

TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL  
HOLLISTON, MASSACHUSETTS 01746

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: 9/27/2022

Applicant's Name: Pelin Akan and Christopher Jackson

Applicant's Address: 10 Fiske Street Holliston MA 01746

Applicant's Phone Number: 781 547 1980 and 603 393 4708

Owner's Name: Pelin Akan and Christopher Jackson

Owner's Address: 10 Fiske Street Holliston MA 01746

The Owner hereby appoints \_\_\_\_\_ to act as  
his/her/its agent for the purposes of submitting and processing this application for a  
special permit.

The Owner's title to the land that is the subject matter of this application is derived  
under deed from South Middlesex Registry, dated 05/05/2022

And recorded in \_\_\_\_\_ Registry of Deeds, Book 80086, Page 9

Or Land Court Certificate of Title No. \_\_\_\_\_, registered in

District Book \_\_\_\_\_, Page \_\_\_\_\_

The land is shown in the Assessor's records as Lot 1 on Map 9.0, Block 3

And has an address of or is located at 10 Fiske Street Holliston

in the ARB zoning district. MA 01746

Under the provisions of Section VI-D (2) to vary the terms of Section I-B and the following, the Applicant hereby petitions the Board of Appeals:

**Nature and subject matter of Special Permit:**

Removing the roof and putting the roof up in the attic to create a larger living area as a bedroom and a bathroom.

**Section of Zoning Bylaw that permits this use by grant of Special Permit:**  
I-C(3.3)

**Previous Zoning Information (To be completed by Inspector of Buildings):**

Adding a second floor to a non conforming structure  
increased gross floor area by more than 50% -  
Requires a special permit under section I-C 3.3  
The Applicant presents the following evidence that supports the grant of the special Permit: *u/k 9/27/22*

**a. The use is in harmony with the general purpose and intent of the bylaw because:**

The changes to the building will not change the footprint but the building will only get taller. The existing attic will be turned into a second floor living area with a third bedroom.

**b. The general or specific provisions of a grant of a special permit, as set forth in the zoning bylaw are satisfied because:**

The modification will not be more detrimental to the neighborhood. The appearance of building will be in line with the other buildings in the neighborhood.

Will the proposed use include the storage or process of any hazardous substances?  
Yes \_\_\_\_\_ (Please attach additional information.) No ☒

Applicant's Signature: *[Signature]*

Owner's Signature: *[Signature]*

# PROPOSED PLOT PLAN 10 FISKE STREET HOLLISTON, MASS.

DATE: SEPTEMBER 22, 2022 SCALE: 1" = 30'

PREPARED FOR:

CHRISTOPHER JACKSON & PELIN AKAN  
10 FISKE STREET  
HOLLISTON, MASS. 01746

ENGINEERS & SURVEYORS:

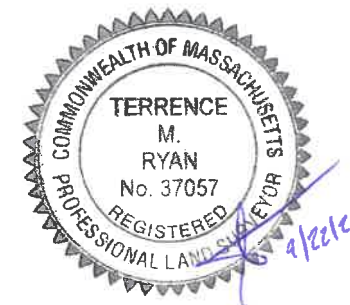
APPLEWOOD SURVEY CO. LLC  
838 WASHINGTON STREET  
HOLLISTON, MASS. 01746  
TERRENCE M. RYAN R.L.S. 37057

ZONED: AR-B  
AREA: 40,000 SF  
FRONTAGE: 180 FT  
SETBACK: 40 FT  
SIDEYARD: 30 FT  
REARYARD: 40 FT  
COVERAGE: 25%

DEED BOOK 80086 PAGE 9  
ASSESSORS MAP 9 BLOCK 3 LOT 1  
EXISTING COVERAGE: 1,341 SF = 6.4%

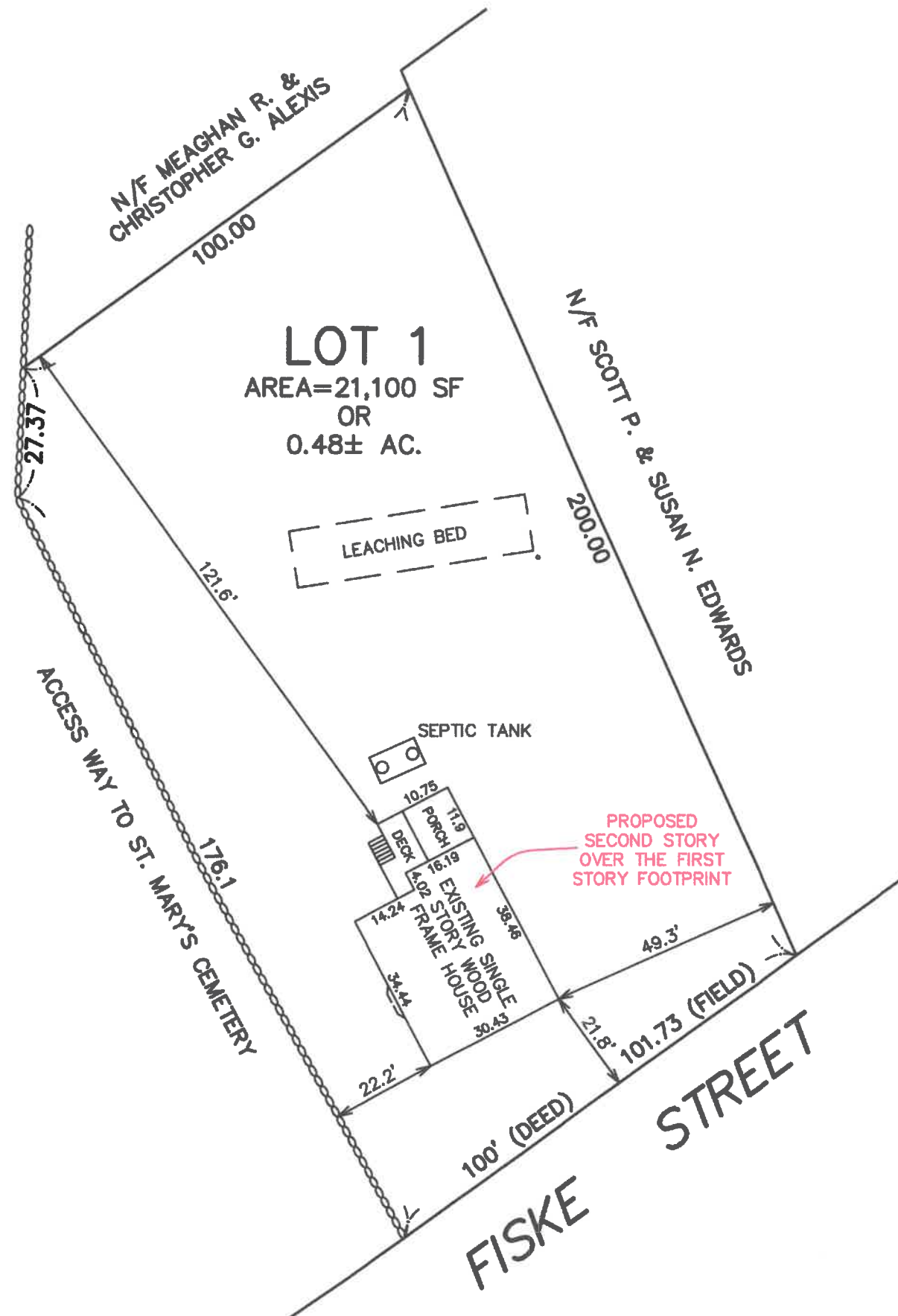
NOTE: THE HOUSE DIMENSIONS SHOWN ARE  
MEASURED ALONG THE SIDING.

NOTE: THE LOCATION OF THE EXISTING SEPTIC  
SYSTEM SHOWN IS FROM A "SEPTIC SYSTEM  
CONSTRUCTION" PLAN BY CIVILIZED SOLUTIONS  
DATED JANUARY 4, 2022.



I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON  
PREDATE THE DIMENSIONAL AND THE DIMENSIONAL OFFSET REGULATIONS OF  
THE HOLLISTON ZONING BYLAWS.

I CERTIFY THAT THE LOT SHOWN AND EXISTING HOUSE SHOWN THEREON ARE  
LOCATED IN A FEDERAL FLOOD HAZARD ZONE "X" - SUBJECT TO MINIMAL  
FLOODING (SOURCE: F.I.R.M. 25017C0633E).



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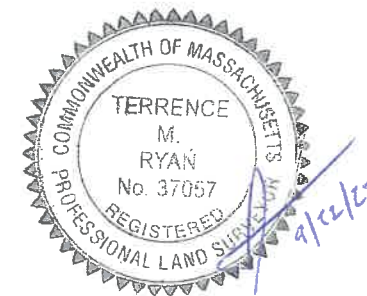
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