

TOWN OF HOLLISTON
ZONING BOARD OF APPEALS
TOWN HALL

HOLLISTON, MASSACHUSETTS 01746

OFFICE OF THE
TOWN CLERK
HOLLISTON, MASS

2023 MAR 22 AM 9:54

APPLICATION FOR GRANT OF A SPECIAL PERMIT

Date Filed: March 21, 2023

Subject Address: 14 Irving Place Holliston, MA 01746

Applicant's Name: Barbara & Craig Ryan

Applicant's Phone Number: 202-802-5449 / 201-696-5514

Applicant's Email: bagenryan@yahoo.com clyan315@gmail.com

Owner's Name: Craig & Barbara Ryan

Owner's Address: 14 Irving Place Holliston, MA 01746

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

Applicant's Signature: [Signature]

Owner's Signature: [Signature]

Registry of Deeds Recording Information: Book 75893 Page 239 L.C. Y/N?

Assessors Map Holliston Block 03 Lot 050

14 Irving Place Holliston, MA 01746

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

Zoning District: AR-B

The applicant is seeking to demolish a preexisting nonconforming two-story structure and rebuild increasing the footprint of the structure. They are not creating any new nonconformities, but this will require a special permit under section I-C 3.5.1 (3).

3/21/23
MK

[Signature]

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

Town of Holliston I-C PRE-EXISTING NON-CONFORMING USES, STRUCTUR

Nature and subject matter of Special Permit:

Respectfully submit a special permit request for voluntary demolition and reconstruction at 14 Irving Place Holliston, MA 01746 (8A-03-050)

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

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

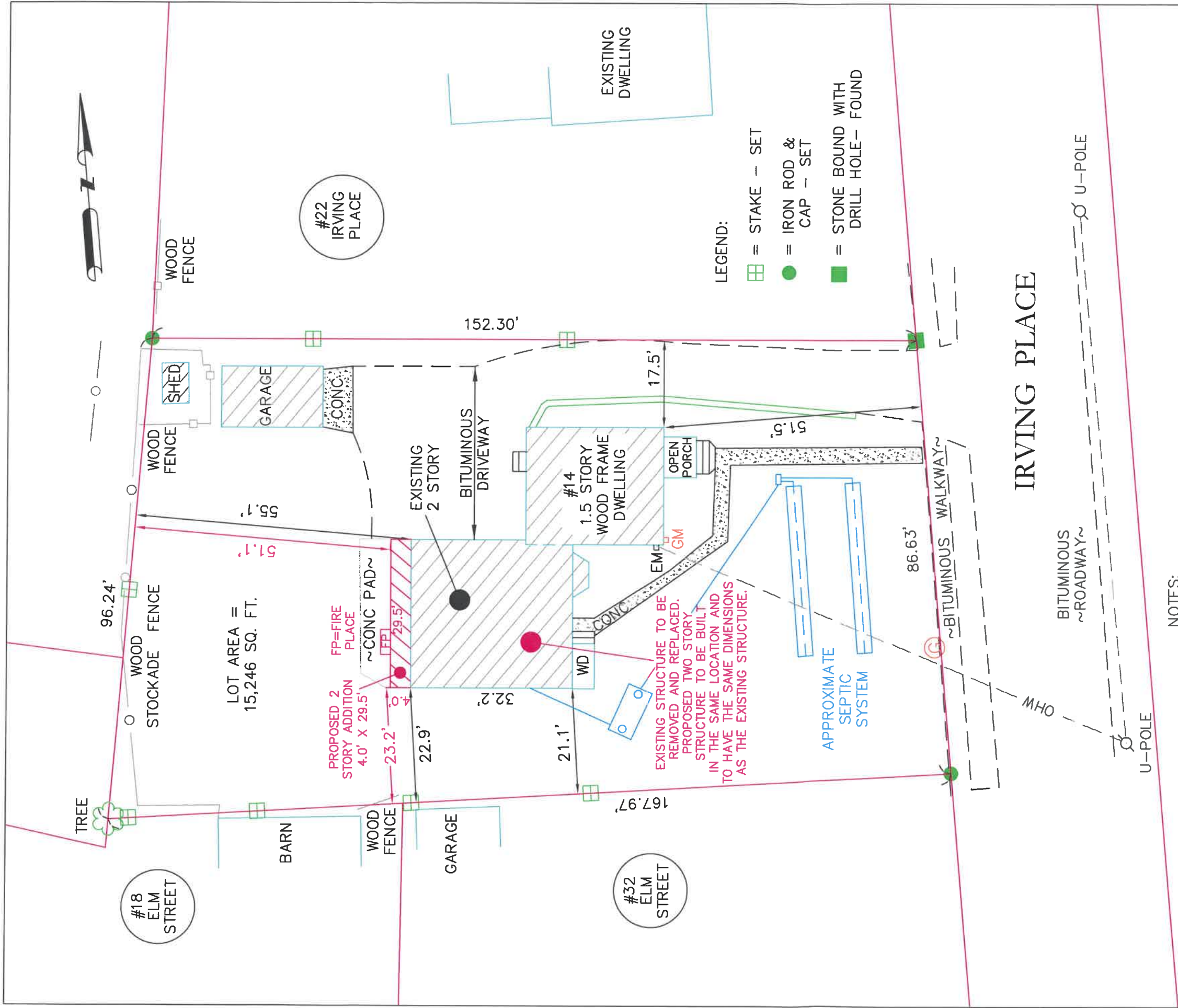
The proposed improvements are to replace pre-existing non-conforming structures in harmony with existing use and not any more detrimental than current use and will not exceed the current shortest plot plan distance point (Surveyor Plot Plan) of 21'1" (twenty one feet, one inch). The proposed reconstruction is updating a pre-existing non-conforming structure (non-period, non-historic appearing) to one that is more historically representative and in harmony with the historic and charming nature of Irving Place and the Town of Holliston proper. Further benefit is an updated structure to modern code and a

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

Voluntary demolition and reconstruction shall commence within three years (I-C 3.5.1.1.), be constructed as of right and located in the same footprint as the pre-existing non-conforming structure (I-C 3.5.1.2.). In the case of voluntary demolition (I-C 3.5.1.3.), actual voluntary demolition and reconstruction is pursuant with the approval of the Town of Holliston Zoning Board

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

Yes _____ (Please attach additional information.) No ☒ _____



NOTE:

SEPTIC SYSTEM LOCATION IS TAKEN FROM THE TOWN OF HOLLISTON B.O.H. AS-BUILT PLAN BY G.L.M. ENGINEERING CONSULTANTS INC. 19 EXCHANGE STREET HOLLISTON, MA. DATED: 9/22/2005

NOTES:

ALL OFFSETS & DIMENSIONS ARE TO THE SIDING UNLESS OTHERWISE NOTED.

WD=WOOD DECK
GM=GAS METER
EM=ELECTRIC METER
OHW=OVERHEAD WIRES

DEED REFERENCE:
BOOK 63896 PAGE 313
BOOK 75893 PAGE 240

PLAN REFERENCE:
LAND COURT PLAN 40395A
PLAN #155 OF 1982



Dennis O'Brien P.L.S.



PLAN SHOWING PROPOSED ADDITION
14 IRVING PLACE
HOLLISTON, MA MIDDLESEX COUNTY

SCALE:	DATE:	REVISED:	DRAWN BY:	CHECKED BY:
1:20	2/22/2023	---	W.M.N.	D.O.