

TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE  
TOWN CLERK  
HOLLISTON, MASS.

2022 DEC 12 AM 11:25

APPLICATION FOR GRANT OF A <sup>USE</sup> ~~OTHER~~ ~~USE~~ VARIANCE

Date Filed: 12/7/22

Subject Address: 1038 Washington St.

Applicant's Name: Rebecca & Wilson MacDonald

Applicant's Phone Number: 508-596-0911

Applicants Email: beckymacdonald42@gmail.com

Owner's Name: Rebecca & Wilson MacDonald

Owner's Address: 1038 Washington St.

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

Applicant's Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Registry of Deeds Recording Information: Book 70112, Page 14 L.C. Y/N?

Assessor's Map 8, Block 7, Lot 20

Zoning Information (To be completed by Building Commissioner):

Zoning district: AR-B

The applicant will exceed the 400 sq ft requirement for the professional studio as an accessory use III.4.3. and will require a ~~special~~ use variance.

✓ 12/8/22

**Nature and subject matter of Variance:**

We are longtime Holliston residents who purchased the property at 1038 Washington Street in 2016. One of the things that drew us to the property was the wonderful space in the Yellow Barn. This is perfect for use as an artistic studio for quilting and fiber arts. I will be retiring from my career as a Psychologist this summer and plan to use the barn as a space to teach quilting classes and to allow families to gather together to create a quilt for someone special. I am turning my labor of love for quilting into a business to share with others. To that end, we are requesting a variance to be able to use the first floor of the barn (1000 sqft) as a small business. The barn is a historically build piece of architecture, we are therefore requesting that the space remain as it currently stands so as not to detract from the character and history of the building.

**Section of Zoning Bylaw that permits this use by grant of Variance:**

Section III (Use regulations) H. ACCESSORY USES 3. Professional office or studio of a resident physician, dentist, attorney, architect, artist, musician, engineer or other member of a recognized profession provided that not more than 2 other persons are regularly employed therein in connection with such use, and provided that not more than 25% of the total floor area not to exceed 400 square feet, is regularly devoted to such use

**The Applicant presents the following evidence that supports grant of the Variance:**

**a. If this Variance is allowed it will alleviate a substantial hardship because:**

Approval of this variance request would result in my being able to use the studio space for both my own creative work and to offer classes and family focused quilting events. I propose small groups of no more than 10 people at a time. I would use the building space for classes during the week, and occasional quilting events on the weekends. There is plenty of parking and room for a designated handicapped parking space in front of the Barn near the proposed handicapped ramp. See plot plan. I have also attached pictures of the space in use.

**b. If this variance is allowed it will create no substantial detriment to the public good because:**

Prior to our purchasing the property, the Barn was used as a "in home" office space by the previous owner, Beth Greeley who was a Graphic Designer. We are proposing that we continue using the space as a small business with addition of ADA handicapped access in the form of an entry ramp and handicapped bathroom. This building is truly unique in character and is a perfect space to revive the lost art of quilting and gathering. So import in these post Covid days!

**c. If this variance is allowed, it will not nullify or substantially derogate from the intent and purpose of the zoning bylaw because:**

The building will continue to be used as a small business. There will be no fulltime employees other than me. The barn is not part of our living space but is a separate building on the property.

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

145.79'

OF EXISTING CESSPOOL IS UNKNOWN.  
R SHALL BE REQUIRED TO LOCATE &  
EXISTING SEPTIC COMPONENTS PER TITLE 5.

& LOCATION OF EXISTING BUILDING  
E APPROXIMATE. INSTALLER TO VERIFY  
CONFIRM WITH DESIGN ENGINEER PRIOR  
STALLATION. INSTALLER MAY BE REQUIRED  
E UNDER THE DECK TO REPLACE AND/OR  
S). MINIMUM SLOPE=1%.

PROPOSED 24" DIAMETER HOPE  
CLEANOUT MANHOLE WITH CAST  
IRON FRAME/COVER TO FINISH  
GRADE. INSTALLER TO FORM A 4"  
RADIUS SWEEP USING 4" PVC LONG  
INVERT = 231.0

BENCHMARK  
SPK N 14  
MAPLE

PROPOSED  
1500 GAL.  
MONOLITHIC  
SEPTIC TANK

4" SCH  
CLEAN  
GRADE  
INV.=22

APPROXIMATE LOCATION  
OF WATER LINE TO DRIVE

\*UNDERGROUND UTILITIES  
TO OFFICE BUILDING TO BE  
VERIFIED PRIOR TO  
CONSTRUCTION

PROPOSED  
RAMP

EXISTING BUILDING  
WITH  
OFFICE SPACE  
T.F.=238.1E

EXISTING  
DWELLING  
#1038  
T.F.=238.88E  
C.F.=232.1E

PROJECT ACCESS

BIT DRIVE

Handicap  
Parking

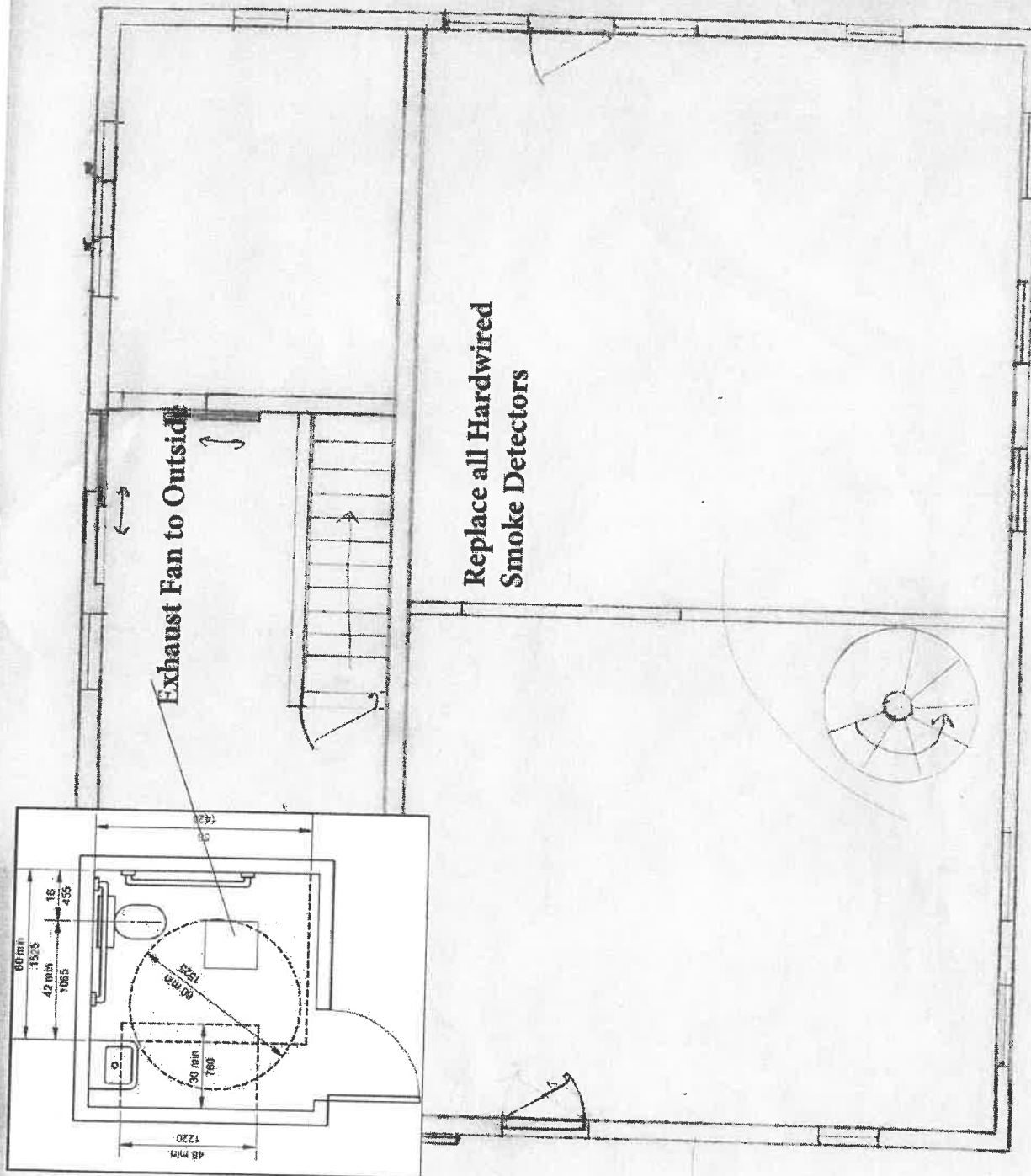
Handicapped van

EXIST. SHED

10  
MIN  
PROF  
1600  
MONK  
SEPT

GRAPHIC SCALE





Rebecca & Wilson MacDonald  
1038 Washington St  
Holliston, MA 01746  
Beckymacdonald42@gmail.com

December 5, 2022

Dear Zoning Board Members,

I am writing to request a waiver of the fee for my application for Use Variance. My quilting business comes out of a labor of love for quilting and my goal is not to make money but to offer an opportunity for families and community members to gather and sew. To that end, I do not plan on making this a profitable business but hope to use any fees to cover my expenses for fabric, quilting supplies and heating the building. Thank you for your consideration.

Regards,

Becky MacDonald