

TOWN OF HOLLISTON  
ZONING BOARD OF APPEALS  
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

**APPLICATION FOR GRANT OF A SPECIAL PERMIT**

Date Filed: April 7, 2020

Applicant's Name: Amber Ream

Applicant's Address: 1078 Highland St.

Applicant's Phone Number: 508-341-9985

Owner's Name: Amber + Devin Ream

Owner's Address: 1078 Highland St. Holliston

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 \_\_\_\_\_, dated \_\_\_\_\_

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

Or Land Court Certificate of Title No. 246527, registered in

District Book 1385, Page 10

The land is shown in the Assessor's records as Lot 0006 on Map 003.E, Block 0001

And has an address of or is located at 1078 Highland Street

in the AR-7 zoning district.

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:**

A special permit is required for the renovation and extension of an existing non-conforming structure

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

I-C Pre-existing non-conforming uses, Structures and lots.

**I.C. 3.1**

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

EXISTING HOUSE HAS NON-CONFORMING FRONT YARD SETBACKS ON BOTH PROSPECT ST AND HIGHLAND ST. PROPOSED WORK WOULD REMOVE AN EXISTING DECK WITHIN THE HIGHLAND ST SETBACK AND CONSTRUCT AN ADDITION AND NEW DECK ALSO WITHIN THE FRONT SETBACK. THE PROPOSED ADDITION + DECK WILL NOT INCREASE THE INTENSITY OF NON-CONFORMITY.

The Applicant presents the following evidence that supports the grant of the special Permit:

CC 4/6/20

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

The proposed extension will not be substantially more detrimental than the existing non-conforming structure.

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

The proposed extension does not significantly alter the nature and exterior appearance of the existing non-conforming structure.

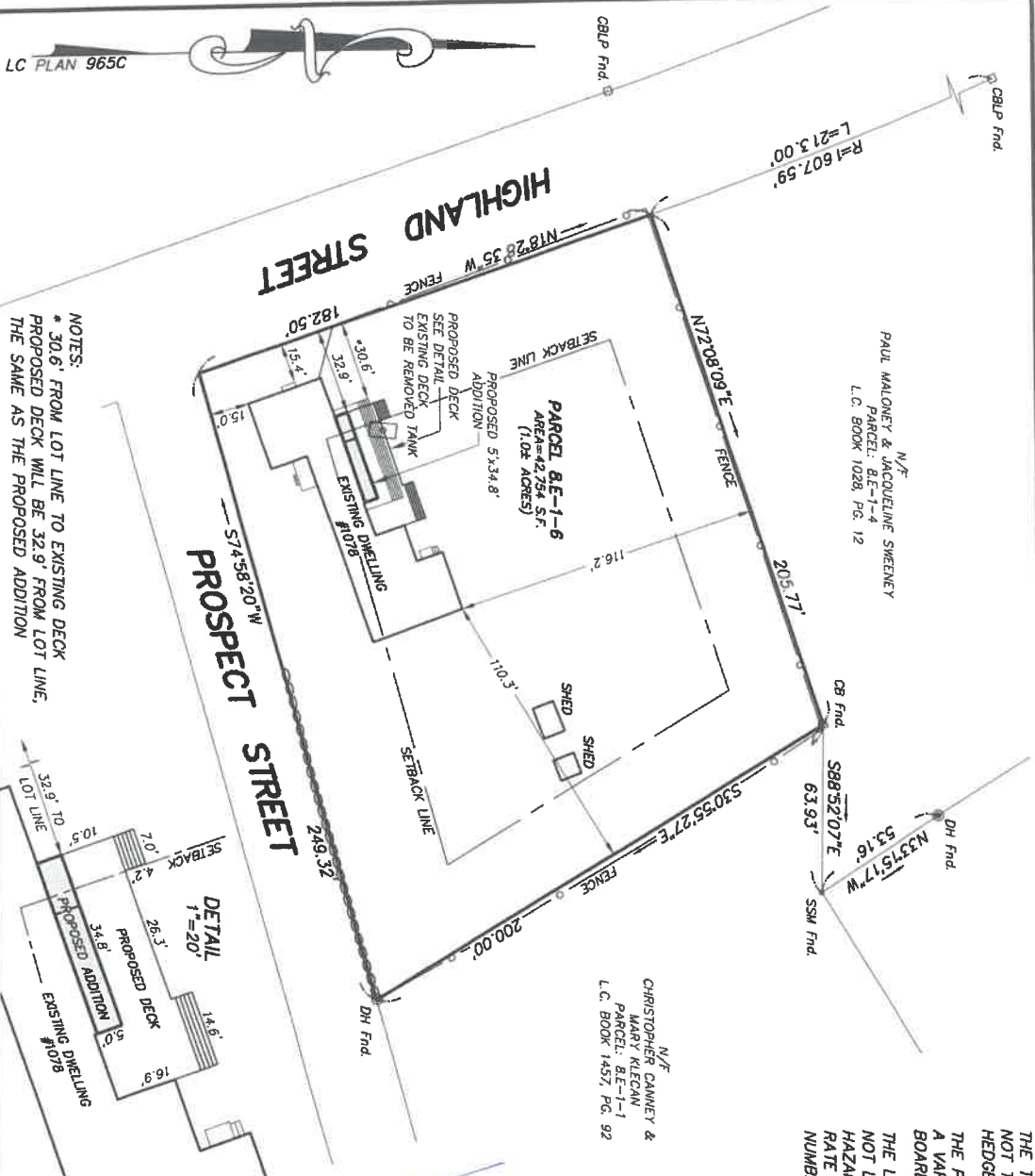
Will the proposed use include the storage or process of any hazardous substances?

Yes \_\_\_\_\_ (Please attach additional information.) No X

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

Owner's Signature: C R

LC PLAN 965C



THE TIES TO THE LOT LINES SHOWN HEREON ARE NOT TO BE USED IN THE SETTING OF FENCES, HEDGES, ETC.

THE PROPOSED ADDITION SHOWN HEREON WILL REQUIRE A VARIANCE FROM THE TOWN OF HOLLISTON ZONING BOARD OF APPEALS.

THE LOT SHOWN AND THE DWELLING THEREON ARE NOT LOCATED WITHIN THE 100 YEAR FEDERAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF HOLLISTON, MAP NUMBER 25017C0629E, DATED JUNE 4, 2010.

ZONED: AG-RES B  
AREA = 40,000 sf  
FRONTAGE = 180 feet  
LOT DEPTH = 200 feet  
SETBACKS: FRONT = 40 feet  
SIDE = 30 feet  
REAR = 40 feet



PREPARED FOR:  
DEVIN & AMBER REAM  
1078 HIGHLAND STREET  
HOLLISTON, MA 01746

DATE: APR. 6, 2020 SCALE: 1"=40'

ZBA PETITION PLAN  
1078 HIGHLAND STREET  
HOLLISTON, MA

CONNORSTONE ENGINEERING  
CONSULTING CIVIL ENGINEERS  
AND LAND SURVEYORS  
10 SOUTHWEST CUTOFF, SUITE 7  
NORTHBOROUGH, MASSACHUSETTS 01532