

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

APPLICATION FOR GRANT OF A USE VARIANCE

Date Filed: 9/6/2022

Applicant's Name: Parker Snyder

Applicant's Address: 1380 Washington St. Holliston MA 01746

Applicant's Phone Number: 508 491 7498

Owner's Name: Parker Snyder

Owner's Address: 1380 Washington St. Holliston MA 01746

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

The Owner's title to the land that is the subject matter of this application is derived

under deed from Doc. 147804, dated 8/27/2020

And recorded in 754681215 Registry of Deeds, Book 68385, Page 572

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

District Book _____, Page _____, Parcel ID 05-01-0151

The land is shown in the Assessor's records as Lot 2A on Map 582, Block _____ of 2020

And has an address of or is located at 1380 Washington St. Holliston MA 01746

in the R-1 zoning district.

Under the provisions of Section VI-D (3) to vary the terms of Section I-B and the following, the Applicant hereby petitions the Board of Appeals:

Nature and subject matter of Variance:

Accessory structure is being converted to an accessory dwelling unit by adding a bedroom and associated plumbing. The area is less than 600 SF.

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

Sections V-G(A)(4) and VI-D and IV-A permit a property rights holder to apply to the planning board to ask for relief provided that relief may be granted without substantial detriment to the public good.

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

The applicant is applying for a detached Accessory Family dwelling unit. A accessory family dwelling unit must be attached to the principal dwelling and requires a variance. 9/9/22

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

The substantial hardship is that no person can reside in the dwelling overnight because there is no bathroom. The variance will allow me to construct a bathroom and occupy the dwelling unit.

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

The footprint of the existing structure will not be modified or enlarged and no work will take place in the wetlands buffer.

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

The dwelling unit already exists and is being utilized as a storage space. There will be no visible change from the public's point of view. The accessory dwelling unit is permissible in R-1.

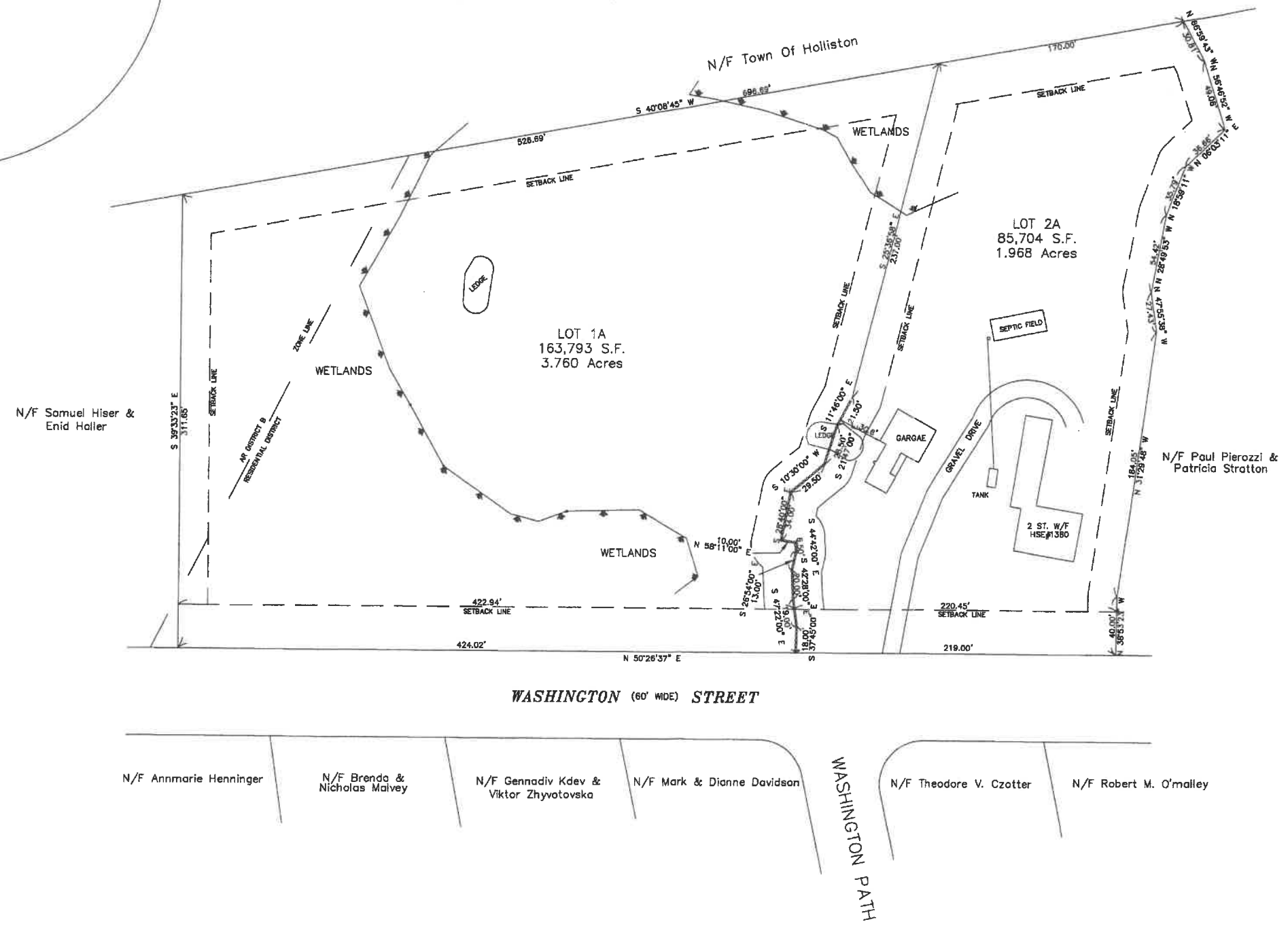
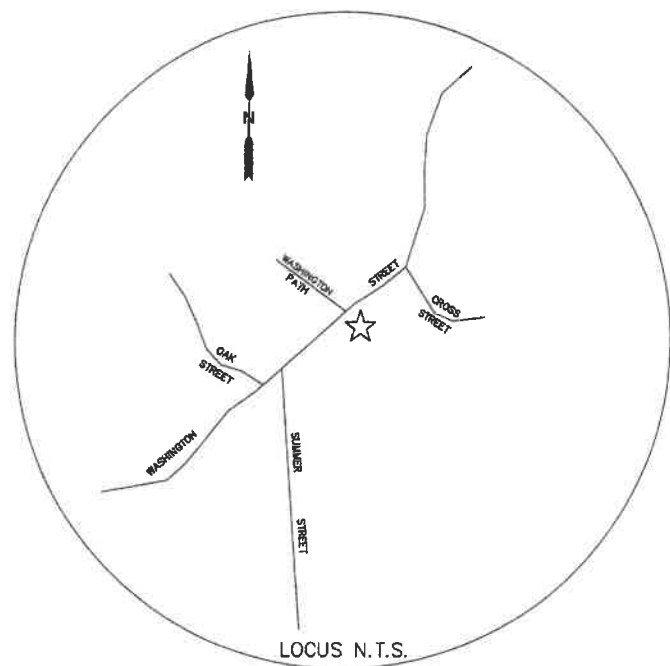
d. Will the proposed use include the storage or process of any hazardous substance?
Yes _____ (Please attach additional information.) No X

Applicant's Signature: _____

Owner's Signature: _____

9/15/22

9/15/22



Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 582 of 2020
Rec'd 08/21/20
at 11 H 15 M 0 P

Attest
John A. Chittenden
Register

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

Paul J. Melvin
DATE: JULY 28, 2020

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.
DATE ENDORSED:
VB

August 6, 2020
TOWN OF HOLLISTON PLANNING BOARD

PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE A DETERMINATION OF COMPLIANCE WITH HOLLISTON ZONING BY-LAWS.

NOTE: SUBJECT PROPERTY IS NOT CLASSIFIED AS CHAPTER 61A OR 61B.

ZONE RESIDENTIAL DISTRICT
AREA 30,000 S.F.
FRONTAGE 120'
DEPTH 150'
SETBACK 30'
SIDEYARD 20'
REARYARD 30'
LOT WIDTH 96'
BUILDING COVERAGE 30%

BEING A SUBDIVISION OF LOT 1 ON A PLAN BY SCHOFIELD BROS. DATED MARCH 7, 1984 AND RECORDED IN MIDDLESEX REGISTRY OF DEEDS, BOOK 15531 PAGE 512.

PLAN OF LAND
IN
HOLLISTON, MA.

SCALE: 1"=40' JULY 28, 2020

OWNER: Samuel Hiser & Enid Haller
1380 Washington Street
Holliston, Ma. 01746

COLONIAL ENGINEERING INC.
11 ARL STREET MEDWAY, MA.
508-533-1644



582 of 2020

AH