



BOXBOROUGH ZONING BOARD OF APPEALS

29 Middle Road, Boxborough, Massachusetts 01719

Phone: 978.264.1722

www.boxborough-ma.gov

APPLICATION

20

MON

1. Location of property: Assessor's Map 10, Bk 4 Parcel 238 079-000
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): Sunita 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: I have 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.

Sunita Sharma

Property Owner's Signature (REQUIRED)

7/21/21

J. J. J.

Property Owner's Signature (REQUIRED)

7/21/21

Applicant's Signature (if different from owner)

7/21/21

RECEIVED

RECEIVED

SEP 14 2021

SEP 14 2021

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



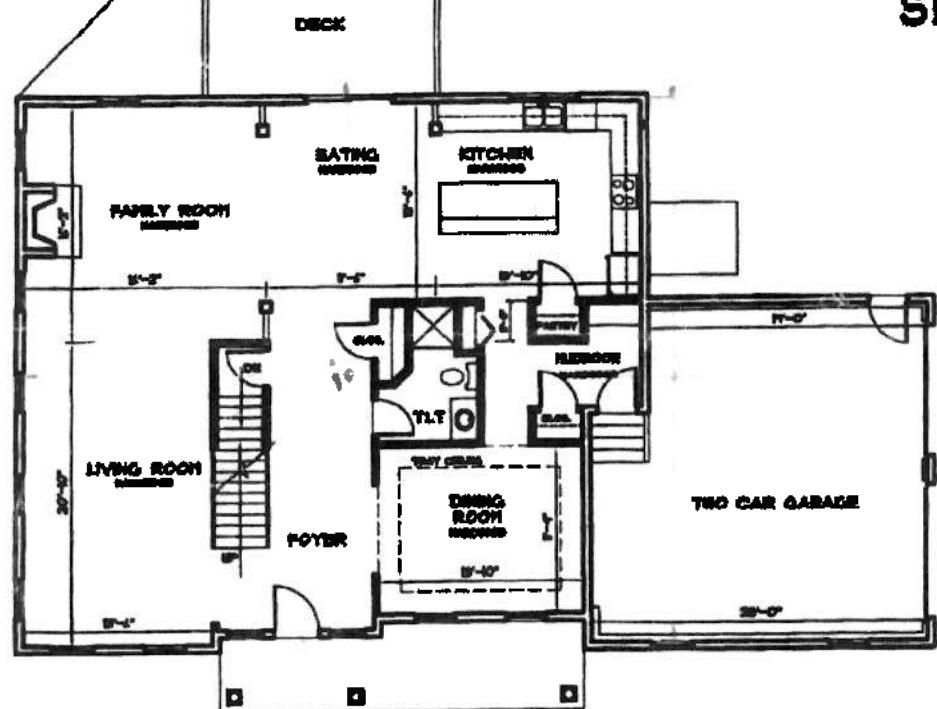
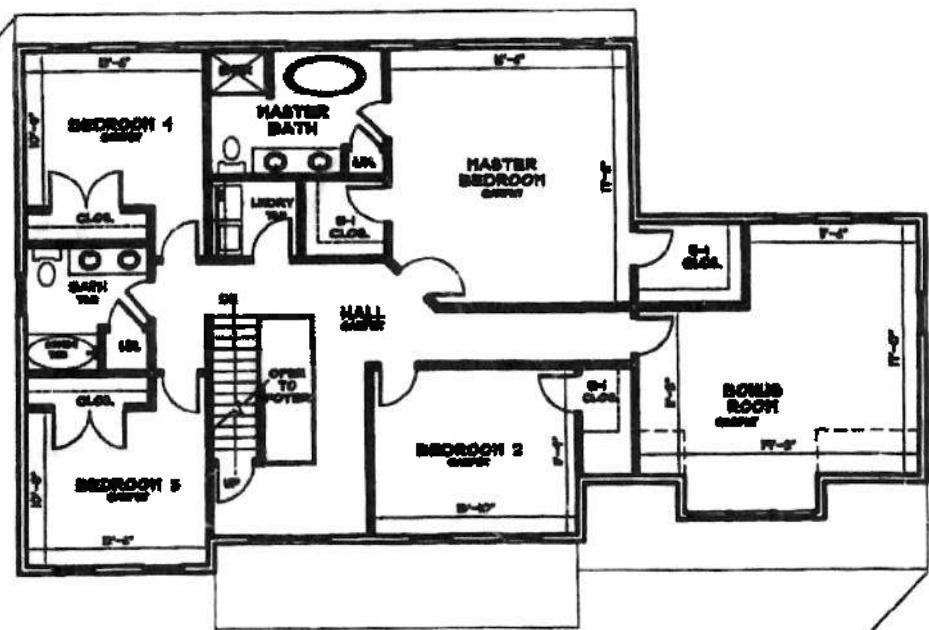
LEFT ELEVATION

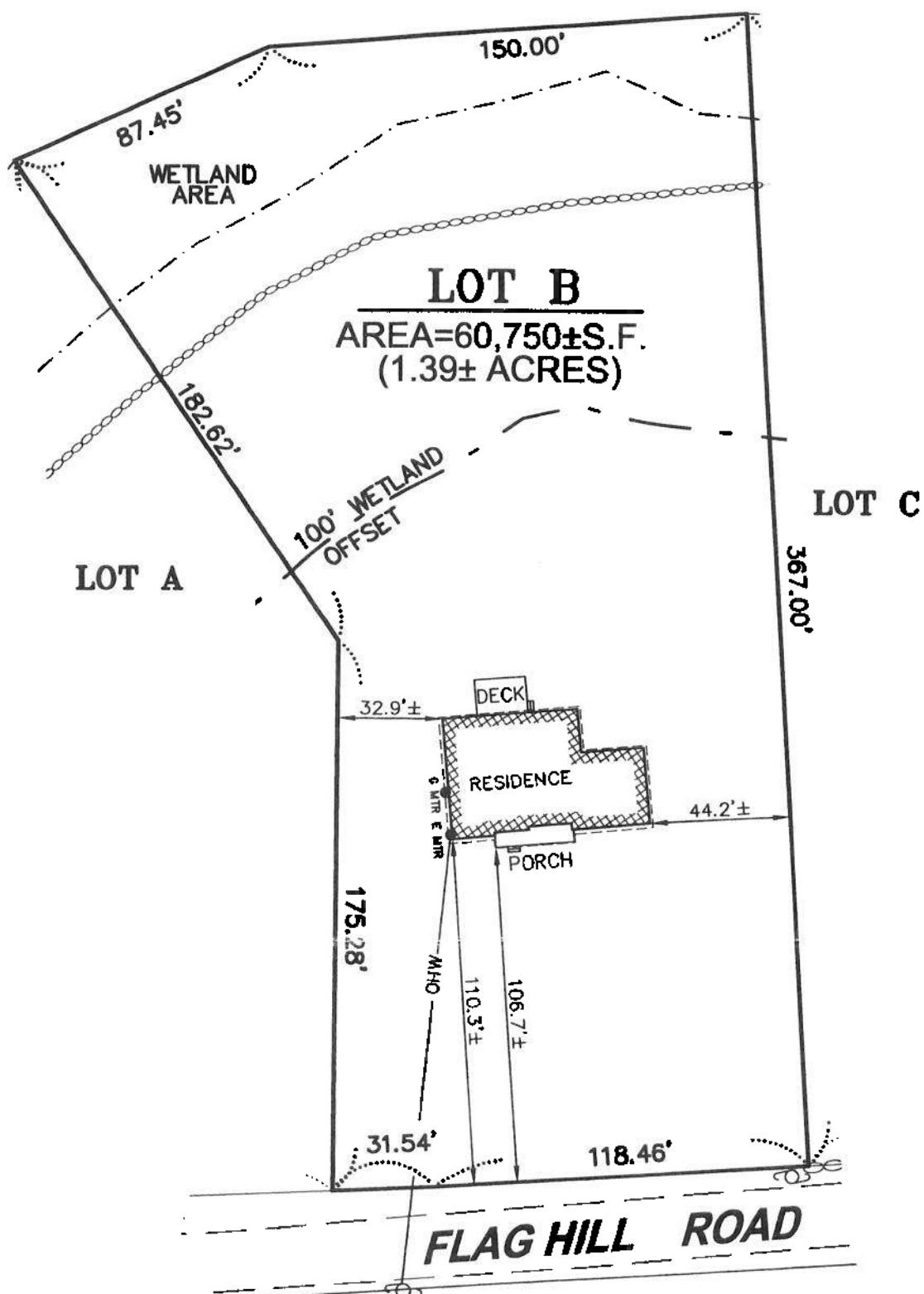


REAR ELEVATION



RIGHT ELEVATION
LOT B 205 FLAG HILL ROAD
BOXBOROUGH, MA





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'

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DAVID J. DeBAY R.I.S. # 33887

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

1-3-21
12-26-20
Keweenaw Reservation

PJKA

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

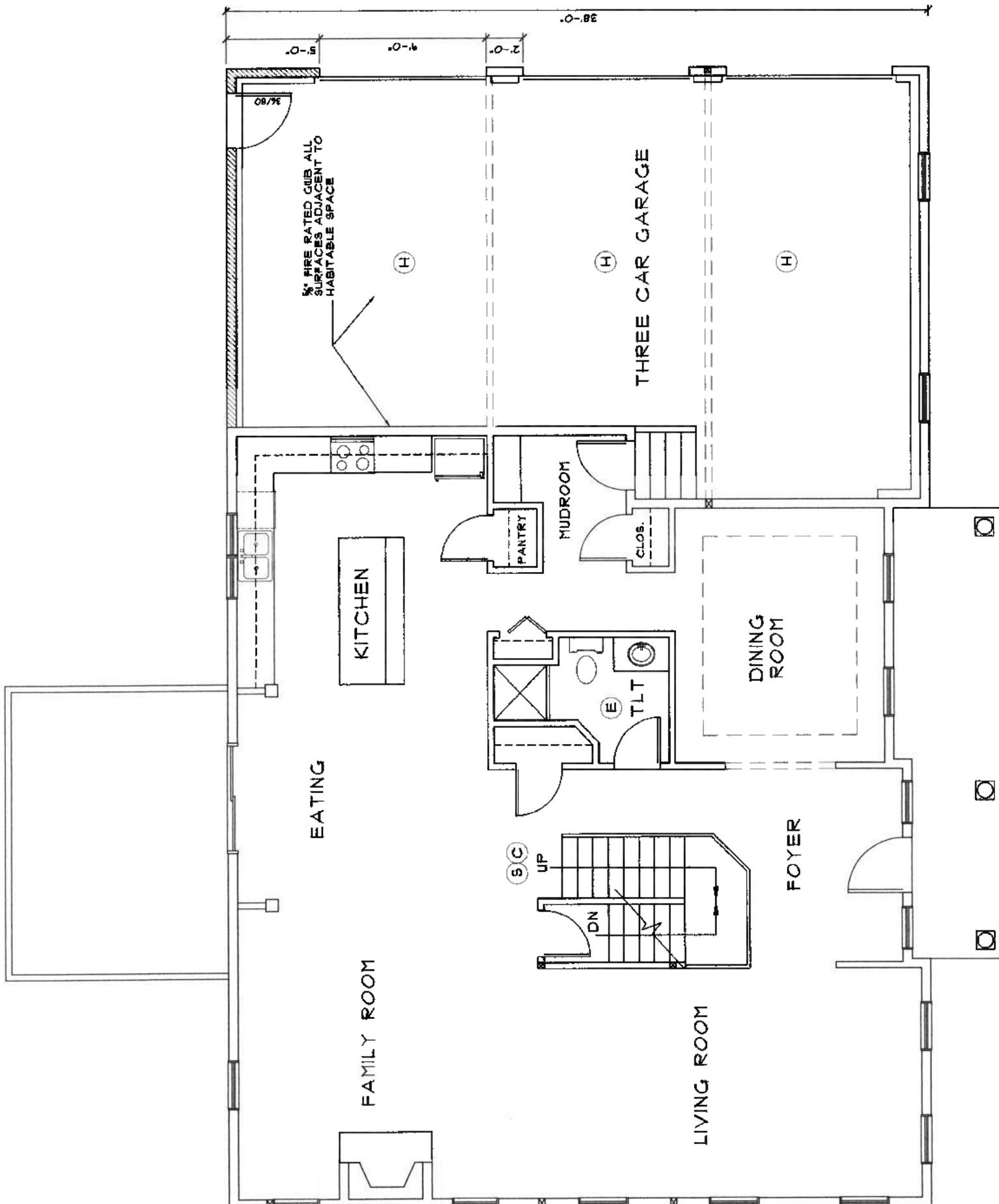


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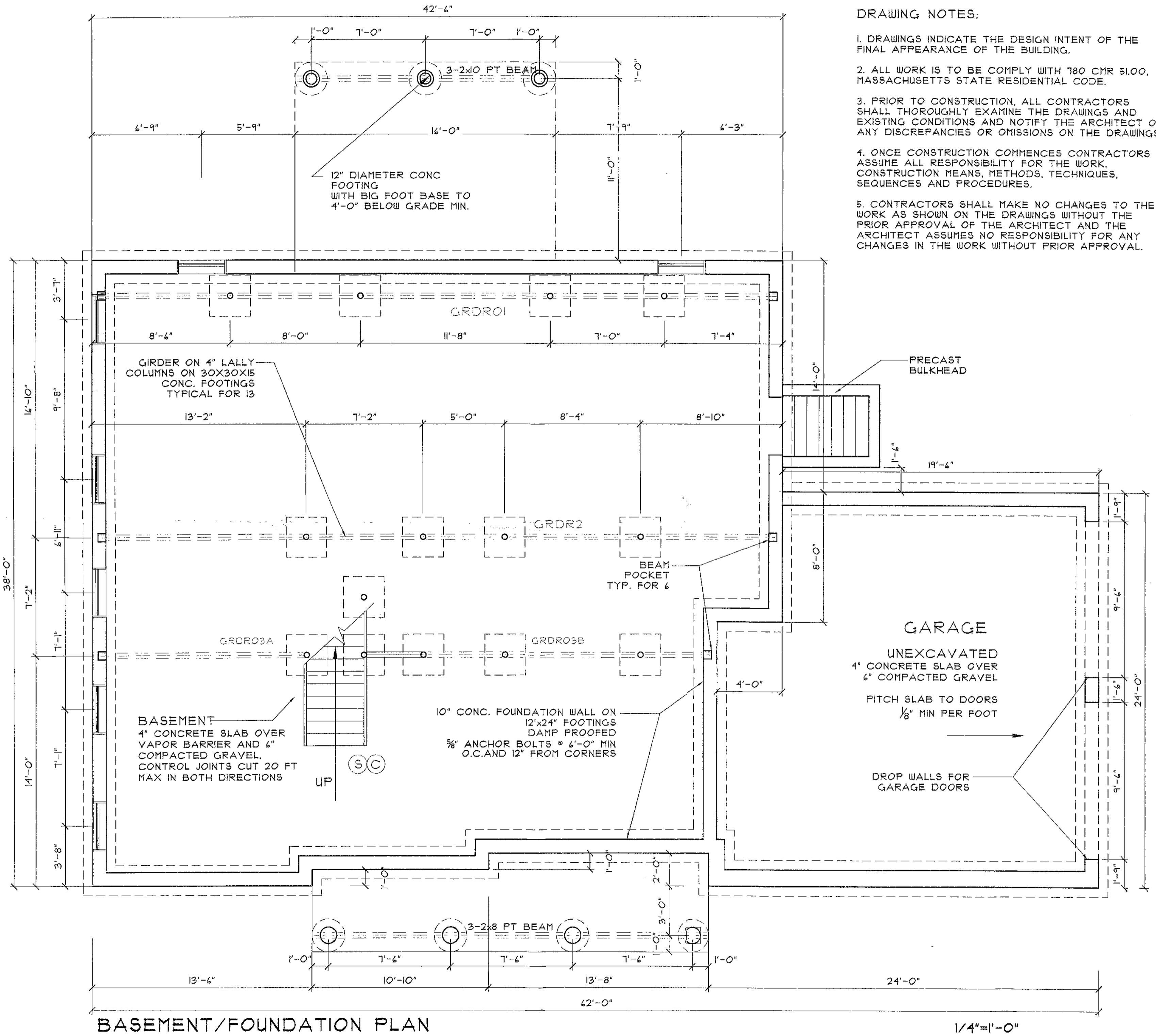
Drawn: PJK Check: _____

FIRST FLOOR

2
1
A

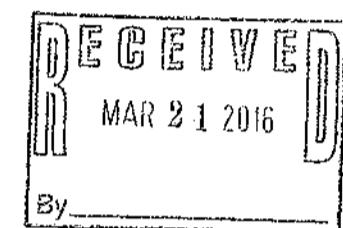


FIRST FLOOR PLAN



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

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ARCHITECT.

Architect: PETER J. KARB

Drawn: PJK Check:

Job No: 150144 Scale: 1/4" = 1'-0"

**FOUNDATION
PLAN**

Title:

A -

original plan

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

PJKA

1-3-2
12-26-20
Job Description Date

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



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WITHOUT THE WRITTEN CONSENT OF THE
ARCHITECT

Architect: PETER J. KARB

Drawn: PJK Check: _____

Job No.: 20208 Scale: 1/4" = 1'-0"

FOUNDATION
PLAN

FOUNDATION PLAN

1/4"=1'-0"

