



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

APPLICATION FOR GRANT OF A USE VARIANCE

Date Filed: _____

Subject Address: 1135 Washington St

Applicant's Name: Bruno Silva

Applicant's Phone Number: 617-230-0060

Applicants Email: bruno@hmbconstruction.com

Owner's Name: HMB Enterprise LLC

Owner's Address: 1135 Washington St

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

Applicant's Signature: *Bruno Silva*

Owner's Signature: Bruno Silva

Registry of Deeds Recording Information: Book 67889, Page 595 L.C. Y/N?

Assessor's Map 08, Block 3 Lot 40

Zoning Information (To be completed by Building Commissioner):

Zoning district: AR-B

This business use is under a use variance from 2010. The business now wishes to have outdoor storage and over night float storage. So they need to modify the conditions of their variance to included these conditions and apply for a new Use Variance. 12/19/22

Nature and subject matter of Variance:

use of storage 8'x40' container in rear of building and overnight parking for company vehicles if needed

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

H-12. The original conditions are adhered to but require an alteration that removes the #11 condition of outside storage and the permitting of overnight parking of company vehicles if needed.

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:

The business can not fully operate under the current use variance because it is within a residential zone. Storing materials on site would decrease extra costs to our business and be centrally located to all projects we have.

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

The business has grown quite a bit since, and the amount of building materials left over from projects require us to have on site storage. The container placed in the rear of the building is 8' x 40'. It will only store nonhazardous materials and not be used as a workshop of any kind. It will not be seen from the road. It will also only be accessed during business hours and will not add any additional noise, traffic, or disturbances to the neighbors nearby. This change in the use variance would not create any substantial detriment to the public as the storage container will be positioned in the rear of building out of site from the public. Improving the business will ensure it stays a positive force in the community.

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

Granting the variance will not cause additional nor negative impacts to the area. The hours of our operation are M-F 8:4:30. It will also only be accessed during business hours and will not add any additional noise, traffic, or disturbances to the neighbors nearby. The vehicles that are parked here overnight are parked in the lot between the office and the green house on the corner. Both locations are owned by the same person that is applying for the special permit.

d. Will the proposed use include the storage or process of any hazardous substance?

Yes _____ (Please attach additional information.) No x

