



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 10, ~~Box 4~~ Parcel 238 079-000 ²⁰ *MON*
 Street Number 185 Street Name FLAGG HILL ROAD, BOXBOROUGH
 Zoning district: AR
 Within 100' of wetlands and filing with Conservation Commission [] yes [] N/A

Printed Name

Address

Phone (978 239 2154)

2. Owner(s): SANTUJ SHARMA 185 FLAGG HILL RD, BOXBOROUGH MA 01719
 Owner(s): VINEETA SHARMA 185 FLAGG HILL RD, BOXBOROUGH MA 01719
 3. Applicant: _____ (617 797 1184)

4. Nature of relief sought: Variance _____ Special Permit Comprehensive Permit _____
 Amend Existing Decision _____ Appeal of an Official's Decision _____

5. Applicable Section(s) of the Zoning Bylaw: 4200
 (Specifically list each ZBL Section.)

6. Nature and justification of request: Move bulkhead (see attached justification)
 (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.

Santuj Sharma
 Property Owner's Signature (REQUIRED)

7/21/21
 Date

[Signature]
 Property Owner's Signature (REQUIRED)

7/21/21
 Date

Applicant's Signature (if different from owner)

Date

RECEIVED

SEP 14 2021

Zoning Board of Appeals
 Town of Boxborough

RECEIVED

SEP 14 2021

TOWN CLERK
 TOWN OF BOXBOROUGH

RE: Plans for 185 Flag Hill Rd

Bentley Herget <bherget@boxborough-ma.gov>

Mon 6/21/2021 9:40 AM

To: Kim Pelser <KPelser@boxborough-ma.gov>, [REDACTED]

Cc: S Corson <scorson@boxborough-ma.gov>

Hi Vineeta,

The setback requirement for your home is 30 feet on the sides. A third garage bay would be allowed. To relocate the bulk head would require a Special Permit from the ZBA due to the non-conformance of the side setback. The bulkhead could be located to the rear of the house without a special permit.

Respectfully,

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

The Secretary of State has deemed email to be an applicable public record under M. G. L. Chapter 66, Section 10.

From: Kim Pelser
Sent: Monday, June 21, 2021 8:58 AM
To: Bentley Herget <bherget@boxborough-ma.gov>
Subject: FW: Plans for 185 Flag Hill Rd

Hello,

Would you please respond to this resident with what all they need to do to apply for permits, please.

Kimberly Pelser
Department Assistant/Building Dept.
Town of Boxborough
29 Middle Rd.
Boxborough, MA 01719
(978) 264-1726
Email: KPelser@boxborough-ma.gov

From: Vineeta Sharma [REDACTED]
Sent: Saturday, June 19, 2021 7:47 PM
To: Kim Pelser <KPelser@boxborough-ma.gov>
Subject: Re: Plans for 185 Flag Hill Rd

Hi Kim,

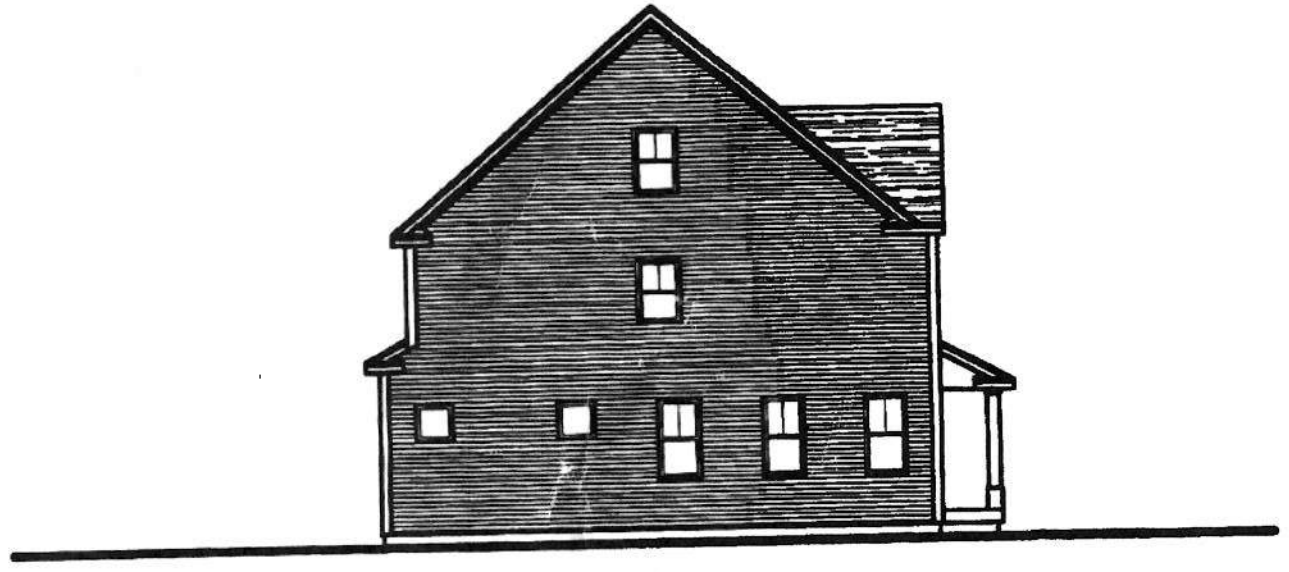
The bulk head today is on the right side of the house, where we are planning to make the new garage addition. Hence it needs to be moved.

We considered moving the bulk head to the back wall but there were several challenges

1. The hot water system is on the left back wall
2. The deck is outside the middle back wall
3. The well system, and the sprinkler system is on the right back wall
4. Plan is to build pavers patio adjacent to the back wall of the house

The feedback from two builders was that moving the bulkhead to the back wall is not a practical option

The only option left is to move it to the left side of the house



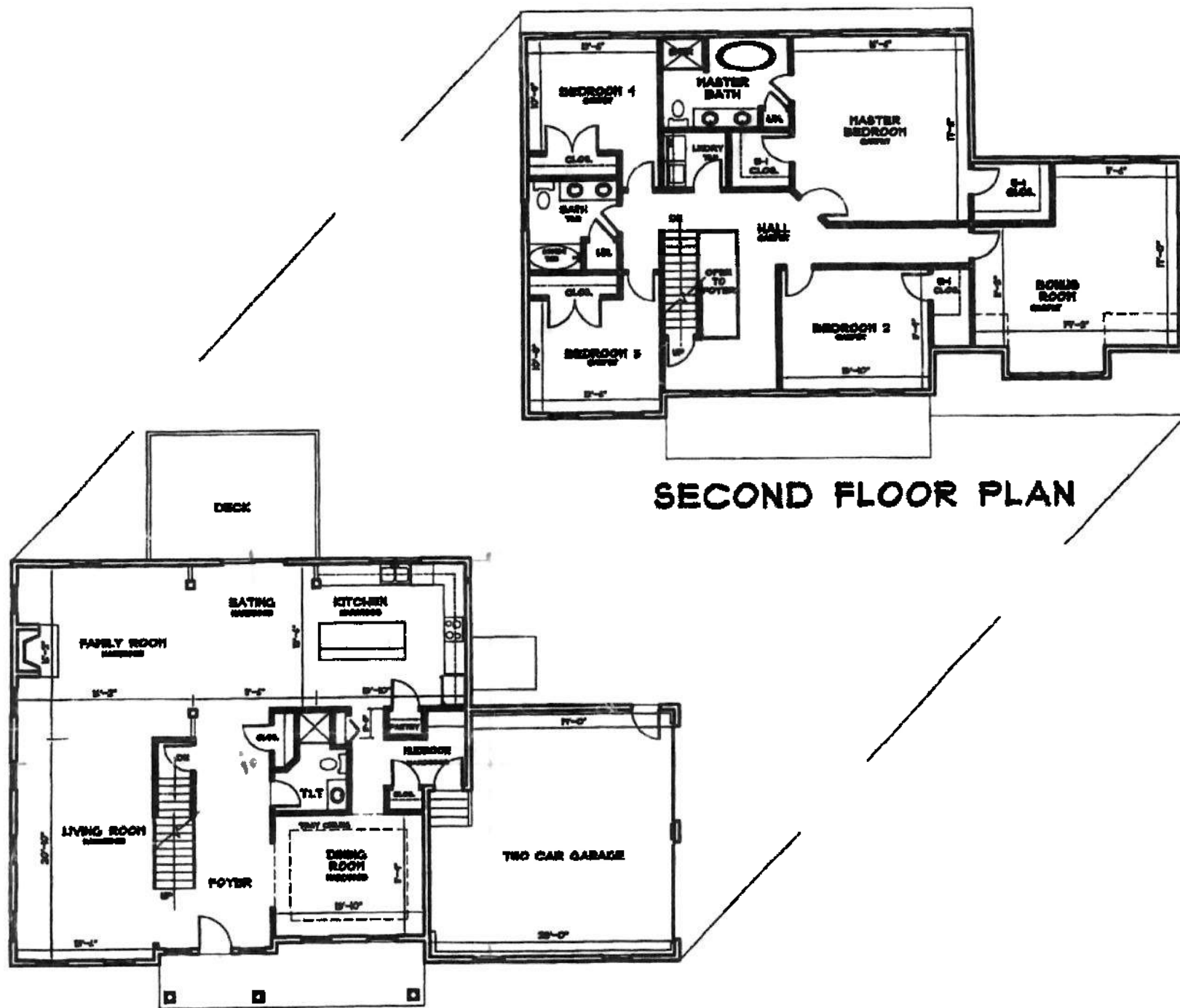
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION
LOT B 205 FLAG HILL ROAD
BOXBOROUGH, MA



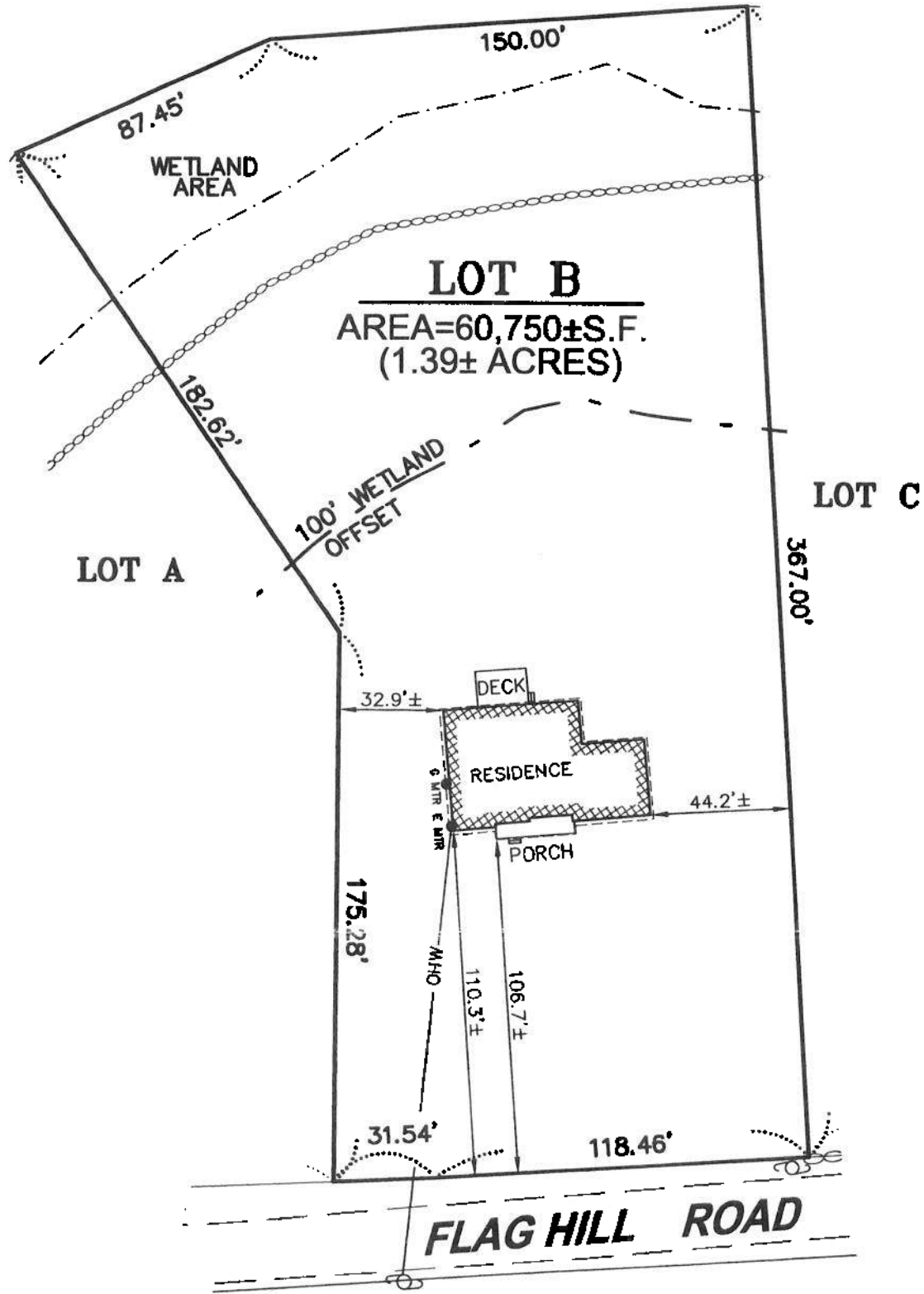
SECOND FLOOR PLAN

FIRST FLOOR PLAN



**FRONT ELEVATION
185 FLAGG HILL ROAD
BOXBOROUGH, MA**

OFFSETS ARE NOT FOR THE REPRODUCTION OF PROPERTY LINES



P:\14-141070\DWG\SURVEY DWG\FINAL\141070_LOT B CRP(FINAL)_1A.DWG

THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.

THIS LOT IS IN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BOXBOROUGH, MASS., DATED JULY 7, 2014, COMMUNITY-PANEL NO. 250 17CO 351F. ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. ACCURATE DETERMINATION CANNOT BE MADE UNLESS A VERTICAL CONTROL SURVEY IS PERFORMED.

ASSESSOR'S MAP 10,BLK 4,PARCEL 238.
 PLAN # 647 OF 2015

**CONSTRUCTION RECORD PLAN
 LOT # B at FLAG HILL ROAD
 BOXBOROUGH, MASS.**

PREPARED FOR: LONGWOOD HOMES, LLC
 DATE: SEPT. 20, 2016 SCALE: 1"=50'



GOLDSMITH, PREST & RINGWALL, INC.
 39 MAIN ST., SUITE 301, AYER, MA 01432
 CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
 VOICE: 978.772.1590 FAX: 978.772.1591 WEB: www.gpr-inc.com

DAVID J. DeBAY, P.L.S. # 33887

9/20/16

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ADDITION AND
ALTERATIONS TO
185 FLAG HILL RD,
BOXBOROUGH, MA

1-3-21
12-26-20

Issue Description Date

PJKA

PETER J. KARB
ARCHITECT
13 HILLCREST AVE.
STOW, MA
peterjkarb@yahoo.com



ALL DRAWINGS AND WRITTEN MATERIAL HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT, AND THE SAME MAY
NOT BE DUPLICATED, USED, OR DISCLOSED
WITHOUT THE WRITTEN CONSENT OF THE
ARCHITECT.

Architect: PETER J. KARB

Drawn: PJK Check:

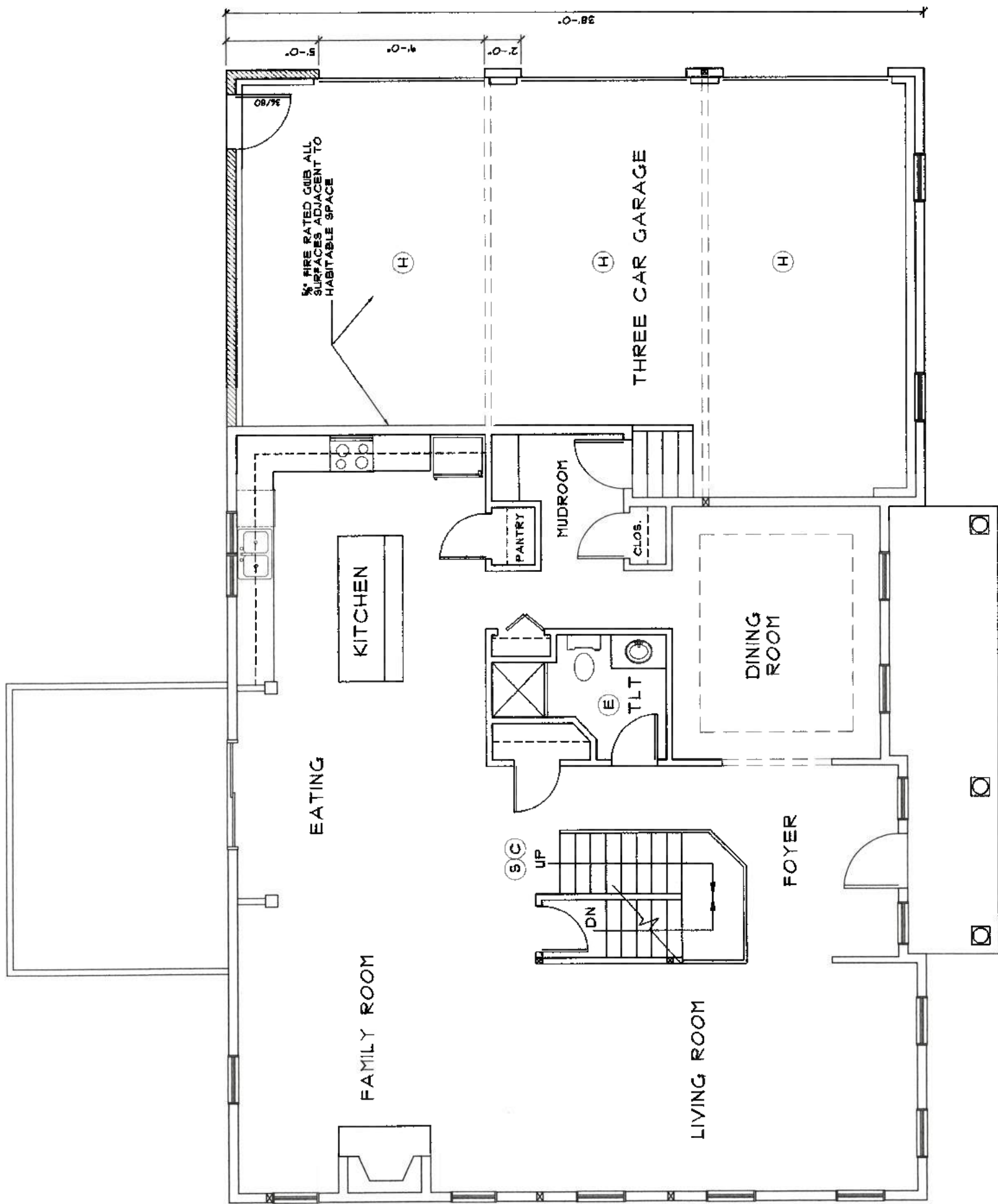
Job No: 202003 Scale: 1/4" = 1'-0"

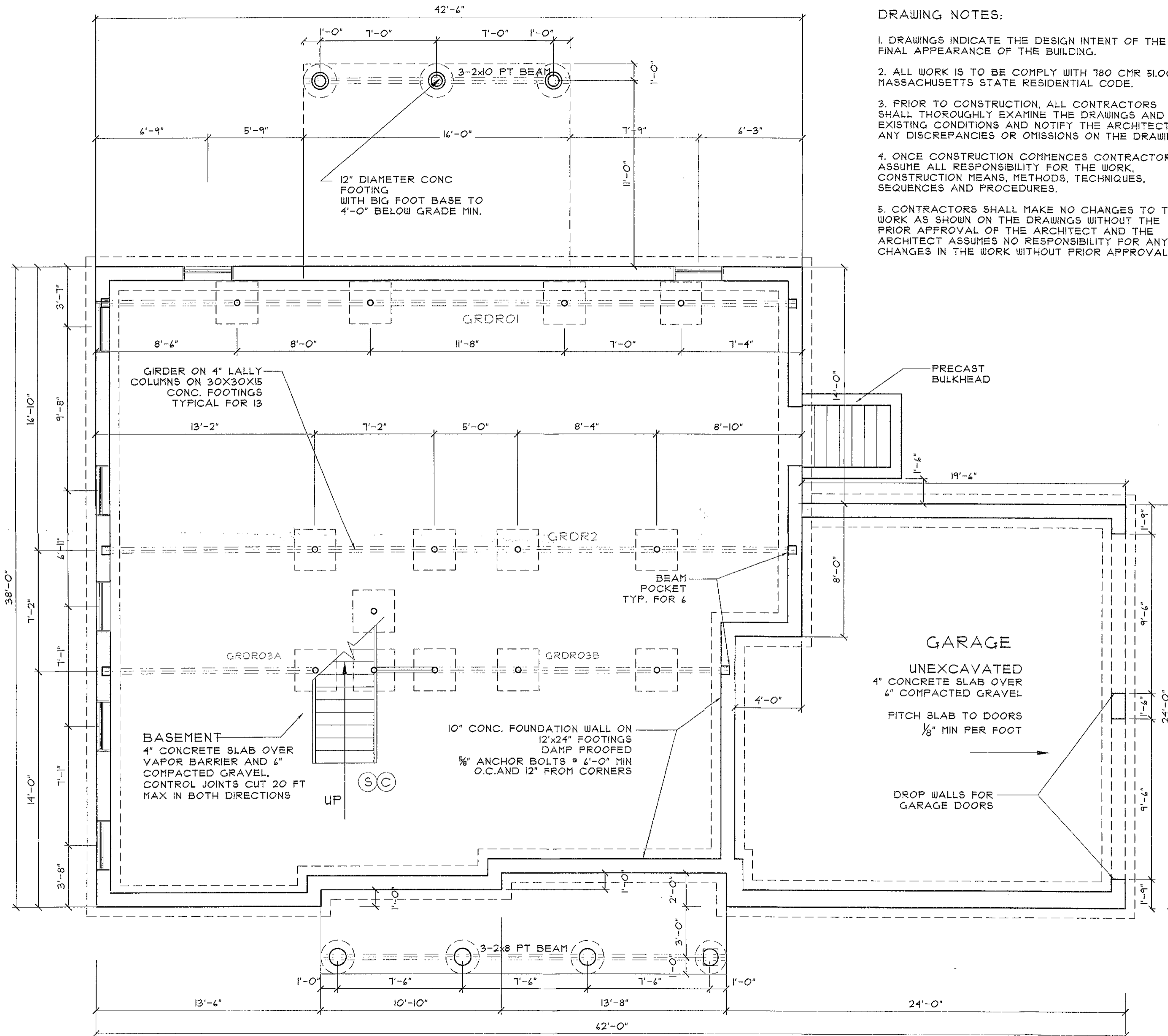
FIRST FLOOR
PLAN

A-2

FIRST FLOOR PLAN

1/4"=1'-0"

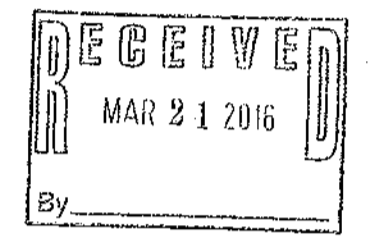




- DRAWING NOTES:**
1. DRAWINGS INDICATE THE DESIGN INTENT OF THE FINAL APPEARANCE OF THE BUILDING.
 2. ALL WORK IS TO BE COMPLY WITH 180 CMR 51.00, MASSACHUSETTS STATE RESIDENTIAL CODE.
 3. PRIOR TO CONSTRUCTION, ALL CONTRACTORS SHALL THOROUGHLY EXAMINE THE DRAWINGS AND EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS ON THE DRAWINGS.
 4. ONCE CONSTRUCTION COMMENCES CONTRACTORS ASSUME ALL RESPONSIBILITY FOR THE WORK, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
 5. CONTRACTORS SHALL MAKE NO CHANGES TO THE WORK AS SHOWN ON THE DRAWINGS WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT AND THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY CHANGES IN THE WORK WITHOUT PRIOR APPROVAL.

THE HAMILTON
 LOT B
 205 FLAG HILL RD.
 BOXBOROUGH, MA

185 Flagg Hill Rd.



2-24-15
 9-9-15

Issue Description Date

PJKA

PETER J. KARB
 ARCHITECT

33 GREEN STREET
 ASHLAND, MA
 508-881-0767



ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 150164 Scale: 1/4" = 1'-0"

FOUNDATION PLAN

Title:

Sheet: A-1

BASEMENT/FOUNDATION PLAN

1/4" = 1'-0"

ADDITION AND ALTERATIONS TO
185 FLAG HILL RD.
BOXBOROUGH, MA

1-3-21
12-26-20

Date

PJKA

PETER J. KARB
ARCHITECT
13 HILLCREST AVE.
STOW, MA
peterjkarb@yahoo.com



ALL DIMENSIONS AND WRITTEN MATERIAL herein
CONSTITUTE THE CONTRACT AND NO OTHER
WORK OF THE ARCHITECT AND THE SAME MAY
NOT BE DUPLICATED, USED, OR DISCLOSED
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ARCHITECT

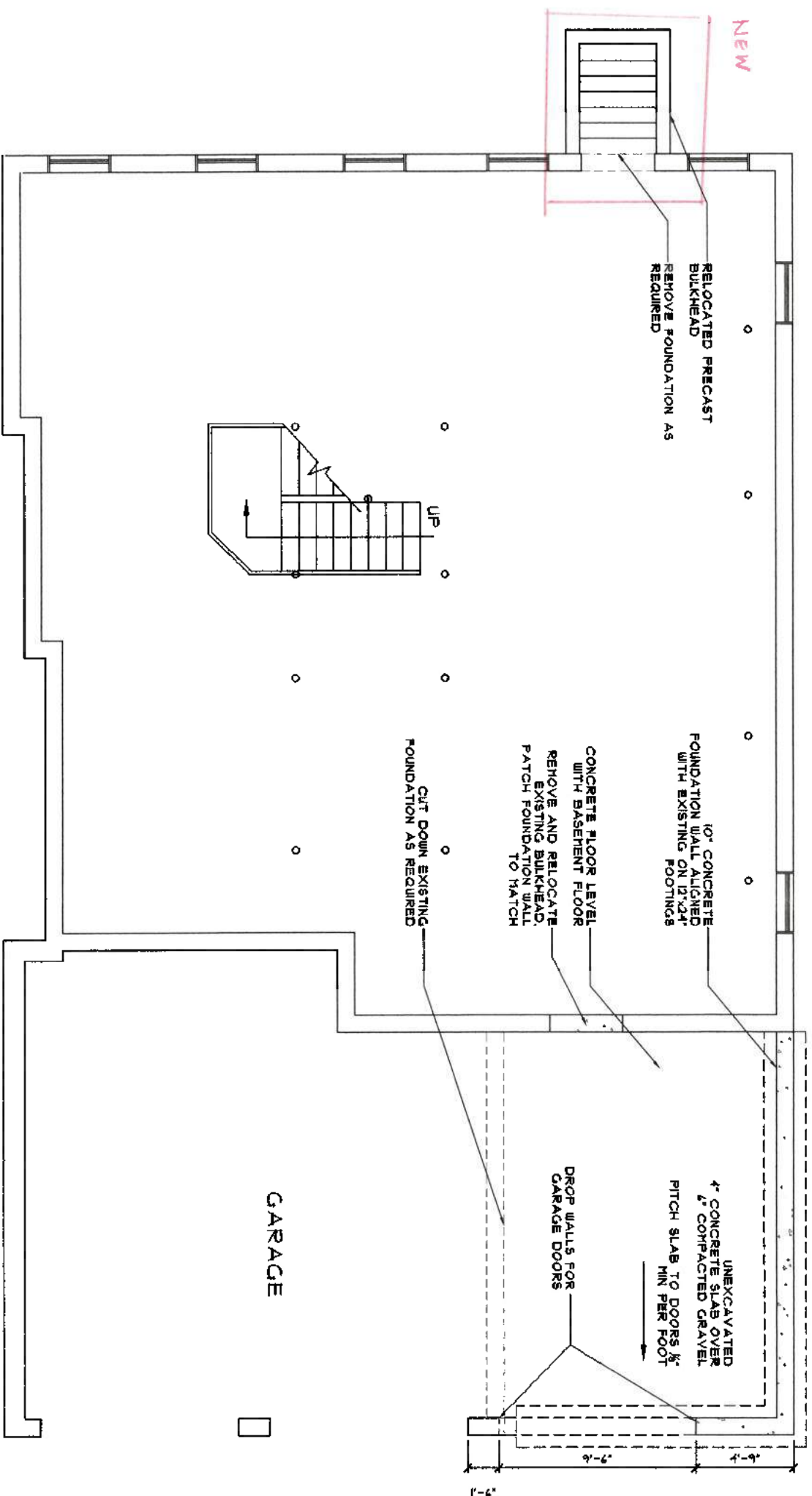
Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 20203 Scale: 1/4" = 1'-0"

FOUNDATION
PLAN

Sheet: A-1



FOUNDATION PLAN

1/4"=1'-0"