 2021

Property Owner's Signature (REQUIRED)

Date

Carol J. Dionne

2-13-2021

Property Owner's Signature (REQUIRED)

Date

Applicant's Signature (if different from owner)

Date

RECEIVED

FEB 17 2021

6. Nature and Justification of Request:

We are seeking to replace an existing portion of our house that is in need of repair, poorly insulated, and built upon posts with a new addition on top of a full foundation.

According to documents we acquired with the purchase of the house in 1994, the portion of the house we seek to rebuild was said to be 45 ft off the side lot line. Given that information we thought we'd be well within the setback requirements when we hired a builder to draw up plans. A recent lot survey, conducted as part of applying for a building permit, has shown this not to be the case. We were surprised to learn that about half of the existing porch is out of compliance with the 30 ft setback requirement. The porch was built in 1977 by a previous owner according to the documents filed with the town's building department (see documents in package).

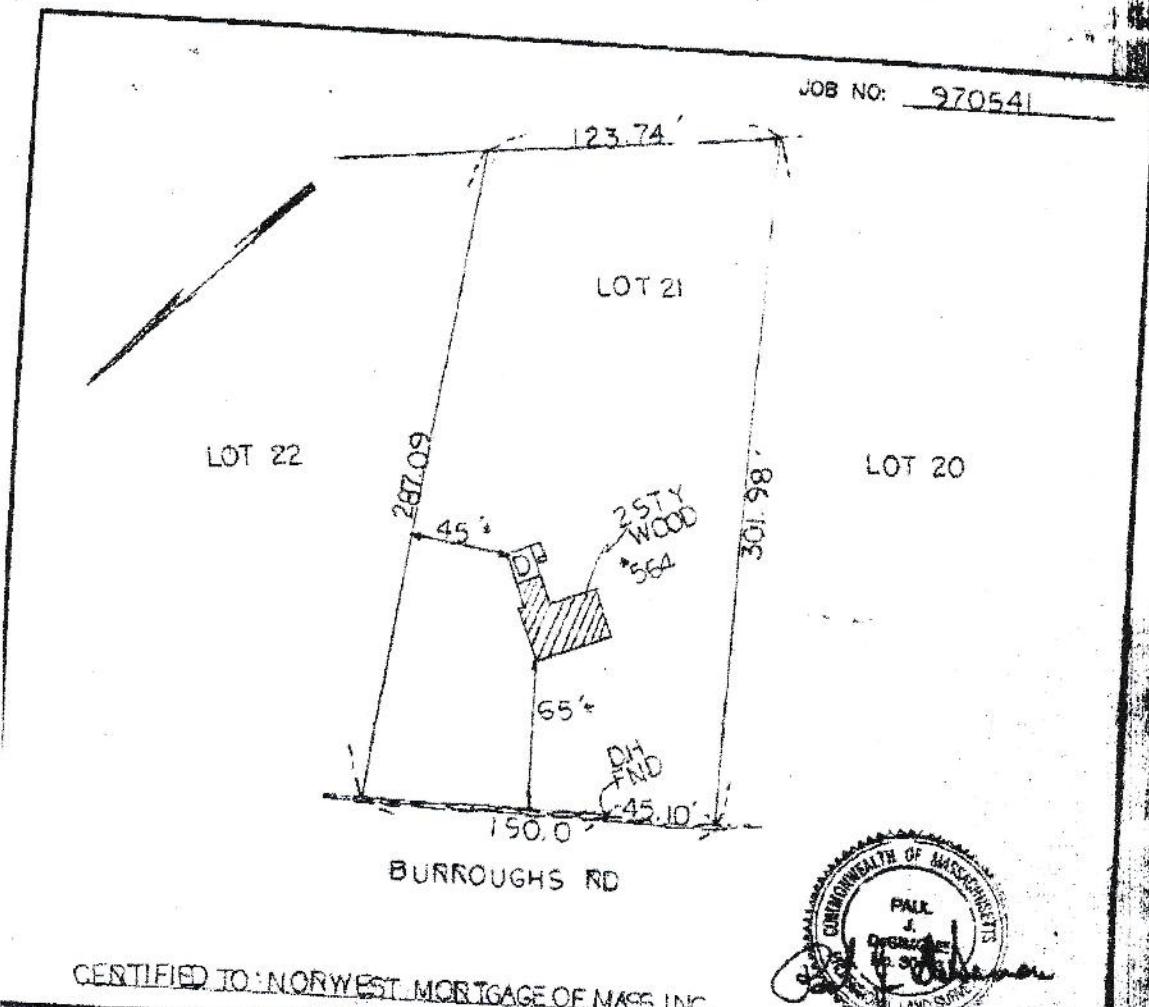
We are seeking approval to replace the portion of the house that is out of compliance with a new structure that would sit, roughly, in the same footprint. The new structure would not impose on our neighbors any more than the current structure does. That side of our lot is separated from the neighbor's yard by a stretch of woods. In addition, the neighboring house (at 544 Burroughs Rd) is set further back in the lot than ours, so the houses are some distance apart. See photos below.

We have given some thought to other renovation designs, in order to stay in compliance with the set back requirements, but none meet our needs adequately. We are somewhat hampered by the current location and orientation of the house in the lot (it sits at an angle to the street), the slope in the back yard and the gas line that comes into the rear corner of the house on the opposite side. We would like to stay in this house as we've enjoyed living in Boxborough and being an active member of the community. But to meet our current needs and to address the inadequacies of the current family room (which is on posts enclosed by siding), we decided the best solution is to rebuild that portion of the house upon a full foundation.

The complete scope of the building project is to replace the family room and porch with a family room and office in the same location (a portion of which extends into the setback requirement) and a sunroom on the other side of the house. The location of the sunroom will be in compliance with the setback requirements. We've had discussions with Jim Garreffa of the Nashoba Board of Health in August 2020 regarding our septic system. At that time, he reviewed the new floor plan and stated our current septic system (installed in 2018) would be acceptable with stipulation that we file a "four bedroom" deed restriction. We are willing to comply with this requirement once the town approves our building plans.

Thank you for considering our request.





CERTIFIED TO: NORWEST MORTGAGE OF MASS INC.



THIS MORTGAGE INSPECTION WAS PREPARED SPECIFICALLY FOR MORTGAGE PURPOSES AND IS NOT TO BE RELIED UPON AS A SURVEY, NOR IS THIS PLAN TO BE USED TO OBTAIN BUILDING PERMITS, VARIANCES OR THE LIKE.

I CERTIFY THAT THE STRUCTURE #564 SHOWN ON THIS PLAN WAS IN CONFORMANCE WITH THE LOCAL ZONING SETBACKS IN EFFECT AT THE TIME OF CONSTRUCTION OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAPTER 40A SECTION 7.

I CERTIFY THAT THE PARCEL SHOWN IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAPS FOR COMMUNITY #250184 DATED 9-15-72. FLOOD HAZARD AREA HAS BEEN DETERMINED BY SCALE. ACCURATE DETERMINATION CANNOT BE MADE UNLESS A VERTICAL CONTROL SURVEY IS PERFORMED.

MORTGAGE LOAN INSPECTION

LOCATION: 564 BURROUGHS RD

BOSTON, MA

SCALE: 1" = 60' DATE: 9-9-97

REGISTRY: SO. MIDDLESEX

TITLE REFERENCE: BK: 1136 PG: 116

PLAN REFERENCE: PL #2714D

COREY & DONAHUE, INC.
ENGINEERS & SURVEYORS
198 CAMBRIDGE RD., WOBURN, MA 01801

1977 porch addition

VIII. ZONING PLAN EXAMINERS NOTES

DISTRICT

USE

FRONT YARD

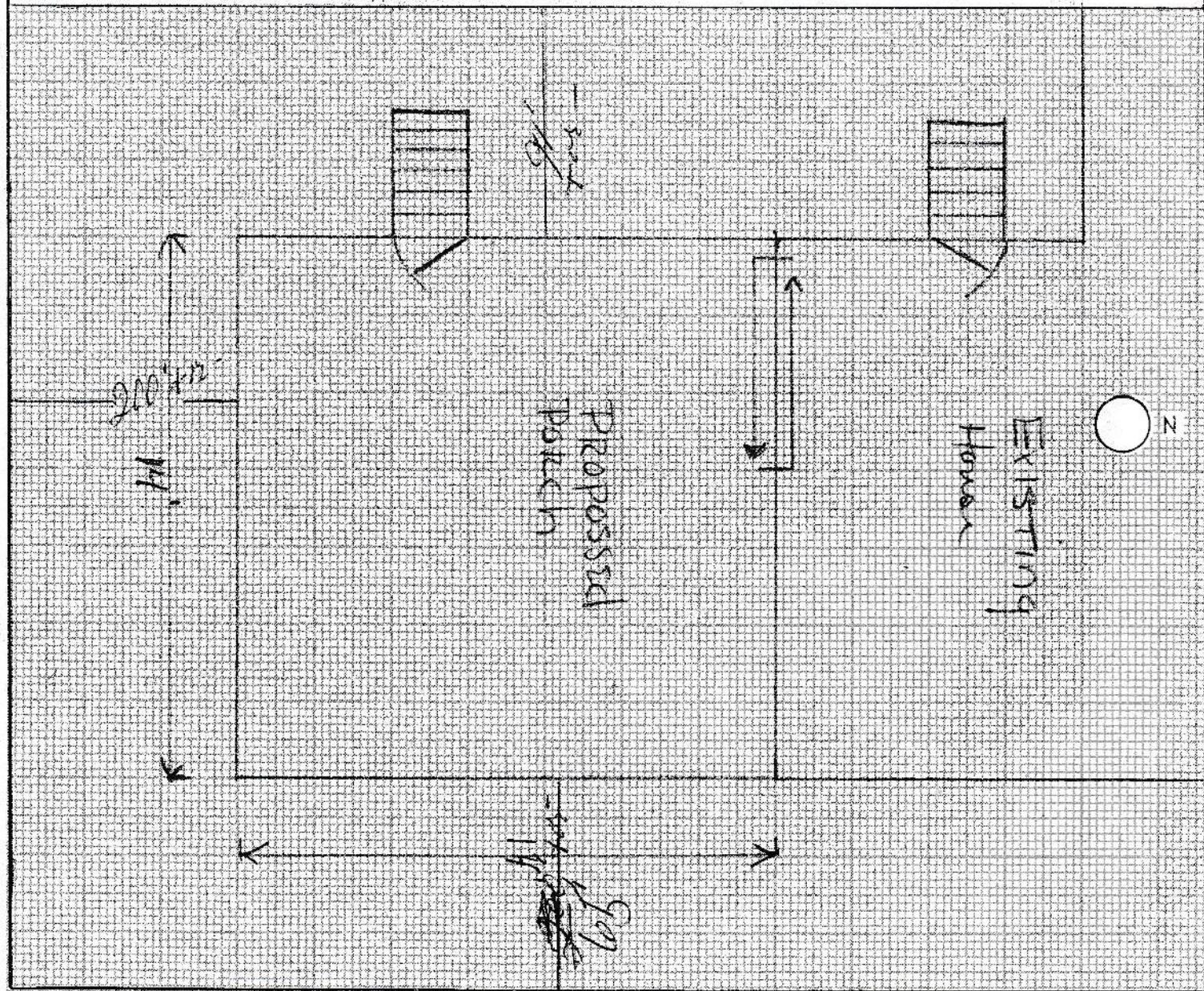
SIDE YARD

SIDE YARD

REAR YARD

NOTES

IX. SITE OR PLOT PLAN - For Applicant Use





BOXBOROUGH BUILDING DEPARTMENT
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 264-1726 • Fax: (978) 264-3127
www.boxborough-ma.gov

2-2-2021

Mr. John Carty
322 Lincoln Street
Marlborough, Ma.

RE: 564 Burroughs Road Boxborough, MA.

Mr. Carty

This letter is in response to The Form of Intent emailed to the building department. The proposed addition would not comply with the setback requirements in an A-R zone. A variance from the Zoning Board of Appeals would be needed

Bentley Herget C.B.O.
Building Commissioner/Zoning Enforcement Officer
Town of Boxborough, Ma.
Office: 978-264-1725
Email: bherget@boxborough-ma.gov

**TOWN OF BOXBOROUGH**

Town Assessor
29 Middle Road
Boxborough, Massachusetts 01719
978-264-1720 • FAX 978-264-3127
sgenna@boxborough-ma.gov

REQUESTER <input checked="" type="checkbox"/>
OFFICE <input type="checkbox"/>
TOWN BOARD <input type="checkbox"/>

REC'D 2/4/21

REQUEST FOR ABUTTERS

DATE OF REQUEST: February 5, 2021 DATE LIST NEEDED: _____

PROPERTY LOCATION: 564 Burroughs Rd, Boxborough, MA

MAP 14 LOT 061 BLOCK 000

PROPERTY OWNER: CHRISTOPHER LOUGHLIN & CAROL DIONNE

REASON FOR LIST

- CONSERVATION COMMISSION
- ZONING BOARD OF APPEALS
- PLANNING BOARD
- PRELIMINARY PLAN
- SITE PLAN
- DEFINITIVE PLAN
- SPECIAL PERMIT
- BOARD OF SELECTMEN
- OTHER _____

RADIUS FOR ABUTTERS

300 FEET IMMEDIATE OTHER _____

MUST BE 300 FT

REQUESTER INFORMATION

NAME CHRISTOPHER LOUGHLIN & CAROL DIONNE

ADDRESS 564 Burroughs Rd

Boxborough MA 01719

PHONE (978) 635-0019

EMAIL

LOUGHLIN.DIONNE@COMCAST.NET

OFFICE USE ONLY

DATE LIST PREPARED: 2/9/2021

AMOUNT PAID \$ 10

FEES CHARGED: 10

CHECK # 1619

DATE PAID: 2/11/21

CASH

FEES SCHEDULE: \$1.00 PER NAME
\$10.00 MINIMUM
\$30.00 MAXIMUM

LIST IS VALID FOR SIX (6) MONTHS. TOWN ASSESSOR IS ALLOWED TEN (10) BUSINESS DAYS FROM DATE OF REQUEST TO PROVIDE CERTIFIED LIST OF ABUTTERS.

2/10/2021
Zoning Board
10 Feet (Immediate)

564 Burroughs Road
14-064-000

Erin Twomey
Certified by Erin Twomey (Dept Asst)
Jonathan Greeno, Assessor

PARCEL ID	LOCATION	OWNER	ADDRESS	CITY	STATE	ZIP
14-040-000	607 BURROUGHS ROAD	JOHNS GREGORY	607 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-041-000	581 BURROUGHS ROAD	MCKILLOP GERARD R	581 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-042-000	571 BURROUGHS ROAD	LYONS KEITH A	571 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-062-000	539 BURROUGHS ROAD	BIRON EMILE J	539 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-063-000	574 BURROUGHS ROAD	TIAN DONG	574 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-065-000	544 BURROUGHS ROAD	NELSON MARCIA ANNE	544 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-066-000	520 BURROUGHS ROAD	MAZZONE CHRISTINA M	520 BURROUGHS ROAD	BOXBOROUGH	MA	01719
14-067-000	237 STOW ROAD	CLARK WAYNE	237 STOW ROAD	BOXBOROUGH	MA	01719
14-068-000	257 STOW ROAD	MUKHERJEE ATISH	257 STOW ROAD	BOXBOROUGH	MA	01719
14-069-000	275 STOW ROAD	WARWICK ROBERT S	275 STOW ROAD	BOXBOROUGH	MA	01719
14-208-000	700 MASSACHUSETTS AVENUE	LYONS JOHN J. TR	571 BURROUGHS RD	BOXBOROUGH	MA	01719
19-139-000	287 STOW ROAD	SOLLIMO (COONEY) SUSAN	287 STOW ROAD	BOXBOROUGH	MA	01719
19-140-000	297 STOW ROAD	MCNEECE ROBERT W	297 STOW ROAD	BOXBOROUGH	MA	01719
19-141-000	315 STOW ROAD	BOHACHEWSKY ANDREW V	315 STOW ROAD	BOXBOROUGH	MA	01719
19-142-000	329 STOW ROAD	KARIOUS VASILIS	329 STOW ROAD	BOXBOROUGH	MA	01719
19-151-000	604 BURROUGHS ROAD	GROTECK BRETT/KIMBERLY-TRUSTE	604 BURROUGHS ROAD	BOXBOROUGH	MA	01719
19-152-000	594 BURROUGHS ROAD	SEYMOUR ANN C	594 BURROUGHS ROAD	BOXBOROUGH	MA	01719



N
S

564 Burroughs

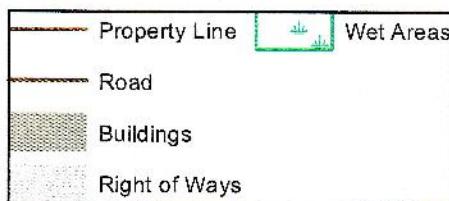
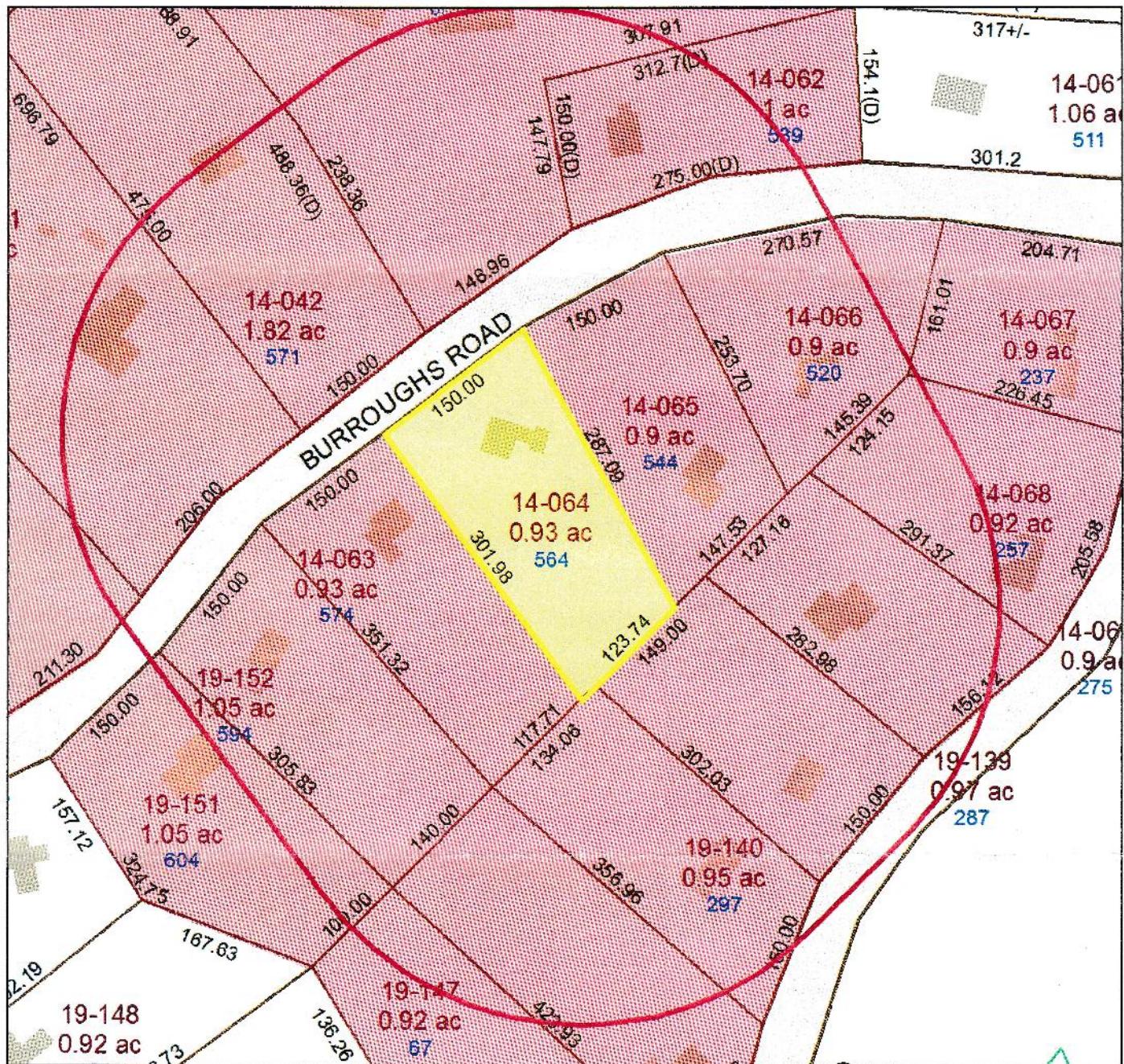
Boxborough, MA

CAI Technologies
Precision Mapping. Geospatial Solutions.

1 inch = 138 Feet

0 138 276 414

February 10, 2021



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

JOHNS GREGORY 607 BURROUGHS ROAD BOXBOROUGH, MA 01719	MCKILLOP GERARD R 581 BURROUGHS ROAD BOXBOROUGH, MA 01719	LYONS KEITH A 571 BURROUGHS ROAD BOXBOROUGH, MA 01719
BIRON EMILE J 539 BURROUGHS ROAD BOXBOROUGH, MA 01719	TIAN DONG 574 BURROUGHS ROAD BOXBOROUGH, MA 01719	NELSON MARCIA ANNE 544 BURROUGHS ROAD BOXBOROUGH, MA 01719
MAZZONE CHRISTINA M 520 BURROUGHS ROAD BOXBOROUGH, MA 01719	CLARK WAYNE 237 STOW ROAD BOXBOROUGH, MA 01719	MUKHERJEE ATISH 257 STOW ROAD BOXBOROUGH, MA 01719
WARWICK ROBERT S 275 STOW ROAD BOXBOROUGH, MA 01719	LYONS JOHN J, TR 700 MASSACHUSETTS AVENUE BOXBOROUGH, MA 01719	SOLLIMO (COONEY) SUSAN 287 STOW ROAD BOXBOROUGH, MA 01719
MCNEECE ROBERT W 297 STOW ROAD BOXBOROUGH, MA 01719	BOHACHEWSKY ANDREW V 315 STOW ROAD BOXBOROUGH, MA 01719	KARIOLIS VASILIS 329 STOW ROAD BOXBOROUGH, MA 01719
GROTBECK BRETT/KIMBERLY-TRUSTE 604 BURROUGHS ROAD BOXBOROUGH, MA 01719	SEYMOUR ANN C 594 BURROUGHS ROAD BOXBOROUGH, MA 01719	

PLAN SHOWING PROPOSED ADDITION
PREPARED FOR
CHRISTOPHER LOUGHIN
564 BURROUGHS ROAD
BOXBOROUGH, MASSACHUSETTS
FEBRUARY 8, 2021
SCALE: 1 INCH = 30 FEET

**JARVIS LAND SURVEY, INC
29 GRAFTON CIRCLE
SHREWSBURY, MA 01545
TEL. (508) 842-8087
FAX. (508) 842-0661
EMAIL: KEVIN@JARVISLANDSURVEY.COM**

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

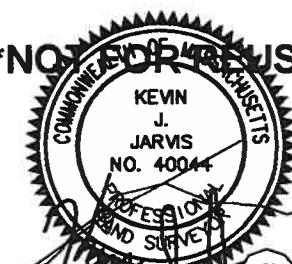
2. THIS PLAN HAS NOT BEEN PREPARED FOR RECORDING PURPOSES.

3. THE LICENSED MATERIAL CONTAINS VALUABLE PROPRIETARY INFORMATION BELONGING EXCLUSIVELY TO JARVIS LAND SURVEY, INC. THE LICENSED MATERIAL AND THE INFORMATION CONTAINED THEREIN ARE COPYRIGHTED INSTRUMENTS OF PROFESSIONAL SERVICES AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PROJECT OTHER THAN THAT FOR WHICH THEY WERE CREATED, WITHOUT THE EXPRESSED WRITTEN CONSENT OF JARVIS LAND SURVEY, INC. **YOU AGREE NEVER TO REMOVE ANY NOTICES OF COPYRIGHT, NOR TO REPRODUCE OR MODIFY THE LICENSED MATERIAL.**

*THE SURVEYOR RETAINS COPYRIGHT TO THE PLAN OF SURVEY, AND RE-USE OF THIS PLAN IS NOT ALLOWED WITHOUT PERMISSION FROM THE SURVEYOR.

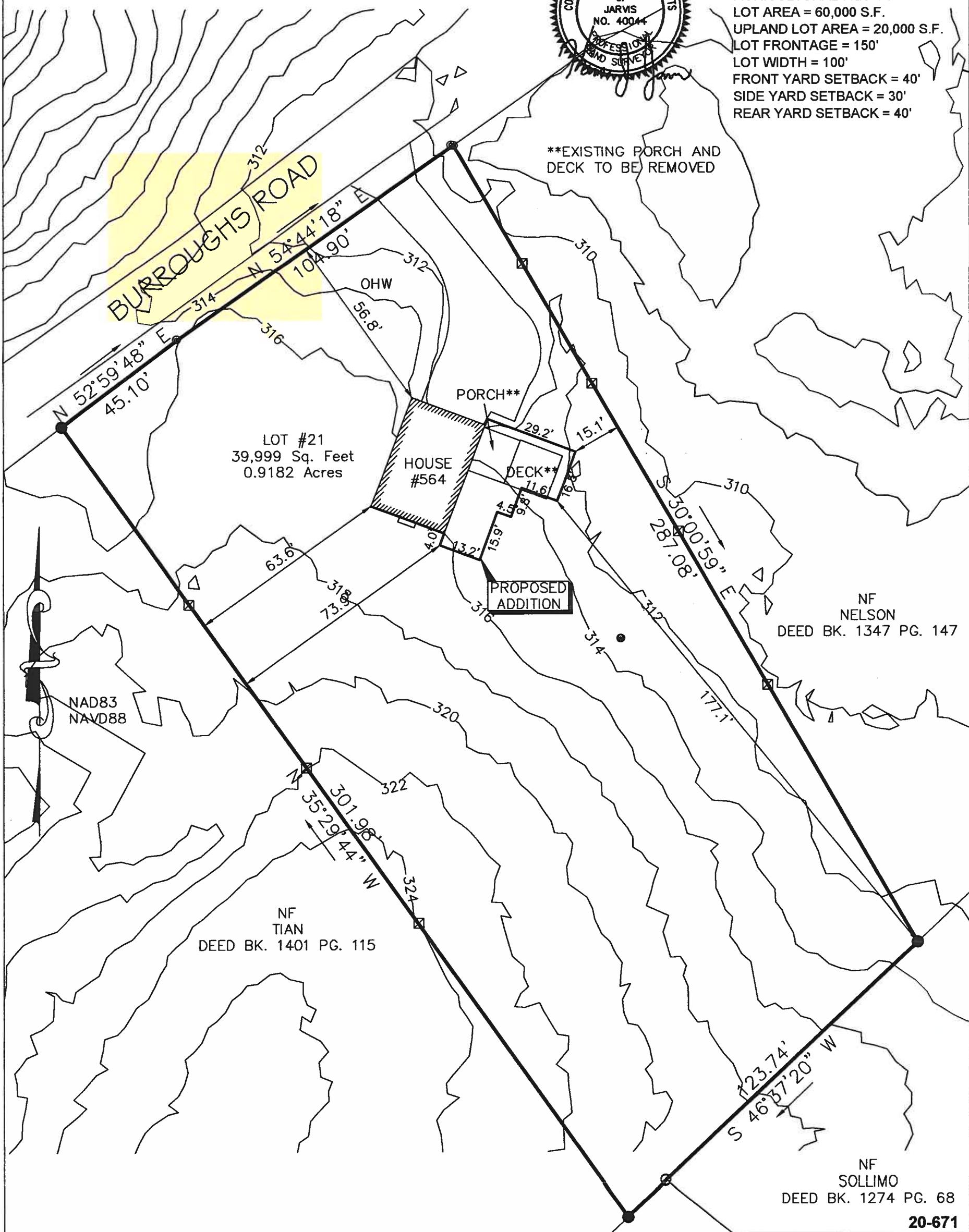
**ASSESSORS MAP 14
LOT 64**

2-8-2021

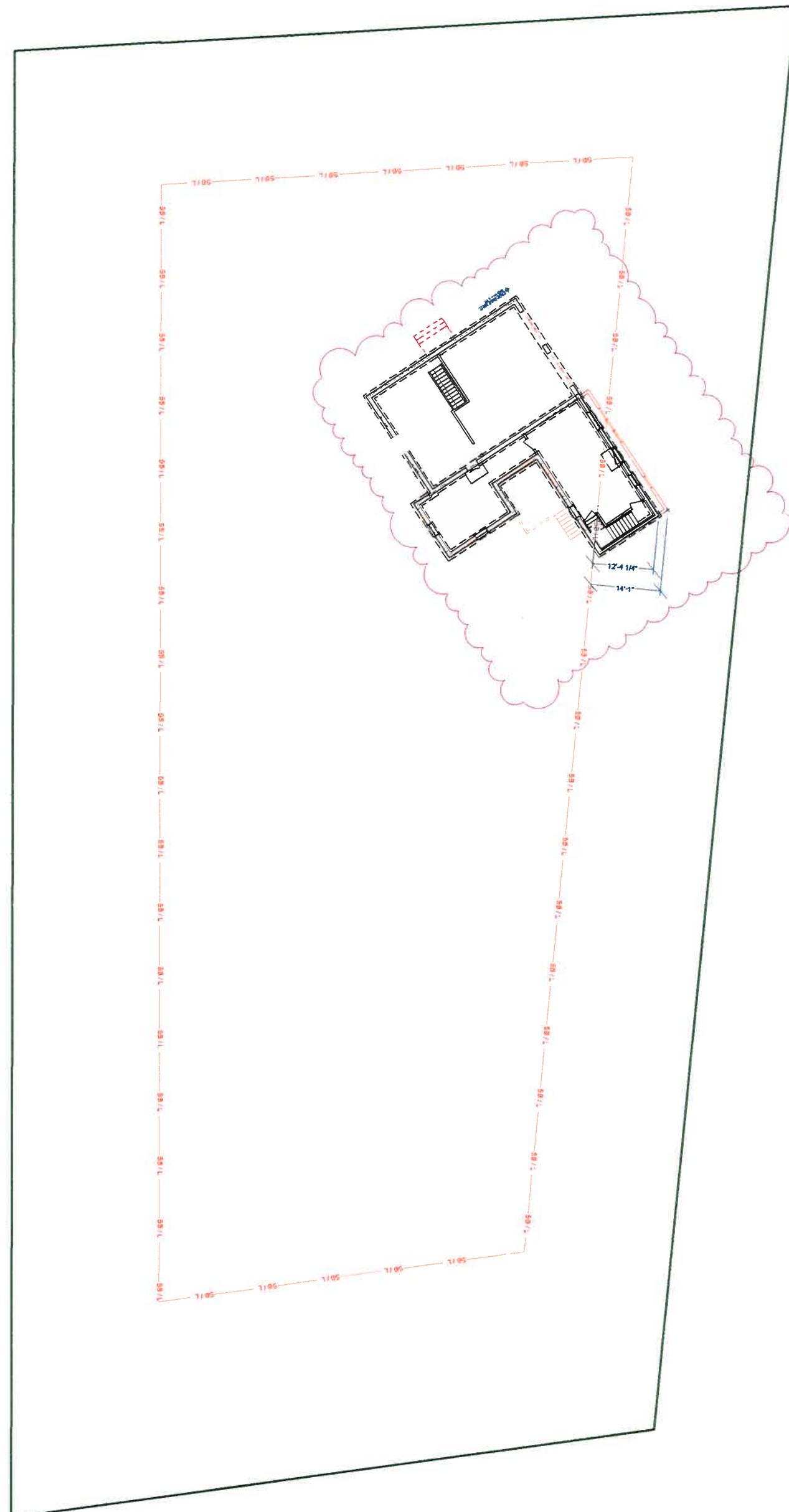


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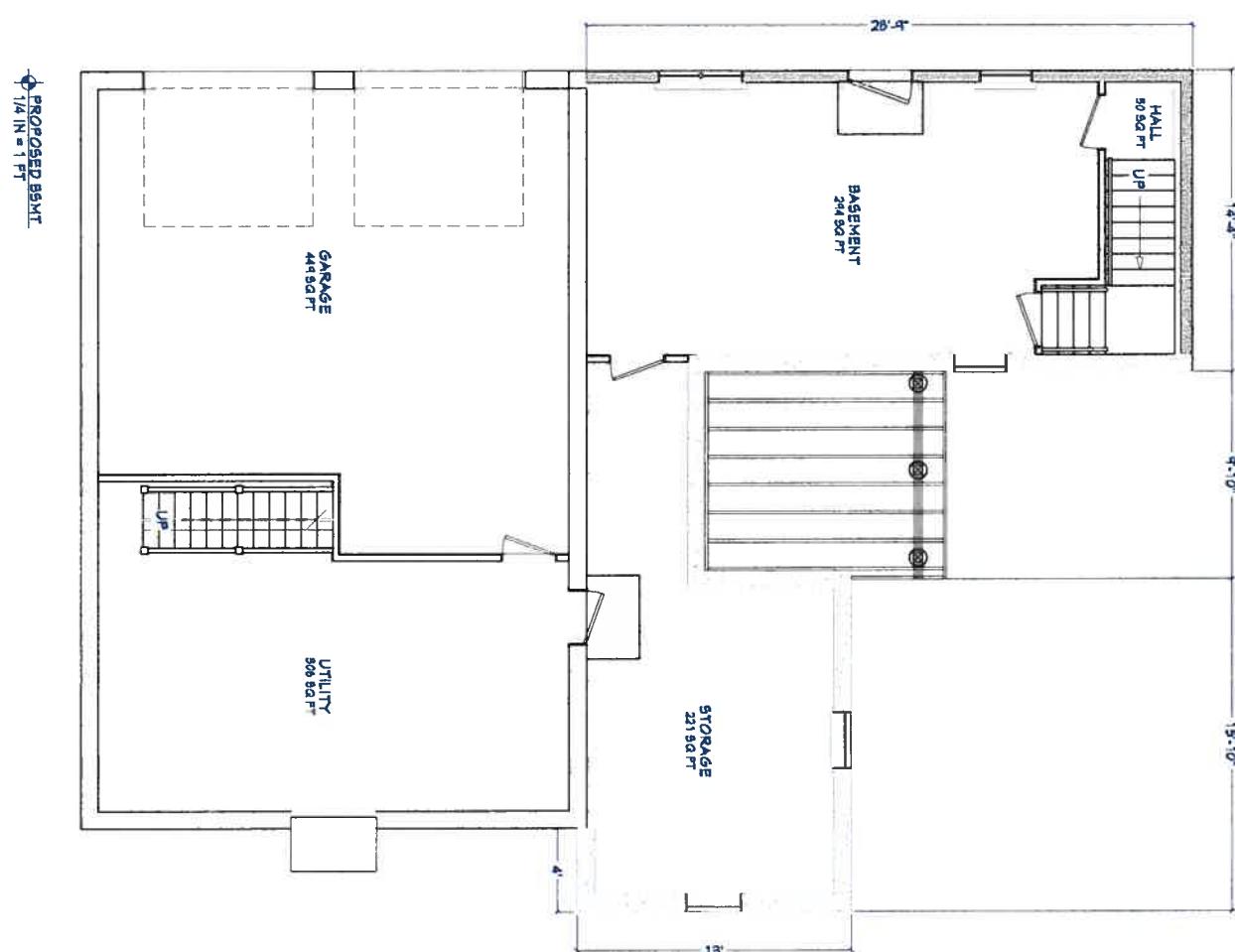
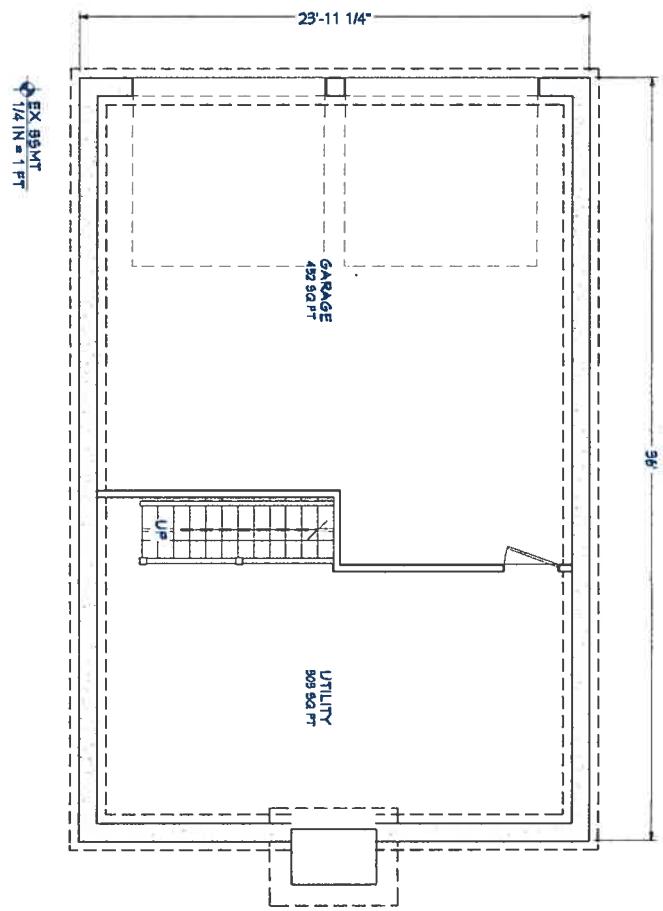
AGRICULTURAL-RESIDENTIAL
LOT AREA = 60,000 S.F.
UPLAND LOT AREA = 20,000 S.
LOT FRONTRAGE = 150'
LOT WIDTH = 100'
FRONT YARD SETBACK = 40'
SIDE YARD SETBACK = 30'
REAR YARD SETBACK = 40'



 SITE PLAN
3/32 IN = 1 FT



SHEET:	REVISION TABLE			
	NUMBER	DATE	REVISED BY	DESCRIPTION
A1.1				
SCALE:				
AS NOTED				
DATE:	2/8/2021			
DRAWINGS PROVIDED BY:	322 Lincoln St Marlborough MA 01752 781-893-8169 CantyBrothers.com	PROJECT DESCRIPTION:	Christopher Loughlin & Caroe Dionne 564 Burroughs Rd Boxborough, MA 01719	SHEET TITLE:
				SITE PLAN



DRAWINGS PROVIDED BY:
CANTY BROTHERS
Construction
Specializing in Residential Construction

322 Lincoln St
Marlborough
MA 01752
781-893-8169
CantyBrothers.com

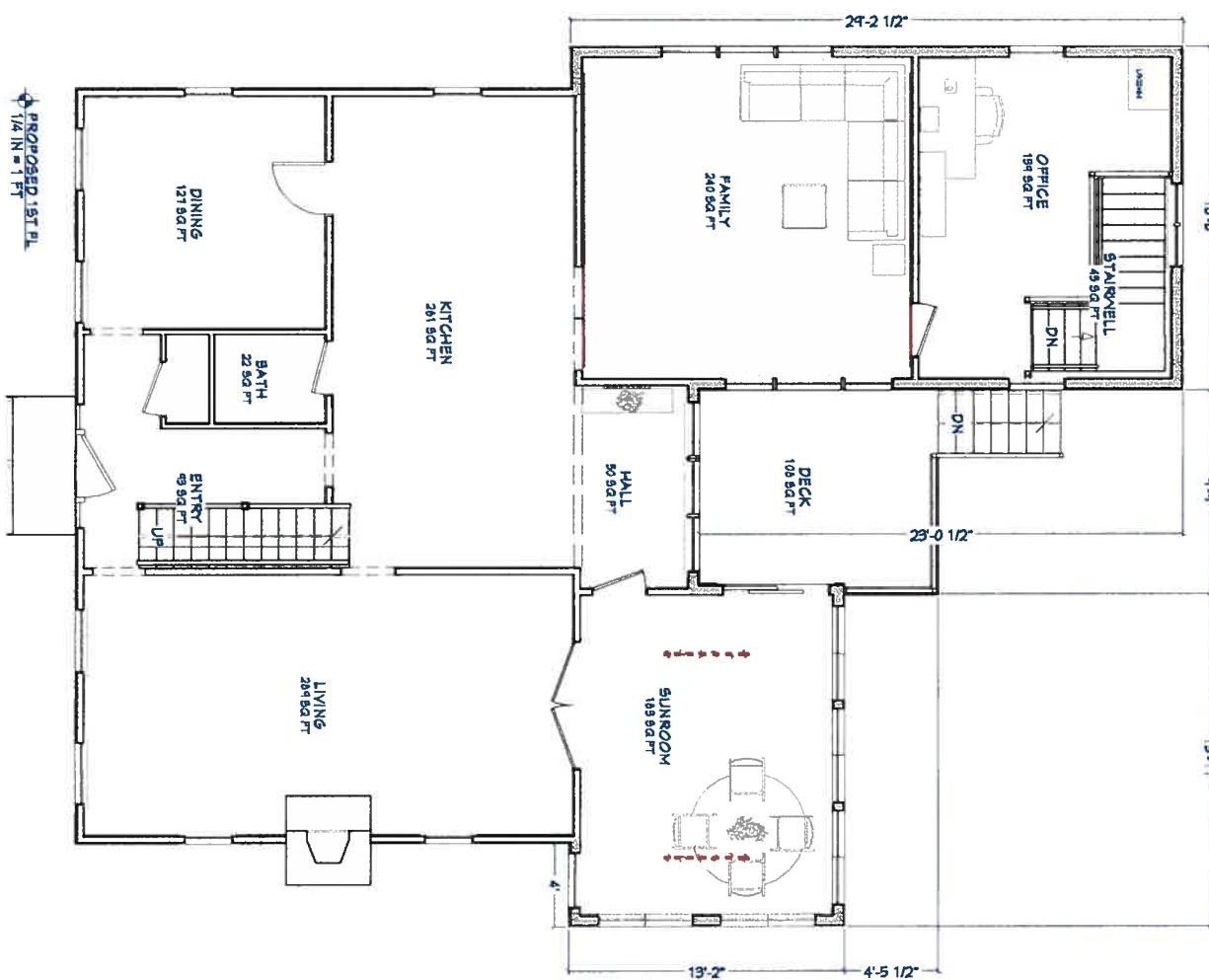
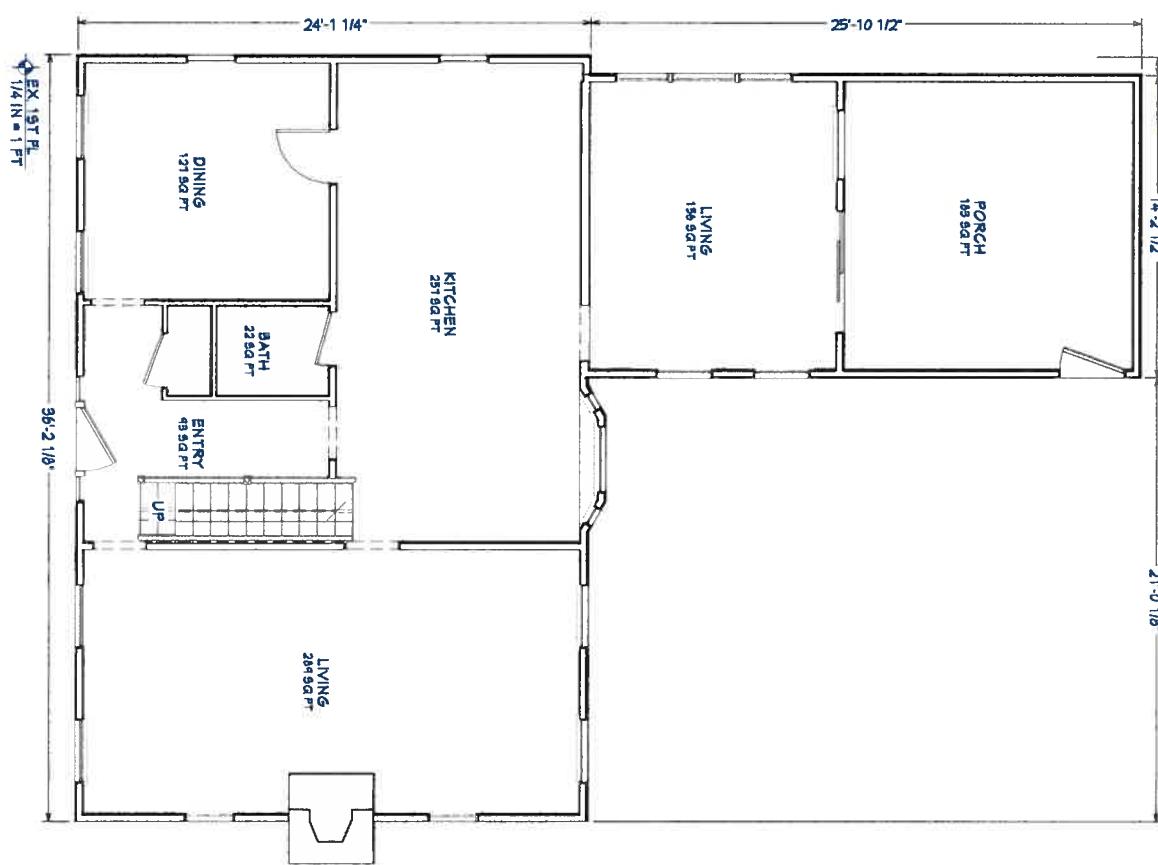
PROJECT DESCRIPTION:
Christopher Loughlin & Caroe Dionne
564 Burroughs Rd
Boxborough, MA 01719

SHEET TITLE:

BSMT FL PLAN

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

A1.3
SHEET:
SCALE:
AS NOTED
DATE:
2/8/2021



DRAWINGS PROVIDED BY:
CANTY BROTHERS
 Construction
 Specializing in Residential Construction

322 Lincoln St
 Marlborough
 MA 01752
 781-893-8169
 CartyBrothers.com

PROJECT DESCRIPTION:
 Christopher Loughlin & Caroe Dionne
 564 Burroughs Rd
 Boxborough, MA 01719

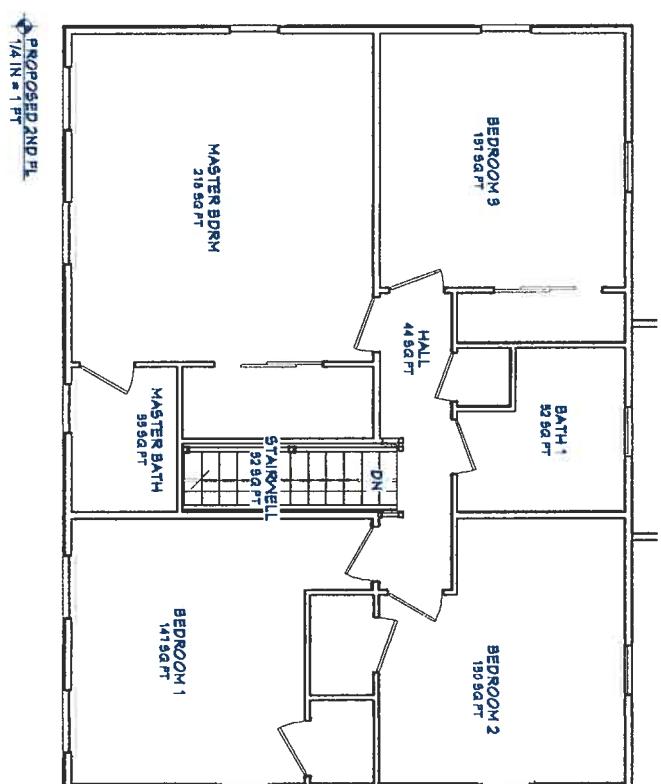
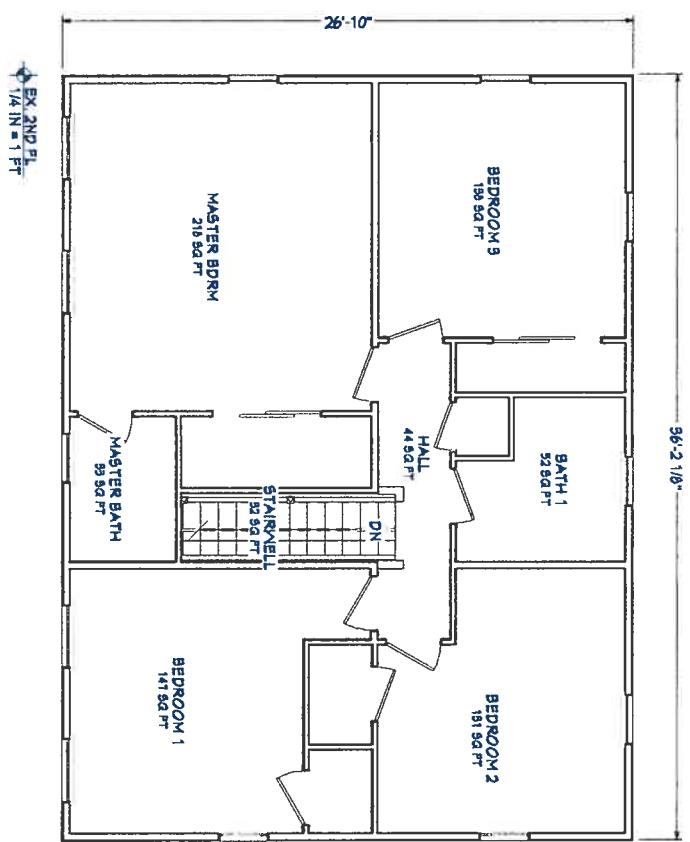
SHEET TITLE:
1ST FL PLAN

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

DATE:
 2/8/2021

SCALE:
 AS NOTED

SHEET:
A1 . 4



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Construction
Specializing in Residential Construction

322 Lincoln St
Marlborough
MA 01752
781-893-8169
CantyBrothers.com

PROJECT DESCRIPTION:
Christopher Loughlin & Caroe Dionne
564 Burroughs Rd
Boxborough, MA 01719

SHEET TITLE:

2ND FL PLAN

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

DATE:
2/8/2021

SCALE:
AS NOTED

SHEET:
A1.5